Waimakariri District Council
Proposed Waimakariri District Plan

Recommendations of the PDP Hearings Panel

Recommendation Report 15

Hearing Stream 5
Part 2: District-wide matters – HH – Historic Heritage

This report should be read in conjunction with **Report 1** and **Recommendation Reports 2 and 17.**

Report 1 contains an explanation of how the recommendations in all subsequent reports have been developed and presented, along with a glossary of terms used throughout the reports, a record of all Panel Minutes, a record of the recommendation reports and a summary of overarching recommendations. It does not contain any recommendations per se.

Recommendation Report 2 contains the PDP Panel's recommendations on the PDP's Part 2: District-wide Matters – Strategic directions - SD Strategic directions objectives and policies.

Recommendation Report 17 contains the PDP Panel's recommendations on the PDP's EI - Energy and Infrastructure Chapter.

Appendix 1: Schedule of attendances

Appendix 2: Recommended amendments to the Proposed Plan - Tracked from notified version (provisions not consequentially renumbered)

The Hearings Panel for the purposes of **Hearing Stream 5** comprised Commissioners Gina Sweetman (Chair), Allan Cubitt, Gary Rae, Megen McKay, Neville Atkinson and Niki Mealings.

1. Introduction

Report outline and approach

1. This is Report 15 of 37 Recommendation Reports prepared by the PDP Hearings Panel appointed to hear and make recommendations on submissions to the Proposed Waimakariri District Plan (PDP).

2. The report addresses the objective, policies, rules and other provisions relating to the HH – Historic Heritage Chapter and the submissions received on those provisions. The relevant provisions are:
   - Strategic Direction Chapter objectives
   - HH Chapter Objectives
   - HH Chapter Policies
   - HH Chapter Rules
   - HH-SCHED2 – Historic Heritage Items

3. We have structured our discussion on this topic as follows:
   (a) **Section 2** summarises key contextual matters, including relevant provisions and key issues/themes in submissions;

   (b) **Sections 3 - 8** contains our evaluation of key issues and recommended amendments to provisions; and

   (c) **Section 9** contains our conclusions.

4. This Recommendation Report contains the following appendices:
   (a) **Appendix 1: Schedule of attendances** at the hearing on this topic. We refer to the parties concerned and the evidence they presented throughout this Recommendation Report, where relevant.

   (b) **Appendix 2: Recommended amendments to the Proposed Plan – Tracked from notified version.** This sets out the final amendments we recommend be made to the PDP provisions relating to this topic. The amendments show the specific wording of the amendments we have recommended and are shown in a 'tracked change' format showing changes from the notified version of the PDP for ease of reference. Where whole provisions have been deleted or added, we have not shown any consequential renumbering, as this method maintains the integrity of how the submitters and s42A Report authors have referred to specific provisions, and our analysis of these in the Recommendation Reports. New whole provisions are prefaced with the term 'new' and deleted provisions are shown as struck out, with no subsequential renumbering in either case.

5. We record that all submissions on the provisions relating to HH – Historic Heritage chapter have been taken into account in our deliberations. In general, submissions in support of the PDP have not been discussed but are accepted or accepted in part. More

detailed descriptions of the submissions and key issues can be found in the relevant s42A Reports, Responses to Preliminary Questions and written Reply Reports, which are available on the Council's website.

6. In accordance with the approach set out in Report 1, this Report focuses only on 'exceptions', where we do not agree fully or in part with the s42A report authors' recommendations and / or reasons, and / or have additional discussion and reasons in respect to a particular submission point, evidence at the hearing, or another matter. Original submissions have been accepted or rejected as recommended by the s42A report author unless otherwise stated in our Recommendation Reports. Further submissions are either accepted or rejected in conformance with our recommendations on the original submission to which the further submission relates.

7. The requirements in clause 10 of the First Schedule of the Act and s32AA are relevant to our considerations of the PDP provisions and the submissions received on those provisions. These are outlined in full in Report 1. In summary, these provisions require among other things:
   (a) our evaluation to be focussed on changes to the proposed provisions arising since the notification of the PDP and its s32 reports;
   (b) the provisions to be examined as to whether they are the most appropriate way to achieve the objectives; and
   (c) as part of that examination, that:
      i. reasonable alternatives within the scope afforded by submissions on the provisions and corresponding evidence are considered;
      ii. the efficiency and effectiveness of the provisions is assessed;
      iii. the reasons for our recommendations are summarised; and
      iv. our report contains a level of detail commensurate with the scale and significance of the changes recommended.

8. We have not produced a separate evaluation report under s32AA. Where we have adopted the recommendations of Council's s42A report authors, we have adopted their reasoning, unless expressly stated otherwise. This includes the s32AA assessments attached to the relevant s42A Reports and/or Reply Reports. Those reports are part of the public record and are available on the Council website. Where our recommendation differs from the s42A report authors' recommendations, we have incorporated our s32AA evaluation into the body of our report as part of our reasons for recommended amendments, as opposed to including this in a separate table or appendix.

9. A fuller discussion of our approach in this respect is set out in Section 5 of Report 1.

2. Summary of provisions and key issues

Outline of matters addressed in this section

10. In this section, we provide relevant context around which our evaluation of the notified provisions and submissions received on them is based. Our discussion includes:
    (a) summary of relevant provisions;
    (b) themes raised in submissions; and
    (c) identification of key issues for our subsequent evaluation.

Submissions

11. Twenty-one original submissions with 104 submission points, and 12 further submitters with 50 further submission points were received on the HH – Historic Heritage Chapter.

Key issues

12. The key issues in contention on this chapter are as follows:
    (a) Strategic Direction Chapter objectives
    (b) Objective HH-01
    (c) Policies HH-P5 and HH-P7 and a requested new policy
    (d) HH Chapter Rules
    (e) HH-SCHED2 – Historic Heritage Items

13. In saying that, some of these groupings have sub-categories within them, which we equally respond to.

3. Strategic Direction Chapter objectives

Overview

14. The following is a summary of the Panel's recommended amendments (to the Strategic Directions chapter), noting that no amendments were recommended by the s42A report author:

Provision	Panel recommendations
SD Objectives	Include a new Strategic Objective for Historic Heritage.

Amendments and reasons

15. The submission we consider here is that by Heritage NZ[1] requesting high level direction for the identification and recognition of places, landscapes, and features which are significant to Waimakariri's character and cultural heritage.

[1] 178.6

16. Ms Baird, for Heritage NZ, gave evidence that in her view the PDP strategic directions 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', but that in her view, all historic heritage should be afforded some level of strategic protection.

17. The s42A report author recommended rejecting the submission, stating that:

> *"The Strategic Directions chapter (SD chapter) was drafted 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. Consequently, numerous specific matters of national and District importance are not provided for in a strategic direction objective. In the drafting of the Proposed Plan, the s32 for Strategic Directions notes that the intention was for there to be no hierarchy between the SD objectives and the other objectives and policies across the plan. Under this approach, I do not consider a SD objective specifically for historic heritage is necessary as the objectives and policies in the HH chapter and other related chapters have equal status with the SD objectives".*[2]

18. In her Reply Report, she stated:

> *"Whether or not an SD is included specific to historic heritage, I consider that the Plan, as notified, does appropriately cover s6(f) matters through the existing objectives (including the amendment to HH-O1)".*[3]

19. Ms Baird's response was that:

> *"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. 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".*

20. The Panel acknowledges Ms Steven's point regarding the Strategic Directions objectives not having primacy over the objectives in other chapters, and we are not recommending any change to that (refer to SD Recommendation Report 2). We also acknowledge that this s6(f) RMA matter is addressed in the HH Chapter through HH-O1.

21. However, on balance we accept Ms Baird's evidence that historic heritage warrants inclusion at the Strategic Direction level, and we note that this appears to be the only s6 RMA matter that is not included in the PDP as a Strategic Direction objective. This seems

[2] S42A report, at paragraph 122
[3] Reply Report, at paragraph 37

incongruous to us, and we accordingly recommend a new SD objective is included to provide high level direction regarding the identification, recognition and protection of historic heritage which is significant to Waimakariri's character and cultural heritage. Ms Baird did not provide any suggested wording for this, and so we have developed wording of our own.

22. We therefore recommend that the Heritage NZ submission is accepted in part.

4. Objective HH-01

Overview

23. The Panel does not recommend any amendments to Objective HH-O1, and in doing so recommends that the s42A report author's recommendation set out in her Reply Report not be accepted.

Reasons

24. The submission we consider here is that by Concept Services[4] which requested amendments to HH-O1 to add "where practicable" as follows:

> *"HH-O1 Historic heritage and its overall contribution to the identity of the District is recognised, and it is protected and maintained where practicable."*

25. We agree with the s42A report author's recommendation to reject this submission for the reasons given, noting also that we received no evidence from the submitter to support its submission.

26. However, in her Reply Report, in responding to a question from the Panel, the s42A report author noted that HH-O1 as drafted does not clearly identify the s6(f) RMA qualifier and recommended amending the objective to include "*from inappropriate subdivision, use, and development*".

27. While we agree with the intent of this amendment, we do not consider there is scope from the Concept Services submission to make this change. However, we recommend that the Council consider this as part of its future review of the provisions of the PDP. We recommend that the Council review this as a potential area for improvement in its ongoing review of the PDP.

[4] 230.4

5. Policies HH-P5 and HH-P7, and requested new Policy

Overview

28. The following is a summary of the Panel's recommended amendments to policy HH-P5 and HH-P7, over and above those recommended by the s42A report author:

Provision	Panel recommendations
HH-P5	Amend the policy header to refer to "subdivision" as well as to "use and development".
HH-P7	Delete the policy as it is duplicated in EI-P5 in the Energy and Infrastructure Chapter.

Amendments and reasons

29. The submissions we consider here are those seeking:
    (a) Inclusion of a new proactive policy encouraging and enabling the adaptive re-use of scheduled heritage items,
    (b) Amendments to HH-P7 to provide for the maintenance, repair, and upgrade of existing infrastructure where appropriate.

HH-P5 Adverse Effects

30. The submission of Heritage NZ[5] requested a new Policy for adaptive re-use of heritage items, and Michael de Hamel's submission[6] requested a new enabling policy with respect to "privately-owned heritage, cultural and landscape values".

31. The s42A report author stated:

> *"Heritage NZ [178.18] are correct in identifying there is no stand-alone policy to provide for the adaptive re-use of scheduled heritage items. However, HH-P5 Adverse effects 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". I therefore consider that the re-use of historic heritage items is already provided for within the HH chapter policy framework."*

32. The s42A report author did not therefore support a new policy and instead recommended some amendments to HH-P5. Ms Steven did however acknowledge that the submission highlights an issue with the title of HH-P5 Adverse effects, noting that the policy manages all effects on historic heritage not just adverse effects, and the clauses in the policy are positively worded e.g. "provides", "enables", "protects" and "conserves". This point was also made by Ms Baird for Heritage NZ in support of a new policy.

[5] [178.18]
[6] [261.2]

33. In the Reply Report, Ms Steven noted this had been further discussed with Dr McEwan who advised that in her view, and with reference to the ICOMOS New Zealand Charter 2010 conservation principles, adaptive re-use should remain as the secondary, less preferred option to the continuation of an item's current use. She advised that the adaptive re-use of an item has the potential to adversely affect the item's heritage values where the re-use is not sympathetic to those values.

34. Accordingly, we understood the s42A report author's overall recommendation was, in preference to creating a stand-alone new policy, to amend HH-P5 by changing the title to 'Use and development' and to make reference within the policy to 'adaptive reuse' which is consistent with the ICOMOS New Zealand Charter. We consider that this is an appropriate response to Heritage NZ's concerns. In addition, we consider the title should also refer to 'subdivision', consistent with the scope of the policy itself.

35. Michael de Hamel attended the hearing and presented a case for a new stand-alone policy that would include provisions in recognition of the burden that maintaining heritage items can place on owners, including those relating to financial and other assistance being made available to owners of heritage items.

36. The s42A report author advised through the Reply Report that Dr McEwan had advised that most second generation plans are moving away from including methods that sit outside of the District Plan, as these methods cannot be controlled by the District Plan. Ms Steven also noted that Ms Baird had provided a similar answer when asked for her opinion on this matter by the Panel at the hearing.

37. We have considerable sympathy for the case put by Mr de Hamel and were impressed with the thought and effort he had put into preparing a proposed new policy. However, on balance we accept the expert evidence of Ms Steven and Dr McEwan that the methods promoted by the submitter, whilst valid, are best kept outside of the policy framework of the District Plan for the reasons stated in the Reply Report.

38. We recommend that the submission be accepted in part because our recommended changes to HH-P5 may at least in part satisfy the concerns raised by Mr de Hamel.

HH-P7 Siting of infrastructure

39. A submission by MainPower[7] sought that HH-P7 is amended to recognise and provide "for the maintenance, repair and upgrade of existing infrastructure".

40. The s42A report author noted that the requested amendment is already provided for in the EI chapter, in EI-P1. On the basis that Mr Maclennan's recommendations on the integration of the EI Chapter and HH Chapter provisions were accepted by the Panel, the s42A report author's view was that the proposed amendment to HH-P7 will not be required as, except where specified, rules in the HH chapter will not apply to the EI chapter. However, in the Reply Report, Ms Steven considered that, on reflection, the

[7] 249.107

policy with the amendment requested by MainPower could assist in implementing the rules in the EI Chapter. The Reply Report also recommended some further amendments to HH-P7 to provide for the maintenance, repair and upgrade of infrastructure, whilst ensuring that heritage values remain protected.

41. The Panel notes here that our recommendations on the EI Chapter will mean that HH-P7 can and should be deleted as it would result in duplication, and may also create conflict or confusion for readers, with the way that infrastructure is provided for in the PDP. Our recommended approach is that all policies about managing the effects of infrastructure are contained in the EI chapter. EI-P5 includes policy provision to manage adverse effects of infrastructure on buildings, structures and other settings with heritage value, and archaeological sites. HH-P7 would potentially conflict with EI-P5.

42. We therefore recommend that the submission point requesting amendments to HH-P7 is rejected (as was originally recommended in the s42A Report). We also recommend further that HH-P7 is deleted, and in terms of s32AA of the RMA this will maintain consistency with infrastructure provisions and avoid potential conflicts with the provision of infrastructure in the EI Chapter.

6. HH Chapter Rules

Overview

43. The following is a summary of the Panel's recommended amendments to the HH rules, over and above those recommended by the s42A report writer.

Provision	Panel recommendations
HH-R1	Amend to clarify that the works in the merged clause (3) are only those works requiring building consent.
HH-R3	Amendments to clarify that the rule does not apply to additions to the scheduled building itself and instead applies to additions to non-listed buildings.

Amendments and reasons

44. The submissions we consider here are the requests to:
    (a) Amend HH-R1(3) to exempt painting of a scheduled item from requiring the design and/or supervision of a heritage professional or architect suitably qualified in heritage maintenance or repair[8];
    (b) Amend HH-R3 to make it clear that (1) is not intended to mean an addition to the scheduled building itself[9].

[8] 367.22
[9] 178.21

Rule HH-R1: Maintenance and repair

45. Ms Steven in her s42A report agreed with the request by WDC to exclude painting of heritage items from requiring the design and/or supervision of a heritage professional or architect, and we also agree with her reasoning for this[10].

46. In the Reply Report, Ms Steven recorded that following further discussions with Dr McEwan, her recommendation was that the activities in clauses (1) and (2) should not require oversight by a heritage professional and therefore only the activities in clause (3) should require professional oversight, and that as currently written, HH-R1(4) creates an excessive financial burden that could be a barrier for owners in maintaining their heritage items.

47. Ms Steven proposed this issue could be resolved by merging clauses (3) and (4), and this would also have the effect of excluding painting from the need for oversight by a heritage professional. We agree with her reasons as stated in the Reply Report, however we have recommended a further amendment to the wording to make it clear that the works in clause (3) are only those works requiring building consent, as this is the intent of the rule. This can be considered as a consequential amendment.

Rule HH-R3: Construction of a structure, building or addition to a building

48. Heritage NZ considered HH-R3 is ambiguous and requested it is amended to make it clear that (1) "is not intended to mean an addition to the scheduled building itself". The reporting officer recommended an amendment to clarify that the rule applies to buildings within a heritage setting and not the heritage item itself. The Panel agrees with the need for clarification. However we have recommended an improvement to the suggested wording to better achieve this.

7. HH-SCHED2 – Historic Heritage Items

Overview

49. The Panel has no recommended amendments in response to the submissions, beyond those recommended by the s42A report author. While we have adopted an 'exceptions' approach to reporting, we have nevertheless included some explanation of our consideration of a further submission which raises a scope issue, and which generated considerable evidence and legal submissions.

Reasons

50. A submission by Bellgrove Rangiora Ltd[11] sought to amend the extent of the heritage setting in HH-SCHED2 for item HH052 (Bellgrove Farmhouse) to align with the approved Bellgrove subdivision and was supported by two further submissions. One of those

[10] The s42A report incorrectly showed changes to clause 3 and not clause 4 as requested by [367.22]
[11] 408.14

further submissions was from Oxford Equity Ltd[12] who requested that the relief sought by Bellgrove also be applied to the listed Redwoods property (HH050). Specifically the further submitter sought: *"the arbitrary extension of the heritage setting for the Redwoods property being extended to the entirety of the property, be amended from what has been notified and the heritage listing of the Redwoods Property to remain as stated in the ODP as only the Redwoods building and buffer zone of two metres around the building."*

51. The s42A report author's view was the further submission by Oxford Equity Ltd is out of scope of what a further submission can seek, as the further submission seeks changes that were not sought in the original submission.

52. At the hearing Oxford Equity Ltd presented legal submissions in support of its further submission and a tabled statement from Mr Paul Dallison, the director of Oxford Equity Ltd was presented. The legal submissions were to establish the scope for the changes requested as part of the further submission, and Mr Dallison provided an explanation as to why an (original) submission had not been filed during the notification period.

53. Following the hearing we directed Ms Steven to further address this as part of the Reply Report, and to seek legal advice as appropriate. The Reply Report confirms that legal advice[13] had been commissioned and that this had concluded that the relief sought in the Oxford Equity Ltd further submission is not within scope. Additionally, the advice identifies an issue of fairness were the further submission to be determined to be within scope as there would be no opportunity for the public to comment on the relief sought by the further submitter. Ms Steven's opinion remained that the request to amend the extent of the heritage setting for the Redwoods property (HH050) is out of scope.

54. Having considered this matter carefully, we agree with Ms Steven that the relief requested is outside of the scope of the submission lodged by Bellgrove, and the further submission by Oxford Equity Ltd cannot request relief beyond supporting or opposing the relief sought in that original submission. We note the circumstances described by Mr Dallison leading to a submission not having been lodged but consider we cannot consider that, or the merits of the request, any further. We must therefore recommend that the further submission is rejected. However we recommend that the Council review this as a potential area for improvement in the ongoing review of the PDP.

8. Minor and Consequential Amendments

55. There are two matters we address here.

56. Firstly, the Panel, in considering a submission on HH-P6 by Environment Canterbury[14] observed there is an error in the structure of HH-P6, in that the chapeau is to "Provide

[12] FS117
[13] From Buddle Findlay, dated 25 October 2023
[14] 316.92

for" the relocation of significant and highly significant historic heritage listed in clauses 1 and 2, however clause 3 includes a reference to the need to "Avoid" the relocation of such items. This can be readily resolved by a minor amendment to the wording under Clause 16(2) of the RMA, and we have recommended accordingly.

57. Secondly, the s42A report author recommended that the following submissions should be rejected:
    (a) Transpower[15] requesting the 'Other potentially relevant District Plan provisions' section in the Introduction be amended to clearly identify relevant infrastructure provisions throughout the PDP; and
    (b) MainPower[16] who made a similar general submission on the HH chapter.

58. Ms Steven's reasons, in the Reply Report, for these submissions being rejected was that a 'how to interpret and apply the rules' section was recommended for inclusion in the EI chapter (as was recommended in a memorandum from Mr Maclennan[17], the s42A report writer for the EI hearing) and this would resolve the submitters' concerns.

59. We consider this is the appropriate way to resolve the issue, rather than making changes to the Introduction section of the HH chapter. However, in our view these submissions should be 'accepted in part', given the changes to the EI chapter are in part a response to the submitters' concerns.

9. Conclusion

60. For the reasons summarised above, we recommend the adoption of a set of changes to the PDP provisions relating to Part 2: District-Wide Matters – HH – Historic Heritage. Our recommended amendments are shown in Appendix 2.

61. Overall, we find that these changes will ensure the PDP better achieves the statutory requirements, national and regional direction, and our recommended Strategic Directions, and will improve its useability.

[15] 195.66
[16] 249.105
[17] Memorandum entitled 'Integration between EI Chapters and the rest of the Proposed Plan'

Appendix 1: Submitter attendance and tabled evidence for Historic Heritage - Hearing Stream 5

Attendee	Speaker	Submitter No.
Council Reporting Officer	• Bryony Steven • Ann McEwan	N/A
Heritage New Zealand Pouhere Taonga	• Arlene Baird	178 & FS 115
Oxford Equity Ltd	• Paul Dallimore • Johanna King and Sam Chidgey	FS 117
Micheal De Hamel	• Micheal De Hamel	261
MainPower New Zealand Ltd	• Melanie Foote	249, FS 58
Chorus NZ Ltd, Spark NZ Trading Ltd, Vodafone NZ Ltd	• Chris Horne	62, FS 95
Table evidence		
N/A	• N/A	N/A

Appendix 2: Recommended amendments to the Proposed Plan - Tracked from notified version (provisions not consequentially renumbered)

HH - Taonga o onamata - Historic Heritage

Introduction

The protection of historic heritage from inappropriate subdivision, use and development is a matter of national importance under the RMA. Historic heritage contributes to the environmental qualities, amenity values and character of the District.

Historic heritage includes those items that provide a sense of place and tangible links with the past. Heritage values have been identified, based on matters set out in the RPS, and have been assessed against significance criteria directly based on those matters. These criteria provide a basis for assessing historic heritage as to its significance to the District.

Historic heritage is vulnerable to modification, damage or destruction from inappropriate subdivision, use or development. It is important that heritage values are identified, protected and maintained.

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 archaeological[1] site is identified in the District Plan, identified elsewhere or not recorded, without obtaining an archaeological authority from HNZPT. 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.[2]

The provisions in this chapter are consistent with the matters in Part 2 - District Wide Matters - Strategic Directions and give effect to matters in Part 2 - District Wide Matters - Urban Form and Development.

Other potentially relevant District Plan provisions

As well as the provisions in this chapter, other District Plan chapters that contain provisions that may also be relevant to historic heritage include:

- Energy and Infrastructure: rules within this chapter are relevant, in the context of HH-P7, as this chapter contains controls on some types of infrastructure in places with heritage values.
- Signs: contains provisions relevant for historic heritage, in particular SIGN-R3 Any community sign, and SIGN-R8 Any sign other than a community sign fixed on a historic heritage item or within a historic heritage setting.
- Subdivision: contains provisions relevant for historic heritage, in particular SUB-R7 Subdivision of a site containing a historic heritage item, heritage setting or notable tree.
- Earthworks: addresses earthworks within archaeological sites and[3] in relation to historic heritage and any heritage setting.

[1] Heritage New Zealand [178.11].
[2] Heritage New Zealand [178.10].
[3] Heritage New Zealand [178.12].

- Sites and Areas of Significance to Māori: contains provisions relevant to protect wāhi tapu/wāhi taonga from adverse effects.
- Any other District wide matter that may affect or relate to the site.
- Zones: the zone chapters contain provisions about what activities are anticipated to occur in the zones.

Objectives	
HH-O1	**Contribution to the District** Historic heritage and its overall contribution to the identity of the District is recognised, protected and maintained.
Policies	
HH-P1	**Identification of historic heritage** Identify historic heritage and assess the significance of its heritage values according to the criteria identified in HH-SCHED1.
HH-P2	**Significance categories and scheduling** Categorise identified historic heritage as either 'Significant' or 'Highly Significant' according to the following: 1. 'Highly Significant' (Category A) historic heritage shall: a. meet at least one of the criteria of HH-P1 at a Highly Significant level; and b. be of high overall significance to the District, as it conveys important aspects of history or development, and thereby makes a strong contribution to the sense of identity; and c. have a high degree of authenticity (based on physical and documented evidence) and a high degree of integrity (whole or intact heritage fabric and heritage values) to clearly demonstrate that it is of high significance; or 2. 'Significant' (Category B) historic heritage shall: a. meet at least one of the criteria of HH-P1 at a Significant or Highly Significant level; and b. be of district significance, as it conveys aspects of history or development, and thereby contributes to the sense of identity; and c. have a sufficient degree of authenticity (based on physical and documentary evidence) and a moderate degree of integrity (whole or intact heritage fabric and heritage values) to clearly demonstrate that it is of significance; and 3. Schedule historic heritage and any associated heritage setting in HH-SCHED2 where the categories for 'Highly Significant' (Category A) or 'Significant' (Category B) are met.
HH-P3	**Heritage settings** Recognise and maintain the relationship of historic heritage and any associated heritage setting for historic heritage listed in HH-SCHED2 within the context of subdivision, use and development.
HH-P4	**Archaeological sites**

	Assist Te Ngāi Tūāhuriri Rūnanga and HNZPT to protect identified and any unmarked or unrecorded archaeological sites from modification, disturbance, damage and destruction.
HH-P5	~~Adverse effects~~ Subdivision, use and development[4] Manage the effects of subdivision, use and development on historic heritage and heritage settings, listed in HH-SCHED2, in a way that: 1. provides for ongoing use and adaptive[5] re-use that is sensitive to identified heritage values; 2. enables heritage investigative and temporary works and maintenance or repair to meet Building Code requirements, that is sensitive to identified heritage values; 3. protects identified heritage values from inappropriate subdivision, use, and development, including any alteration, addition and the erection of a structure, building or addition to a building within a site or heritage setting; and 4. conserves, and where possible enhances, the authenticity and integrity of historic heritage and any heritage setting, particularly for 'Highly Significant' historic heritage.
HH-P6	**Relocation of significant and highly significant historic heritage** Provide for the relocation of: 1. 'Significant' historic heritage, listed in HH-SCHED2, beyond its existing site and/or heritage setting where: a. it is demonstrably necessary to facilitate on-going use or protection of the historic heritage; b. alternatives to relocation have been fully evaluated and the costs of retention on-site outweigh the benefits; c. measures are in place to minimise the risk of damage to the historic heritage, and relocation will maintain the identified heritage values; and d. the new site is compatible with and sensitive to the heritage values of the historic heritage being relocated; and 2. 'Significant' and 'Highly Significant' historic heritage, listed in HH-SCHED2, within its existing site and/or heritage setting where: a. relocation is necessary to facilitate on-going[6] use or protection of the historic heritage item, including its heritage setting; b. measures are in place to minimise the risk of damage to the historic heritage, and relocation will maintain the identified heritage values; and c. alternative options have been explored and it is demonstrated that relocation is the only feasible option.~~; and~~ ~~3. avoid~~ Avoid[7] the relocation of 'Highly Significant' historic heritage, listed in HH-SCHED2, beyond its existing site and/or heritage setting, to protect relevant Category A (HH-P1 and HH-P2) values.
~~HH-P7~~	~~Siting of infrastructure~~

[4] Heritage NZ [178.18].
[5] Heritage NZ [178.18].
[6] Sch 1, cl 16 RMA.
[7] Sch 1, cl 16 RMA.

	~~Ensure the siting of new infrastructure protects the heritage values of historic heritage listed in HH-SCHED2, taking into account the functional need or operational need for the siting of the infrastructure~~. [8]
HH-P8	**Demolition of listed historic heritage** Avoid demolition of historic heritage, listed in HH-SCHED2, unless: 1. there is a real and significant risk to life or property that interim measures could not address; or 2. costs to retain the historic heritage would be unreasonable compared to all reasonable options to restore, repair, adapt, reuse or relocate the historic heritage item; and 3. options to restore, repair, adapt, reduce the extent of demolition, reuse, or relocate would be insensitive to identified heritage values, recognising the significance category of the historic heritage and its heritage setting.

Activity Rules

HH-R1	**Maintenance or repair of any historic heritage item listed in HH-SCHED2**	
Heritage Building or Item Overlay	**Activity status: PER** Where: 1. any heritage fabric removed is limited to the amount necessary to carry out the maintenance or repair; 2. the area any heritage fabric has been removed from shall be made weather tight; ~~or~~[9] 3. a building consent is required for an ~~the~~ activity ~~is~~ [10] undertaken to satisfy or better meet compliance with the Building Act 2004 and Building Code~~; and, 4. the activity is undertaken~~[11] in accordance with the design and/or supervision of a heritage professional or architect suitably qualified in heritage maintenance or repair.	**Activity status when compliance not achieved: RDIS** **Matters of discretion are restricted to:** HH-MD1 - Adverse effects on heritage values HH-MD2 - Intervention and viability of historic heritage HH-MD3 - Consultation HH-MD5 - Mitigation measures **Notification** An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified only to HNZPT, in respect of sites on the New Zealand Heritage List Rārangi Kōrero, where the consent authority considers this is required, absent its written approval.

[8] Transpower NZ Ltd [195.29], Chorus, Spark and Vodafone [62.6], MainPower [249.1, 249.47, 249.48]
[9] Heritage New Zealand [178.19].
[10] Waimakariri District Council [367.22].
[11] Waimakariri District Council [367.22].

HH-R2	Heritage investigative and temporary works of any historic heritage item listed in HH-SCHED2	
Heritage Building or Item Overlay	**Activity status: PER** Where: 1. any heritage fabric removed is limited to the amount necessary to carry out the works; 2. the area any heritage fabric has been removed from shall be made weather tight; 3. any removed heritage fabric (excluding core drilling samples) shall be recorded and stored; and 4. the activity is undertaken in accordance with the design and/or supervision of a heritage professional or architect suitably qualified in heritage investigative and temporary works.	**Activity status when compliance not achieved: RDIS** **Matters of discretion are restricted to:** HH-MD1 - Adverse effects on heritage values HH-MD2 - Intervention and viability of historic heritage HH-MD3 - Consultation HH-MD5 - Mitigation measures **Notification** An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified only to HNZPT, in respect of sites on the New Zealand Heritage List Rārangi Kōrero, where the consent authority considers this is required, absent its written approval.

HH-R3	Construction of a structure, building or addition to a building within any historic heritage setting listed in HH-SCHED2	
Heritage Building or Item Overlay Heritage Area Overlay	**Activity status: PER** Where: 1. any structure or building or addition to a non-listed building within any historic heritage setting listed in HH-SCHED2[12] is less than 10m^2 in GFA and 2m in height; 2. the activity is necessary for the maintenance, repair and replacement of an existing car park, accessway, driveway or paved area.	**Activity status when compliance not achieved: RDIS** **Matters of discretion are restricted to:** HH-MD1 - Adverse effects on heritage settings HH-MD3 - Consultation HH-MD4 - Re-use and relocation HH-MD5 - Mitigation **Notification** An application for a restricted discretionary activity under this rule is precluded from being publicly

[12] Heritage New Zealand [178.21].

		notified, but may be limited notified only to HNZPT, in respect of sites on the New Zealand Heritage List Rārangi Kōrero, where the consent authority considers this is required, absent its written approval.

HH-R4	**Relocation of any historic heritage item[13] listed in HH-SCHED2 within its site or heritage setting**	
Heritage Building or Item Overlay **Heritage Area Overlay**	**Activity status: RDIS** **Matters of discretion are restricted to:** HH-MD1 - Adverse effects on heritage values HH-MD2 - Intervention and viability of historic heritage HH-MD3 - Consultation HH-MD4 - Re-use and relocation HH-MD5 - Mitigation measures **Notification** An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified only to HNZPT, in respect of sites on the New Zealand Heritage List Rārangi Kōrero, where the consent authority considers this is required, absent its written approval.	**Activity status when compliance not achieved: N/A**

HH-R5	**Alteration of or addition to any[14] historic heritage item listed in HH-SCHED2**

[13] Waimakariri District Council [367.52].
[14] Waimakariri District Council [367.53].

Heritage Building or Item Overlay Heritage Area Overlay	**Activity status: RDIS** **Matters of discretion are restricted to:** HH-MD1 - Adverse effects on heritage values HH-MD2 - Intervention and viability of historic heritage HH-MD3 - Consultation HH-MD4 - Re-use and relocation HH-MD5 - Mitigation measures **Notification** An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified only to HNZPT, in respect of sites on the New Zealand Heritage List Rārangi Kōrero, where the consent authority considers this is required, absent its written approval.	**Activity status when compliance not achieved: N/A**

HH-R6	**Relocation of any[15] 'Significant' (Category B) historic heritage listed in HH-SCHED2 beyond its site or heritage setting**	
Heritage Building or Item Overlay Heritage Area Overlay	**Activity status: DIS**	**Activity status when compliance not achieved: N/A**

HH-R7	**Demolition of any[16] 'Significant' (Category B) historic heritage items listed in HH-SCHED2**	
Heritage Building or Item Overlay Heritage Area Overlay	**Activity status: DIS**	**Activity status when compliance not achieved: N/A**

[15] Waimakariri District Council [367.54].
[16] Waimakariri District Council [367.55].

HH-R8	Relocation of any[17] 'Highly Significant' (Category A) historic heritage items listed in HH-SCHED2 beyond its site or heritage setting	
Heritage Building or Item Overlay Heritage Area Overlay	Activity status: NC	Activity status when compliance not achieved: N/A

HH-R9	Demolition of any[18] 'Highly Significant' (Category A) historic heritage items listed in HH-SCHED2	
Heritage Building or Item Overlay Heritage Area Overlay	Activity status: NC	Activity status when compliance not achieved: N/A

Advice Notes

HH-AN1	Activities and structures may also be subject to controls outside the District Plan. Reference should also be made to any other applicable rules or constraints within other legislation or ownership requirements including but not limited to the Building Act 2004 and the HNZPTA.
HH-AN2	If any activity associated with a project, including earthworks, modifications to any pre-1900 structure, or demolition of any pre-1900 building, may modify, damage or destroy an archaeological site(s), an archaeological authority from HNZPT must be obtained for the work to proceed lawfully. In relation to archaeological sites, earthworks include gardening, cultivation, and the disturbance of land for the installation of fence posts.[19]

[17] Waimakariri District Council [367.56].
[18] Waimakariri District Council [367.57].
[19] Heritage New Zealand [178.24].

HH-AN3	Many archaeological sites are also scheduled sites of significance to Māori. Provisions relating to sites of significance to Māori are contained in the Sites and Areas of Significance to Māori Chapter.
HH-AN4	If an archaeological site is discovered, for example when conducting earthworks, work that could affect the archaeological[20] site ~~should~~ must[21] be stopped and contact made with HNZPT for advice. Works that could affect archaeological sites include but are not limited to earthworks, gardening, cultivation, and the disturbance of land for the installation of fence posts.[22]

Matters of discretion

HH-MD1	**Adverse effects on heritage values** 1. Any effect on the heritage values, heritage setting, including the form and materials of the proposed works. 2. The location, extent or height of the proposal. 3. For new buildings or structures on the same site or within a heritage setting, the extent the building, structure or feature will be compatible with the heritage fabric, heritage values and significance of the historic heritage including design, materials and location. 4. For infrastructure, the functional need or operational need to be located in or in proximity to the historic heritage and any heritage setting.
HH-MD2	**Intervention and viability of historic heritage** 1. The level of intervention necessary to carry out the works, including to meet the requirements of the Building Act 2004 and Building Code, and alternative solutions considered. 2. The extent to which the historic heritage has been damaged by significant natural events and the necessity of work to prevent further deterioration.
HH-MD3	**Consultation** 1. In respect of sites on the New Zealand Heritage List Rārangi Kōrero whether HNZPT has been consulted and the outcome of that consultation. 2. The extent that the site has cultural or spiritual significance to mana whenua and where Te Ngāi Tūāhuriri Rūnanga has been consulted, the outcome of that consultation, and whether the development or activity responds to, or incorporates the outcome of that consultation.
HH-MD4	**Re-use and relocation** 1. Options for ongoing and viable uses, including adaptive reuse. 2. For the relocation of historic heritage: a. whether the new location and orientation will maintain heritage values; b. whether alternative solutions have been considered, including maintenance or repairs, alterations; and c. the potential damage to heritage fabric during relocation and whether repairs will be required, and what mitigation measures are proposed, including the use of a temporary protection plan.

[20] Heritage New Zealand [178.11].
[21] Heritage New Zealand [178.25].
[22] Heritage New Zealand [178.25].

	3. Opportunities to enhance the physical condition of the historic heritage and its heritage values.
HH-MD5	**Mitigation measures** 1. The extent to which existing topography or vegetation will mitigate adverse effects. 2. Any existing mitigation measures and the extent to which mitigation measures are proposed to be implemented to protect the historic heritage. 3. The extent of photographic recording which is necessary to document changes, including prior to, during the course of the works and on completion.

Schedules

HH-SCHED1 - Historic Heritage Significance Assessment Criteria

Historical and Social	Values that demonstrate or are associated with: a particular person, group, organisation, institution, event, phase or activity; the continuity and/or change of a phase or activity; social, historical, traditional, economic, political or other patterns;
Cultural and Spiritual	Values that demonstrate or are associated with: the distinctive characteristics of a way of life, philosophy, tradition, religion, or other belief, including: the symbolic or commemorative value of the place; significance to mana whenua; and/or associations with an identifiable group and esteemed by this group for its cultural values;
Architectural and Aesthetic	Values that demonstrate or are associated with: a particular style, period or designer, design values, form, scale, colour, texture and material of the place;
Technological and Craftsmanship	Values that demonstrate or are associated with: the nature and use of materials, finishes and/or technological or constructional methods which were innovative, or of notable quality for the period;
Contextual	Values that demonstrate or are associated with: a relationship to the environment (constructed and natural), a landscape, setting, group, precinct or streetscape; a degree of consistency in terms of type, scale, form, materials, texture, colour, style

	and/or detail; recognised landmarks and landscape which are recognised and contribute to the unique identity of the environment; and
Archaeological or Scientific	Values that demonstrate or are associated with: the potential to provide information through physical or scientific evidence and understanding about social, historical, cultural, spiritual, technological or other values of past events, activities, structures or people.

HH-SCHED2 - Historic Heritage Items

Heritage Item ID	Name	Address	Legal Description	Description of Item	Category (A=Highly Significant, B=Significant)	HNZPT Category & List number
HH001	Former Bank of New Zealand (incl. manager's residence)	188 Williams Street, Kaiapoi	Lot 1 DP 36550	Building	A	HNZPT historic place category 1, list # 3677
HH002	Former Kaiapoi Woollen Manufacturing Company woollen mills	35 Ranfurly Street, Kaiapoi	Lot 3 DP 49595	Building	A	HNZPT historic place category 2, list # 3754
HH003	St Bartholomew's Anglican Church	23B Cass Street, Kaiapoi	Lot 3 DP 26905	Building	A	HNZPT historic place category 1, list # 285

HH004	Kaiapoi footbridge [Mandeville Bridge]	Raven Quay - Trousselot Park, Kaiapoi River, Kaiapoi	Part Lot 13 DP 1280 and legal river	Structure	A	HNZPT historic place category 2, list # 1812
HH005	Kaiapoi War Memorial	Memorial Reserve, Raven Quay, Kaiapoi	Pt Lot 12 DP 1280	Monument	A	HNZPT historic place category 2, list # 3763
HH006	Ohoka Farm homestead, former White residence	21 Jacksons Road, Ohoka	Lot 1 DP 81869	Building	A	HNZPT historic place category 1, list # 274
HH007	Ohoka Farm stable	21 Jacksons Road, Ohoka	Lot 1 DP 81869	Building	B	HNZPT historic place category 2, list # 3347
HH008	Mount Thomas Station homestead, former Brown residence	436 Birch Hill Road, Okuku	Part Lot 1 DP 26064	Building	A	HNZPT historic place category 1, list # 3086
HH009	‘Ashley Farm’, former Smith farmhouse	269 West Belt, Rangiora	Lot 2 DP 457748	Building	A	HNZPT historic place category 2, list # 1820
HH010	‘Turvey House’ (aka ‘Ayerholme’), fmr Samuel and Sarah Ayers house	208 King Street, Rangiora	Lot 3 DP 82008	Building	A	HNZPT historic place category 2, list # 3764

HH011	Coronation Gates, South African War Memorial Sundial & Band Rotunda	Victoria Park, 123-129 Percival Street, Rangiora	Lot 6 DP 12852, Lots 88-91 & Pt Lot 87 DP 1691	Structure	A	HNZPT historic place category 2, list # 3765
HH012	'Brooklands', Leech homestead	521 Rangiora Woodend Road, Rangiora	Lot 1 DP 80275	Building	A	HNZPT historic place category 2, list # 1822
HH013	Rangiora Borough Council Substation	131B Percival Street, Rangiora	Lot 5 DP 12852	Building	B	
HH014	Anglican Church of St John the Baptist	351 High Street, Rangiora	Lot 5 DP 11217	Building	A	HNZPT historic place category 2, list # 1823
HH015	Former Anglican Church of St Simon & St Jude/Ashley Community Church	39 Canterbury Street, Ashley	Part RS 2777	Building	A	HNZPT historic place category 2, list # 5433
HH016	Former Keir house	62 Ivory Street, Rangiora	Pt Lot 2 DP 13945	Building	A	HNZPT historic place category 2, list # 3769
HH017	Johnston's Buildings	113 High Street, Rangiora	Lot 2 DP 28806	Building	A	HNZPT historic place category 2, list # 3784

HH018	Former Rangiora Borough Council Chambers / Rangiora Library	133 Percival Street, Rangiora	Lot 4 DP 12852	Building	A	HNZPT historic place category 2, list # 3786
HH019	Former Rangiora Bowling, Tennis and Croquet Club pavilion/Rangiora Bowling Club pavilion	25 Good Street, Rangiora	Lot 7 DP 71	Building	A	HNZPT historic place category 2, list # 3787
HH020	Te Whare Tipene/St Stephen's Church (Anglican)	234 Tuahiwi Road, Tuahiwi	Pt Lot 1 DP 12780	Building	A	HNZPT historic place category 1, list # 7380
HH021	Kaiapoi/Kaiapohia Pa Monument	6 Preeces Road, Waikuku	Pt RS 41401	Monument	A	HNZPT historic place category 2, list # 3793
HH022	Former Kirk house	12 Carew Street, Kaiapoi	Part Lots 13 & 14 DP 711	Building	A	HNZPT historic place category 1, list # 7445
HH023	Waimakariri Gorge Bridge (part)	Depot Road, Burnt Hill, Oxford	Road reserve & Waimakariri River bed	Structure	A	HNZPT historic place category 2, list # 1797
HH024	North Loburn School Fallen Scholars' Memorial	817 Loburn Whiterock Road, Loburn	Part RS 7738	Monument	A	

HH025	Queen's Monument	Darnley Square, 11 Cass Street, Kaiapoi	Part RS 320	Monument	A	
HH026	Former Linen Flax Factory building	501 Woodstock Road, Oxford	Part RS 26568	Building	A	
HH027	'Springbank', former R Chapman homestead	1035 Oxford Road, Swannanoa	Lot 2 DP 325406	Building	A	
HH028	Former Neeve farmhouse	91 Island Road, Clarkville, Kaiapoi	Lot 6 DP 67643	Building	B	HNZPT historic place category 2, list # 3739
HH029	Former Kaiapoi Island Church of England Day School/St Augustine's Anglican Church	8 Island Road, Clarkville, Kaiapoi	Lot 1 DP 83594	Building	B	HNZPT historic place category 2, list # 3740
HH030	Former St James' on the Cust Anglican Church parsonage	1776 Cust Road, Cust	Lot 1 DP 60487	Building	B	HNZPT historic place category 2, list # 5270
HH031	St James' on the Cust Anglican Church, Sunday School & belfry	1750 Cust Road, Cust	Part RS 5777	Building	B	HNZPT historic place category 2, list # 3077
HH032	'The Priory', former Anglican parsonage	1990 Oxford Road, Cust	Pt RS 7332	Building	B	HNZPT historic place category 2, list # 5269

HH033	Wolffs Road footbridge	1077 & 1091 Wolffs Road / Eyre River, Horrellville	Pt Lot 3 DP 8172 RS 37131 & Pt RS 15417	Structure	B	HNZPT historic place category 2, list # 7143
HH034	'Flaxton', Stevenson homestead	38 Flaxton Road, Flaxton	RS 2020	Building	B	HNZPT historic place category 2, list # 3798
HH035	Kaiapoi Band Rotunda	Trousselot Park 29 Charles Street, Kaiapoi	Lot 1 DP 45066	Structure	B	HNZPT historic place category 2, list # 3748
HH036	Former Campbell rental cottage	5 Meadow Street, Kaiapoi	Lot 1 DP 446221	Building	B	HNZPT historic place category 2, list # 3751
HH037	Former Rinaldi cottage	65 Sneyd Street, Kaiapoi	Pt RS 366	Building	B	HNZPT historic place category 2, list # 3752
HH038	Former Kaiapoi Post & Telegraph Office/former Wilson/Partridge dwelling	73 Sneyd Street, Kaiapoi	Pt RS 366	Building	B	HNZPT historic place category 2, list # 3753
HH039	Former Dickie cottage	259 Williams Street, Kaiapoi	Lot 1 DP 320188	Building	B	HNZPT historic place category 1, list # 3678

HH040	Former Hean cottage	7 Meadow Street, Kaiapoi	Lot 1 DP 27593	Building	B	HNZPT historic place category 2, list # 3820
HH041	Former Morgan/Sims house	232 Williams Street, Kaiapoi	Lot 1 DP 27664	Building	B	HNZPT historic place category 2, list # 3758
HH042	'Inglewood', former Threlkeld farmhouse	98-100 Threlkelds Road, Ohoka	Lot 1 DP 82641	Building	B	HNZPT historic place category 2, list # 1770
HH043	Former 'Inglewood Farm' stables	98-100 Threlkelds Road, Ohoka	Lot 1 DP 82641	Building	B	HNZPT historic place category 2, list # 1771
HH044	Kaiapoi Methodist Church/Kaiapoi Co-operating Parish Church	53/53A Fuller Street, Kaiapoi	Lot 1 DP 37286	Building	B	HNZPT historic place category 2, list # 3760
HH045	Former Kaiapoi Railway Station	57 Charles Street, Kaiapoi	Lot 11 DP 42864	Building	B	HNZPT historic place category 2, list # 3761
HH046	'Elmwood', former Pashby farmhouse (aka 'The Cream House')	183 Main North Road, Kaiapoi	Lot 1 DP 70266	Building	B	HNZPT historic place category 2, list # 3741

HH047	Former Eyreton Road Board & Eyre County Council office/'Eyre House'	465 Mill Road, Ohoka	Lot 12 DP 60989	Building	B	HNZPT historic place category 2, list # 3737
HH048	Former St Alban's Anglican Church vicarage/former Te Wai Pounamu Maori Girls' College	536 Mill Road, Ohoka	Lot 2 DP 396670	Building	A	HNZPT historic place category 2, list # 3738
HH049	Browns Rock water intake & tunnel	Browns Rock, Waimakariri River, Burnt Hill	RES 3046 (in part)	Structure	B	HNZPT historic place category 2, list # 7297
HH050	'Currilea', former Ingram house (aka 'Redwoods')	17 Main Street, Oxford	Lot 1 DP 22696	Building	B	HNZPT historic place category 2, list # 3073
HH051	Former West Oxford Police Station lock-up	72 Main Street, Oxford	Pt RS 1839	Structure	B	HNZPT historic place category 2, list # 7196
HH052	'Belgrove' farmhouse	52 Kippenberger Avenue, Rangiora	Part RS 267	Building	B	HNZPT historic place category 2, list # 1821
HH053	Former Fulton/Good house (aka 'Boraston' & 'Broadgreen')	29 George Street, Rangiora	Lot 3 DP 36263	Building	B	HNZPT historic place category 2, list # 3766

HH054	'Coldstream', former Macfarlane homestead	11 Coldstream Road, Ashley, Rangiora	Lot 1 DP 44383	Building	B	HNZPT historic place category 2, list # 3791
HH055	Former Rowe cottage	47 Edward Street, Rangiora	Lot 2 DP 22648	Building	B	HNZPT historic place category 2, list # 3768
HH056	Former Rangiora Courthouse	143 Percival Street, Rangiora	Section 2 SO 17511	Building	B	HNZPT historic place category 2, list # 3770
HH057	'Bush Farm' (aka 'Fleetwood'), former Williams/Foster farmhouse	14 Strachan Place, Southbrook, Rangiora	Lot 94 DP 30729	Building	B	HNZPT historic place category 2, list # 3771
HH058	'Hillview'/'Bucklands', former Dickinson/Lance farmhouse	353 Ashley Road, Summerhill, Cust	RS 8115	Building	B	HNZPT historic place category 2, list # 3081
HH059	Former Payne rental cottage	56 Church Street, Rangiora	Pt RS 53	Building	B	HNZPT historic place category 2, list # 3774
HH060	Former Jennings/Ivory cottage	66B Ivory Street, Rangiora	Lot 2 DP 59835	Building	B	HNZPT historic place category 2, list # 3779

HH061	Former Ayers/Winskill house	22 Seddon Street, Rangiora	Lot 1 DP 12159	Building	B	HNZPT historic place category 2, list # 3782
HH062	Suffolk House, former Hunnibell's boot and shoe shop	257 High Street, Rangiora	Lot 1 DP 43552	Building	B	HNZPT historic place category 2, list # 3274
HH063	Former Junction Hotel façade	112 High Street, Rangiora	Pt Lot 3 DP 1569	Building	B	HNZPT historic place category 2, list # 3783
HH064	Former Bank of New Zealand manager's residence/Rangiora Museum	29 Good Street, Rangiora	Part RS 890	Building	B	HNZPT historic place category 2, list # 3089
HH065	Former Northern Agricultural and Pastoral Association building	93 Ivory Street, Rangiora	Part Lot 3 DP 6146	Building	B	HNZPT historic place category 2, list # 3772
HH066	Rangiora Town Hall	303 High Street & 175 King Street, Rangiora	Part RS 53	Building	B	HNZPT historic place category 2, list # 3788
HH067	Rangiora Soldiers' Memorial	Kippenberger War Memorial Reserve, 55 High Street, Rangiora	Lot 1 DP 476581	Monument	B	HNZPT historic place category 2, list # 3789

HH068	'Beach Glen', former Orchard farmhouse / 'Polesworth Villa', former Cross house	1461 Main North Road (SH 1), Waikuku	Lot 4 DP 55678	Building	B	HNZPT historic place category 2, list # 3796
HH069	Woodend Methodist Church	86 Main North Road (SH 1), Woodend	Part RS 367B	Building	B	HNZPT historic place category 2, list # 3795
HH070	St Barnabas's Anglican Church and Lychgate	153 Main North Road (SH 1), Woodend	Part RS 358	Building	B	HNZPT historic place category 2, list # 3797
HH071	Former Thomas Ayers jnr house	128 Main North Road, Woodend	Pt RS 685	Building	B	HNZPT historic place category 2, list # 3799
HH072	Former Waikuku Wesleyan Methodist Church	1403 Main North Road (SH 1), Waikuku	Part RS 1235	Building	B	HNZPT historic place category 2, list # 3794
HH073	'Bankhead Farm' stable	1479 Cust Road, Cust	Part RS 4254	Building	B	
HH074	Cust War Memorial	2 Mill Road, Cust	Lot 3 DP 38440	Monument	B	
HH075	'Erindale', former O'Farrell farmhouse	141 Mill Road (O'Farrells Road frontage), Cust	Lot 2 DP 459205	Building	B	

HH076	Eyreton Anglican Church/St Thomas's Anglican Church	590 South Eyre Road, Eyreton	Pt RS 8992	Building	B	
HH077	Former Smith farmhouse (aka 'The Kauri House')	1015 Downs Road, West Eyreton	Lot 1 DP 57739	Building	B	
HH078	'Eyrewell', former Dixon homestead	2024 South Eyre Road, Eyrewell	RS 9952, 10118	Building	B	
HH079	'Fernside House' / 'Airlie' / 'Hillcrest', former Mannering / Buddo / Carpenter homestead	481 Mount Thomas Road, Fernside	Lot 2 DP 500982	Building	B	
HH080	Former Moeraki Downs / Springbank Railway Station storage shed, stockyards & loading bank	1164 Oxford Road, Springbank	Lot 1 DP 71597	Building and Structure	B	
HH081	Former Horrellville Wesleyan Church / Horrellville Church Sunday School hall	1330 Poyntzs Road, Horrellville	Part RS 6416	Building	B	
HH082	'Rakahuri', former Ensor homestead	2 Rakahuri Road, Glentui	Lot 1 DP 48072	Building	B	
HH083	'Pleasant View', former Fairweather homestead (aka 'Krakatoa')	186 Summerhill Road, Summerhill, Cust	Lot 7 DP 469532	Building	B	

HH084	Former Summerhill School building	365 Summerhill Road, Summerhill	Part RS 7430	Building	B	
HH085	NZ Scout Association Memorial	203 Gladstone Road, Woodend	Lot 1 DP 22801	Monument	B	
HH086	'Stratford Grove', former Josling residence	458 Rangiora Woodend Road, Rangiora	RS 1211	Building	B	
HH087	St Alban's Anglican Church	528 Mill Road, Ohoka	Lot 2 DP 10011	Building	B	
HH088	Rangiora Railway Station	2 Blackett Street, Rangiora	Lot 8 DP 69077 & Part RS 917	Building	B	
HH089	West Eyreton War Memorial	2 Earlys Road, West Eyreton	Pt RS 12574	Monument	B	
HH090	St Matthew's Anglican Church & Jubilee Memorial Belltower	1 Mairaki Road, Fernside	Part RS 5927	Building and Structure	B	
HH091	Birch Hill Cemetery Millton / Ford family and World War I Memorial	130 Garry River Road, Glentui	Lot 1 DP 10564	Monument	B	HNZPT historic place category 2, list # 9251 [cemetery
HH092	Anglican Church of St John the Baptist Sunday School & Parish Hall	71 Church Street, Rangiora	Part of Lots 4 & 5 DP 11217	Building	B	

HH093	Former Sefton Library	14 Pembertons Road, Sefton	Lot 7 Pt RS 2355 Sefton Township	Building	B	
HH094	Sefton Fallen Soldiers' War Memorial	Sefton Domain, 2 Vaughan Street, Sefton	Res 4049	Monument	B	
HH095	Oxford Fallen Soldiers' War Memorial	Pearson Park, 54 Main Street, Oxford	RS 41868	Monument	B	
HH096	Rangiora Borough School Diamond Jubilee Memorial Gates	157 King Street, Rangiora	Part Lot 1 DP 26526	Monument	B	
HH097	Former CW Bell's tailor shop	214/216 High Street, Rangiora	Lot 1 DP 24864	Building	B	
[23]~~HH098~~	~~Former Head, Hodgson & Howat's store~~	~~1693 Cust Road, Cust~~	~~Part RS 3669 Blk VII Mairaki SD~~	~~Building~~	~~B~~	
HH099	St David's Union Church (Presbyterian)	1664 Cust Road, Cust	Part RS 5987	Building	B	
HH100	Catholic Church of the Sacred Heart of Jesus	98 Main Street, Oxford	Part RS 201	Building	B	
HH101	St Brigid's Catholic Church	232 Loburn Whiterock Road, Loburn	Part RS 17168 [incl RS 17168X]	Building	B	

[23] Blair and Renee Williamson [151.1].

HH102	Former Oxford Post & Telegraph Office and postmaster's residence	35 Main Street, Oxford	Section 1 SO 17949	Building	B	
HH103	Oxford Town Hall	30 Main Street, Oxford	Lot 2 DP 46386	Building	B	
HH105	Former Alfred Lee store and residence	51 Main Street, Oxford	Lot 1 DP 342801	Building	B	
HH106	Former Sefton Hotel / Anglers' Arms Tavern	573 Upper Sefton Road, Sefton	Lot 1 DP 1816	Building	B	
HH107	Former Union Bank of Australia	557 Upper Sefton Road, Sefton	Lot 2 DP 412839	Building	B	
HH108	Swannanoa Wesleyan Methodist Church / Swannanoa Community Church	1299/1303 Tram Road, Swannanoa	Part RS 8183	Building	B	
HH109	West Eyreton School building	1651 North Eyre Road, West Eyreton	Lot 1 DP 6771	Building	B	
HH110	Former Fernside Railway Station grain store/goods shed, stockyards & loading bank	354 Oxford Road, Fernside	Part Lot 1 DP 65842	Building and Structure	B	

HH112	Hassall's Ford footbridge (Butcher's footbridge)	Kaiapoi River, near Butchers Road, Kaiapoi		Structure	B	
HH113	Langer cottage ruins	278 Rampaddock Road, View Hill	Lot 2 DP 19324	Building Ruins	B	
HH114	Former Rangiora Brick and Tile Works' Hoffmann kiln (remains)	29 Brick Kiln Road, Rangiora	Lot 6 DP 77063	Structure Ruins	B	
HH115	'Oakleigh', former Chapman/Van Asch/Kippenberger residence	148 King Street, Rangiora	Part Lot 1 DP 6401	Building	B	
HH116	Former Rangiora Post & Telegraph Office	132A King Street, Rangiora	Lot 1 DP 80919	Building	B	
HH117	Southbrook Substation	Intersection of Flaxton & Lineside Roads, Southbrook, Rangiora	Section 3 SO 386223	Structure	B	
HH118	'Northwood', former AT Chapman homestead	414 Woodfields Road, Swannanoa	Lot 1 DP 26137	Building	B	
HH119	Former Reynox Private Hotel	153 High Street, Oxford	Lot 3 DP 13963	Building	B	

HH120[24]	'Former Ohoka Estate lodge (gardener's residence)'	493 Mill Road [Whites Road frontage], Ohoka	Lot 4 DP 1641	Building	B	HNZPT historic place category 2, list # 3817

Relevant definition amendments

Definition of 'Archaeological site' to be amended to provide a hyperlink from 'HNZPTA' to the Heritage New Zealand Pouhere Taonga Act 2014 on the New Zealand Legislation webpage.[25]

Maintenance or repair

"means in relation to identified historic heritage, works that will restore or keep heritage fabric in a sound condition by using the same or similar materials and retaining the existing form, proportions, finishes including painting,[26] and characteristics. It includes Building Act 2004 and Building Code upgrades necessary as part of the works or where to satisfy or increase compliance with Building Act 2004 and Building Code requirements including structural seismic upgrades, fire protection and provision of access."

Relevant planning map amendments

Amend planning map to show the historic heritage mapping symbol for new scheduled item HH120 located at 493 Mill Road, Ohoka (LOT 4 DP 1641). The extent of the heritage setting is to be shown as the immediate setting bounded by a modern picket fence.[27]

Amend planning map to delete the historic heritage mapping symbol and setting extent for HH098 located at 1693 Cust Road, Cust (Pt RS 3669).[28]

[24] Heritage New Zealand [178.42].
[25] Heritage New Zealand [178.10].
[26] Waimakariri District Council [367.22].
[27] Heritage New Zealand [178.42].
[28] Blair and Renee Williamson [151.1].

WAIMAKARIRI DISTRICT COUNCIL

HISTORIC HERITAGE ITEM RECORD FORM

2021 District Plan Item No.	**HH001**
HERITAGE ITEM NAME	former Bank of New Zealand (incl. manager's residence)
ADDRESS	188 Williams Street, Kaiapoi
PHOTOGRAPH	



(A McEwan, 22 December 2018)

DISTRICT PLAN ITEM NO. (at time of assessment)	H012 **HNZ LIST NO. & CATEGORY** 3677 / 1
LEGAL DESCRIPTION	Lot 1 DP 36550
VALUATION NUMBER	2175209100
DATE OF CONSTRUCTION	1883-84
ARCHITECT / DESIGNER / BUILDER	TS Lambert, architect; Messrs Boyd & Keir, contractors
STYLE	Victorian commercial classicism

PHYSICAL DESCRIPTION

Two storey-building with rectangular footprint and centre gutter hipped roof. Symmetrical façade overlooking Charles Street has ground floor entry framed by temple front motif. Rusticated quoins on ground floor; paired windows with segmental heads and key stones. First floor windows have hoods supported by consoles. Bracketed eaves, cornice between the floors, pilasters dividing bays. Williams Street elevation has a secondary entry flanked to the north by a bay window with balcony above. Single-storey wing at rear (north-east elevation). Boundary wall with decorative iron railing.

MATERIALS / STRUCTURE

Brick, stone, and slate.

ADDITIONS / ALTERATIONS

Earthquake damage (2010/11). Relevelled (2015).

SETTING

The former bank stands at the west corner of the intersection of Charles and Williams Streets. The Kaiapoi River is to the west/south-west and, until they were demolished after

the 2010/11 Canterbury earthquakes, the town's Post Office and Courthouse stood on the opposite side of Williams Streets. The extent of scheduling, which includes the boundary fencing, is the land parcel on which the building is located.

HISTORY

The Bank of New Zealand, then Kaiapoi's only bank, erected new premises in 1883-84, having had premises in the town since 1862. Leading Christchurch architect WB Armson called tenders for a new bank in June 1882, but it would appear that his death in February 1883 brought about a change of designer. In May 1883 it was reported that the new bank and manager's residence, to the design of Christchurch architect TS Lambert, would be one of the most convenient and largest of the bank's offices in Canterbury and would be almost the only building in the town constructed from brick and stone. The bank emblem above the entry to the banking chambers off Charles Street was copied from the BNZ's banknotes. The manager's residence was accessed off Cookson (later Williams) Street and featured a dining room and kitchen on the ground floor and five bedrooms and a drawing room on the first floor. Lambert called tenders for fitting out the interior of the banking chambers and erecting the necessary fencing and outbuildings in January 1884. The property was subdivided to its current extent in 1974, the bank relocated to other premises in 1988 and the building was recognised as a Waimakariri Landmark in May 2010. Damaged by the 2010/11 Canterbury earthquakes, the building was relevelled in 2015 but remains vacant awaiting further restoration work.

HISTORICAL AND SOCIAL SIGNIFICANCE

The former Bank of New Zealand has historical and social significance for its association with the Bank of New Zealand's foundation history, commencing in 1861, and the banking and commercial history of Kaiapoi since 1862.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The former Bank of New Zealand has cultural significance as a demonstration of the way of life of its former bank managers, their families and customers. Bank managers were typically provided with on-site accommodation in the 19th and early 20th centuries. The esteem in which the building is held by the local community has increased since the 2010/11 earthquakes destroyed a number of other key heritage buildings in the township.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The former Bank of New Zealand has high architectural significance as the work of the notable Canterbury architect, Thomas Lambert (1840-1915). Lambert was born and trained in Scotland and arrived in New Zealand in 1866. After a period in Wellington, he settled in Christchurch in 1874 and became known for his survey map of the city, which still provides valuable evidence of the city's early colonial development. Lambert designed the buildings for the 1882 Christchurch International Exhibition and was reported to have specialist knowledge of acoustics and ventilation. He also designed the Bank of New Zealand at Oxford (c.1883?), the Junction Hotel at Rangiora (H073, 1879-80), and the second Theatre Royal in Christchurch (1876). Lambert was contracted to the North Canterbury Education Board between 1878 and 1882, had a branch office in Dunedin in the early 1890s, and returned to practise in Wellington in 1893.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The former Bank of New Zealand has high technological and craftsmanship significance for its brick and stone masonry construction and classical detailing. Although it sustained damage and subsidence as a result of the 2010/11 Canterbury earthquakes, the former bank is a rare masonry survivor of those events in Kaiapoi. The stone came from W Wilson's White Rock quarries in the Ashley district and the bricks were made by Mr Neighbors of Heathcote Valley. Rangiora contractor and politician Thomas Keir (1837-1910) was born in Scotland and

emigrated to New Zealand in 1864. After two years working as a carpenter in Christchurch he settled in Rangiora, where he was a builder and contractor in partnership with Hugh Boyd for some 40 years. Boyd (1843-1924) was also a Scottish-born carpenter and joiner who emigrated to New Zealand in 1864. He settled in Rangiora where family members were already resident and commenced business in 1865. Boyd had met Keir on the voyage out to New Zealand. He was an inaugural Rangiora Borough councillor, served a term as Mayor of Rangiora, and was prominently involved in local education matters for over 40 years. Boyd and Keir also built Johnston's Buildings in Rangiora (H072, 1896-97). Mr Stratton of Christchurch carved the bank emblem above the main entrance of the Kaiapoi BNZ and C Bailey was the clerk of works.

CONTEXTUAL SIGNIFICANCE

The former Bank of New Zealand has high contextual significance as a landmark historic feature within the Kaiapoi town centre. The former bank is a notable survival of the 2010/11 Canterbury earthquakes and serves as a reminder of the civic and commercial hub that was once located at the intersection of Williams and Charles Streets.

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

As the former Bank of New Zealand pre-dates 1900, its site has potential archaeological value arising from its commercial use by the Bank of New Zealand between 1862 and 1988. Relevelling of the bank in 2015 may have modified, damaged or destroyed some of the archaeological evidence on the property.

SUMMARY OF HERITAGE SIGNIFICANCE

The former Bank of New Zealand has high overall heritage significance to Kaiapoi and the district of Waimakariri as a whole. The former bank has historical and social significance for its association with the banking and commercial history of Kaiapoi and cultural significance as a place of community esteem that demonstrates the way of life of its former managers, their families, staff and clientele. The former Bank of New Zealand has high architectural significance as the work of noted Christchurch architect TS Lambert and high technological and craftsmanship significance for the quality of its brick construction and classical detailing by leading Rangiora builders Boyd and Keir. The former Bank of New Zealand has high contextual significance for its landmark contribution to the streetscape of the town centre; its site having potential archaeological value in view of the property's commercial use and development since 1862.

HERITAGE CATEGORY

A

REFERENCES

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REPORT COMPLETED 8 April 2019



Extent of setting, former BNZ and fence, 188 Williams Street, Kaiapoi.

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

A

REFERENCES

- *Press* 29 January 1867, p. 2; 13 February 1867, p. 2; 11 December 1867, p. 2; 14 February 1868, p. 2; 8 April 1870, p. 4; 21 September 1871, p. 3; 19 April 1893, p. 6; 12 January 1895, p. 9; 18 October 1909, p. 8; 24 September 1921, p. 17; 22 August 1923, p. 15; 27 July 1926, p. 13; 26 August 1926, p. 10; 6 September 1928, p. 10; 16 March 1929, p. 5.
- *Globe* 5 May 1880, p. 2; 7 May 1881, p. 3; 12 May 1882, p. 3.
- *Lyttelton Times* 11 February 1867, p. 2; 17 August 1878, p. 7; 18 September 1885, p. 6; 24 April 1895, p. 2; 8 July 1897, p. 8; 2 December 1897, p. 8; 4 June 1919, p. 2.
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- R Montgomery 'The Invisible Architect: Edward England (1874-1949) and building style in Canterbury in the 1920s' Proceedings of Victoria University architectural symposium, Wellington, 2011, pp. 61-67.

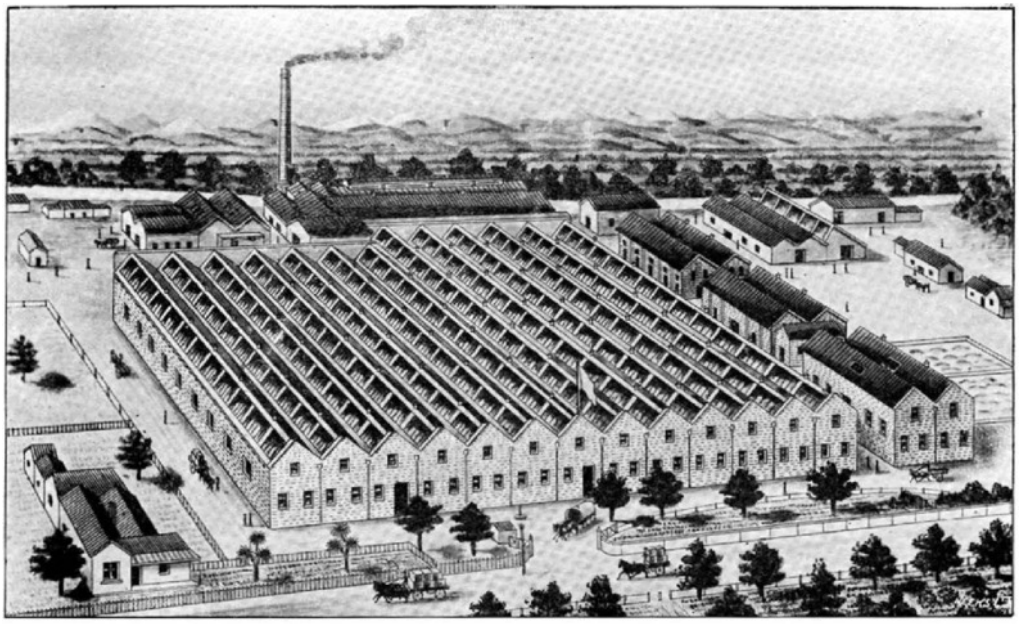
REPORT COMPLETED	10 April 2019
AUTHOR	Dr Ann McEwan / Heritage Consultancy Services



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.

WAIMAKARIRI DISTRICT COUNCIL

HISTORIC HERITAGE ITEM RECORD FORM

2021 District Plan Item No. **HH003**

HERITAGE ITEM NAME St Bartholomew's Anglican Church

ADDRESS 23B Cass Street, Kaiapoi

PHOTOGRAPH



(Dr A McEwan, 22 December 2018)

DISTRICT PLAN ITEM NO. (at time of assessment) H032 **HNZ LIST NO. & CATEGORY** 285 / 1

LEGAL DESCRIPTION Lot 3 DP 26905

VALUATION NUMBER 2175224800

DATE OF CONSTRUCTION 1855 + 1862

ARCHITECT / DESIGNER / BUILDER BW Mountfort, architect of Mountfort & Luck; Henry Jones, builder (1855)

STYLE Gothic Revival

PHYSICAL DESCRIPTION

Single-storey church with an irregular T-shaped footprint and gabled roof forms. Inverted V-shaped frame with low walls and a steeply pitched roof; principal entrance at north-west end is sheltered by a gabled porch; multi-gable sanctuary at south-east end. String course beneath transept windows, open buttresses, external cross-bracing and half-timbering; belfry on ridge at north-west end. Gabled vents in nave roof. Narrow lancet windows either singly or grouped.

MATERIALS / STRUCTURE

Timber framing and cladding, corrugated metal roofing.

ADDITIONS / ALTERATIONS

Relocated and belfry added (1860). Chancel and transepts added (1862). Post-EQ repairs including new roof and foundations (2016-17).

SETTING

The church is located on the south-west side of Cass Street opposite its intersection with Meadow Street. The parish hall is located on the same property to the north-west of the church; the vicarage is on the neighbouring property further to the north-west. The church

grounds are open to the street and the wider setting is residential in character. The extent of setting is the land parcel on which the church and parish hall are located.

HISTORY

The Rev John Raven was the first vicar of the Anglican parish of Kaiapoi (1853-58), which at that time also included Rangiora. The first stage of St Bartholomew's Church was erected in Darnley Square in 1855 but weakening of the foundations through erosion led to its relocation to Cass Street in 1860. The church reopened on 20 May of that year, a belfry being the only addition to the building at that time. A chancel and transepts were added in 1862 and the building has been little changed since then. A new parish hall was built beside the church in 1958, the earlier hall then being demolished (built 1875/1885, demolished c.1970). The church property was subdivided to its current extent in 1968. The church was restored and repaired after the Canterbury earthquakes and today the Kaiapoi parish also has oversight of churches at Clarkville, Eyreton and Ohoka.

HISTORICAL AND SOCIAL SIGNIFICANCE

St Bartholomew's Anglican Church has high historical and social significance as the oldest surviving church in Canterbury and for its association with the Anglican community of Kaiapoi since 1855. The staged building programme of St Bartholomew's reflects the efforts of the local community to build a church of the size the congregation required as funds permitted, as well as the growth and development of the Anglican church in Canterbury in the latter half of the 19th century.

CULTURAL AND SPIRITUAL SIGNIFICANCE

St Bartholomew's Anglican Church has cultural and spiritual significance as a place of Anglican worship and fellowship and for the commemorative value of a number of the fittings and furnishings within it; including memorial windows dedicated to Josiah Birch and John Clemett.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

St Bartholomew's Anglican Church has high architectural significance as the earliest extant work of preeminent Canterbury architect Benjamin Mountfort (1825-98), who trained and practised in London before emigrating to New Zealand with his family in 1850. Mountfort designed churches and vicarages for the Anglican diocese throughout his career and was also responsible for the Canterbury Provincial Council buildings (1858-65), and early buildings for Canterbury Museum (from 1869) and Canterbury University College (1877/1882, Christchurch Arts Centre). He was an ardent proponent of the Gothic Revival style and 'by the 1880s was recognised as New Zealand's foremost church architect' (Lochhead, NZDB entry – see below). Mountfort was a member of the Anglican church, a leader in the profession, and is credited with playing a key role in establishing the architectural character of Christchurch. He was in partnership with his brother-in-law Isaac Luck from 1857 until 1864, during which time he designed the belfry and 1862 extensions to the original 1855 St Bartholomew's.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

St Bartholomew's Anglican Church has high technological and craftsmanship significance for its mid-19th century construction and Gothic Revival detailing. Henry Jones was a local carpenter and builder who later relocated to Christchurch. The expression of the structure of the building on its exterior reveals the influence of the Ecclesiological Society on Benjamin Mountfort. Stained glass windows of note in the building include those made by Lavers, Barraud & Westlake of London (*The Sermon on the Mount* and *The Four Evangelists*, c.1883-84).

CONTEXTUAL SIGNIFICANCE

St Bartholomew's Anglican Church has high contextual significance as a landmark historic feature in Kaiapoi and for its relationship with other elements within the church precinct, including the Parish Hall (1958) and vicarage (1930).

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

As the church pre-dates 1900 its site has potential archaeological significance relating to colonial development and use of the church property.

SUMMARY OF HERITAGE SIGNIFICANCE

St Bartholomew's Anglican Church has high overall heritage significance to Kaiapoi and Waimakariri district as a whole. The church has high historic and social significance as the oldest church in Canterbury and cultural and spiritual significance as a place of Anglican worship and fellowship since 1855. St Bartholomew's Anglican Church has high architectural significance as a Gothic Revival style structure designed by leading New Zealand architect BW Mountfort and high technological and craftsmanship significance for its Victorian construction and detailing. St Bartholomew's Anglican Church has high contextual significance as a historic landmark in Kaiapoi and for its relationship with other structures within the church precinct. The church property has potential archaeological significance in view of the site's pre-1900 development and use.

HERITAGE CATEGORY

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REFERENCES

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REPORT COMPLETED 2 April 2019

AUTHOR Dr Ann McEwan / Heritage Consultancy Services



Extent of setting, St Bartholomew's Anglican Church, 23B Cass Street, Kaiapoi.


Church during post-EQ work programme. www.

WAIMAKARIRI DISTRICT COUNCIL

HISTORIC HERITAGE ITEM RECORD FORM

2021 District Plan Item No.	**HH004**
HERITAGE ITEM NAME	Kaiapoi footbridge [Mandeville Bridge]
ADDRESS	Raven Quay - Trousselot Park, Kaiapoi River, Kaiapoi
PHOTOGRAPH	



(HNZPT)

DISTRICT PLAN ITEM NO. (at time of assessment)	H033	**HNZ LIST NO. & CATEGORY**	1812 / 2
LEGAL DESCRIPTION	Part Lot 13 DP 1280 and legal river		
VALUATION NUMBER	2176180300		
DATE OF CONSTRUCTION	1873-74		
ARCHITECT / DESIGNER / BUILDER	George Thornton, Canterbury Provincial Engineer, designer; William Stocks, contractor		
STYLE	Pile & suspension footbridge		

PHYSICAL DESCRIPTION

Wire rope footbridge with timber decking and piles. Four trussed arches over deck tension wire ropes. Wire mesh sides.

MATERIALS / STRUCTURE

Wire rope and mesh, timber.

ADDITIONS / ALTERATIONS

Bridge shortened following reclamation of north bank (c.1945). Post-EQ repairs (2011).

SETTING

The bridge spans the Kaiapoi River to the north-west of the town centre. It springs from the river bank adjacent to Raven Quay in the south-west and follows the line made by Black and Davie Streets; it is separated from the latter by Trousselot Park. The scheduled setting includes the bridge approaches, as well as the bridge itself.

HISTORY

Tenders were called for a footbridge across the Kaiapoi River by the Public Works Office of the Canterbury Provincial Council in September 1873. A local petition put before the council had made the case for a safe pedestrian bridge over the river at Kaiapoi, especially in the event that the traffic swing bridge was unusable. By early February 1874 the footbridge had been completed and the contractor was working on the approaches. The bridge was damaged in the 2011 Canterbury earthquake but has since been repaired. On Waitangi Day 2017 a new flag for Kaiapoi was unfurled for the first time featuring a stylised image of the bridge. Today the footbridge is known as the Mandeville Bridge, presumably due to its proximity to the Mandeville Hotel (est. c.1864) on the corner of Raven Quay and Black Street. Historically it was simply called the Kaiapoi footbridge.

HISTORIC AND SOCIAL SIGNIFICANCE

The Kaiapoi footbridge has high historic significance for its association with the colonial development of Kaiapoi and the provision of key transport infrastructure in the district by the Canterbury Provincial Council. The bridge is also significant as one of a number built to span the Kaiapoi and Waimakariri Rivers in the 19th and early 20th centuries, especially those connecting the east and west sides of Kaiapoi township.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The Kaiapoi footbridge has cultural significance as a place of community identity and historic continuity. It demonstrates the historic way of life of people in the township who were greatly affected by the flow of the river at times of flood and is valued by the community as a historic feature.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The Kaiapoi footbridge has aesthetic significance for its pile and suspension design from the office of George Thornton, Canterbury Provincial Engineer. Thornton (1828-1914), a civil engineer, was born in Yorkshire and lived in Australia before settling in New Zealand in 1862. From 1863 until 1876 he worked for the Canterbury Provincial Council, going in to private practice after its abolition. During his time with the provincial council Thornton designed the Godley Head lighthouse (1864) and let the contract for the Rakaia railway bridge in 1869.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The Kaiapoi footbridge has technological significance as a pile and suspension bridge erected by Christchurch contractor and monumental mason William Stocks (c.1838-94). In 1880 Stocks was the successful tenderer to complete the nave of Christ Church Anglican Cathedral; he was also the contractor for the Waimakariri Gorge Bridge (1876-77).

CONTEXTUAL SIGNIFICANCE

The Kaiapoi footbridge has contextual significance as a local landmark and for its relationship to other Kaiapoi bridges, including the Mafeking footbridge (1900) beyond the northern terminus of Raven Quay.

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

As the footbridge pre-dates 1900, its site has potential archaeological significance relating to both the bridge's construction and the river's historic use and development.

SUMMARY OF HERITAGE SIGNIFICANCE

The Kaiapoi footbridge [Mandeville Bridge] has high overall heritage significance to Kaiapoi and to Waimakariri district as a whole. The bridge has high historic significance as a key item of Kaiapoi's transport infrastructure erected by the Canterbury Provincial Council and cultural significance as a place of community identity and historic continuity. The Kaiapoi footbridge has aesthetic significance for its design by the Provincial Engineer George Thornton and technological significance for its construction by Christchurch contractor William Stocks. The Kaiapoi footbridge has contextual significance as a local landmark and its site has potential archaeological significance relating to the bridge's construction and the historic use and development of the Kaiapoi River.

HERITAGE CATEGORY

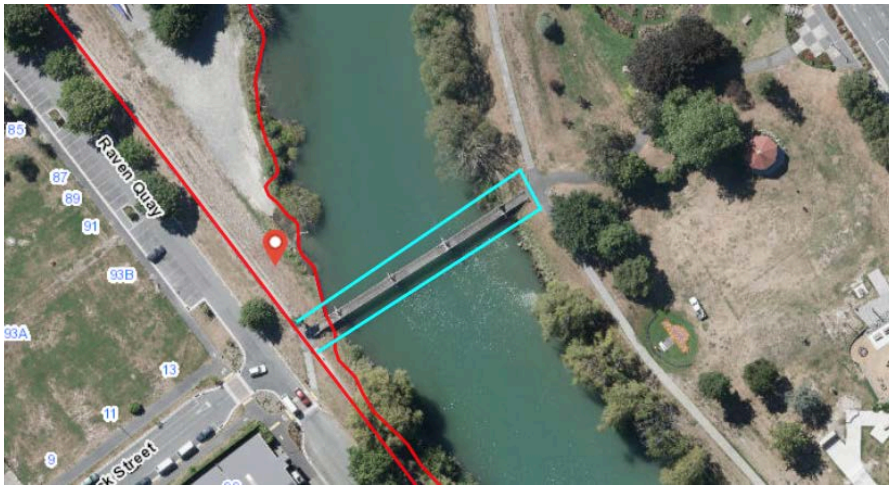
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- *Lyttelton Times* 1 September 1873, p. 1; 19 November 1873, p. 2; 9 February 1874, p. 2; 17 December 1886, p. 5.
- *Star* 9 February 1874, p. 2; 27 April 1888, p. 4; 1 October 1894, p. 2.
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- *North Canterbury Gazette* 27 October 1933, p. 3.
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- R Logan *Waimakariri – The Story of Canterbury's 'River of Cold Rushing Water'* Christchurch, 1987.
- https://portlandflag.files.wordpress.com/2017/03/vexilloid-tabloid-063-apr17.pdf
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REPORT COMPLETED 8 February 2019

AUTHOR Dr Ann McEwan / Heritage Consultancy Services



Extent of scheduling, encompassing the bridge and its approaches, Raven Quay / Trousselot Park, Kaiapoi.

WAIMAKARIRI DISTRICT COUNCIL

HISTORIC HERITAGE ITEM RECORD FORM

2021 DISTRICT PLAN ITEM NUMBER	**HH005**
HERITAGE ITEM NAME	Kaiapoi War Memorial
ADDRESS	Memorial Reserve, Raven Quay, Kaiapoi

PHOTOGRAPH



(Dr A McEwan, 22 December 2018)

DISTRICT PLAN ITEM NO. (at time of assessment)	H035	**HNZ LIST NO. & CATEGORY**	3763 / 2
LEGAL DESCRIPTION	Pt Lot 12 DP 1280		
VALUATION NUMBER	2176180300		
DATE OF CONSTRUCTION	1921-22		
ARCHITECT / DESIGNER / BUILDER	William Trethewey (figure) & Daniel Berry (base), sculptors & stonemasons		
STYLE	Figurative obelisk		

PHYSICAL DESCRIPTION

Flared obelisk mounted on stepped base has cornice forming base on which is mounted the statue of a soldier in combat uniform. Figure faces south-east and bears a rifle with metal bayonet. Memorial tablets mounted on obelisk. Paved surround and garden setting.

MATERIALS / STRUCTURE

Carrara marble, Timaru bluestone, metal, concrete.

ADDITIONS / ALTERATIONS

Bayonet vandalised (1930) and later replaced. Addition of memorial panels at rear, north-west elevation (post-1945). Reserve redevelopment (2004).

SETTING

The Kaiapoi War Memorial stands on the river side of Raven Quay, close by its intersection with Williams Street and the traffic bridge over the Kaiapoi River. Paving in front of the memorial gives way to a grassed reserve with a backdrop of trees and shrubs along the river boundary of the site. The scheduled setting is the south-easterly portion of the land parcel on which the memorial and a number of other commemorative items are sited, including the Ramsay memorial sun dial (1937) and the wall of remembrance and South African War and World War II honour rolls (1987/2004).

HISTORY

Plans to erect a memorial hall in Kaiapoi to commemorate World War I were abandoned in 1919 in favour of a figurative work, which was unveiled by Major-General Sir Edward Chaytor on ANZAC Day in 1922. The soldier who had modelled for the realistic representation of a New Zealand 'digger' was present at the ceremony. Christchurch sculptor William Trethewey had been confirmed as the sculptor of the memorial in April 1920 and he exhibited a model of the statue at the Canterbury Art Society's annual exhibition in March 1921. The memorial was funded through public subscription, including a donation of £250 from the Kaiapoi Woollen Manufacturing Company in view of the 30-40 employees who had served in the war. In late 1934 there was some controversy about the redevelopment of the memorial site by the local Beautifying Association, which had removed some seating and the concrete around the memorial because it had cracked and broken. The association also removed the gun that had been mounted beside the memorial from the reserve at the same time. On 17 December 1937 a sun dial was erected in the memorial reserve in memory of Dr Maxwell Ramsay, who had been the president of the local RSA at the time of the war memorial's unveiling. In 2003 the band rotunda (1908) that had been moved to the Raven Quay site in 1913 was relocated to Trousselot Park across the river. The memorial continues to function as the focal point of local ANZAC Day commemorations.

HISTORIC AND SOCIAL SIGNIFICANCE

The Kaiapoi War Memorial has historic significance for its association with the local commemoration of World War I and the proliferation of ornamental war memorials that were erected throughout New Zealand in the 1920s. It is directly connected to the men, and their descendants, whose names are inscribed upon the monument. The names are ordered alphabetically and without rank at the request of the war memorial committee and in keeping with government policy of the day.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The Kaiapoi War Memorial has cultural significance as a place of community identity and historic continuity. The memorial has commemorative significance and remains the focus for local ANZAC Day commemorations.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The Kaiapoi War Memorial has high aesthetic significance as a major work by Christchurch sculptor and stonemason William Trethewey (1892-1956), who was then in partnership with fellow stonemason Daniel Berry. Although he has been described as largely self-taught, Trethewey studied at the Canterbury College School of Art under Frederick Gurnsey and with Joseph Ellis at the Wellington Technical College. Trethewey made his living as a monumental mason but is best known for his major sculptural works; including the statue of Margaret Cruickshank in Waimate (1923), the sculptural details on the Edmonds Clock Tower (1929), the Captain James Cook statue in Victoria Square (1932) and the Citizens' War Memorial in Cathedral Square (1933-37), all in Christchurch. The only major sculptor of World War I memorials in New Zealand who was born and bred in this country, Trethewey also created statuary for the Centennial Exhibition held in Wellington in 1939-40, of which only the sculptural group of Kupe Raiatea, his wife Te Aparangi and the tohunga Pekahourangi survives. Trethewey also designed the Dr Maxwell Ramsay memorial sun dial erected near the Kaiapoi War Memorial in 1937. Trethewey's Kaiapoi solider has been described by historian Jock Phillips as one of the 'most authentic monuments of diggers that we have [in New Zealand]'.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The Kaiapoi War Memorial has high craftsmanship significance for the quality of the figure, which was carved from Carrara marble especially imported for the commission. The detailed realism of the statue has been praised ever since the memorial was unveiled.

CONTEXTUAL SIGNIFICANCE

The Kaiapoi War Memorial has contextual significance as a local landmark and for its relationship with a number of other memorial structures in the immediate vicinity. The remembrance wall to the north-west of the war memorial encircles the circular footprint of the band rotunda that occupied the site from 1913 until 2003. The war memorial is also associated with the band rotunda (heritage item # H011) and World War II memorial flagpole across the river in Trousselot Park.

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

Although the memorial post-dates 1900, its site may have potential archaeological significance relating to its earlier use and development. DP 1280, dated October 1896, shows building footprints in the vicinity of the memorial site. The inscriptions on the memorial offer the potential to gain a further understanding of the impact of World War I on the people of Kaiapoi.

SUMMARY OF HERITAGE SIGNIFICANCE

The Kaiapoi War Memorial has high overall heritage significance to Kaiapoi and to the district of Waimakariri as a whole. The memorial has historical and social significance for its association with the local men who died serving in World War I and cultural significance given its commemorative purpose. The Kaiapoi War Memorial has high aesthetic significance for its design by noted New Zealand sculptor William Trethewey and high craftsmanship significance for the quality of its carving using Carrara marble. The Kaiapoi War Memorial has contextual significance as a local landmark and for its association with other memorials in the immediate vicinity. Its site may have potential archaeological values relating to its earlier use and development.

HERITAGE CATEGORY

A

REFERENCES

- *Press* 20 February 1908, p. 10; 25 September 1913, p. 9; 10 May 1920, p. 4; 30 March 1921, p. 6; 26 April 1921, p. 2; 9 February 1922, p. 3; 14 February 1922, p. 3; 17 March 1922, p. 6; 22 April 1922, p. 11; 26 April 1922, p. 5; 15 March 1928, p. 4; 30 May 1932, p. 13; 17 June 1937, p. 23; 6 August 1937, p. 12; 31 August 1937, p. 6; 18 December 1937, p. 8; 28 January 2016 (available online).
- *North Canterbury Gazette* 20 October 1933, p. 5; 30 October 1934, p. 5; 2 November 1934, p. 4; 6 November 1934, p. 4; 10 December 1937, p. 4.
- *Lyttelton Times* 7 November 1907, p. 2.
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- https://headstones.org.nz/news/2012-08-06/william-trethewey-founding-member-of-the-nzmmma
- *Kaiapoi Band Rotunda Conservation Plan 2003*; available online.

REPORT COMPLETED	4 February 2019
AUTHOR	Dr Ann McEwan / Heritage Consultancy Services



Extent of scheduling, including the garden setting of the memorial, as well as the Ramsay memorial sun dial, the wall of remembrance and South African War and World War II honour rolls, Raven Quay, Kaiapoi.


Parcel as whole with memorial close to pin.



Memorial Reserve during the 1923 floods. PF/B15 Kaiapoi District Historical Society Inc.



This photo is pre 1942 as the gun located between the statue and rotunda was given to the war effort for scrap in that year. PFA638. Kaiapoi District Historical Society Inc.

Source: Kaiapoi Band Rotunda Conservation Plan, 2002.

WAIMAKARIRI DISTRICT COUNCIL

HISTORIC HERITAGE ITEM RECORD FORM

2021 District Plan Item No.	**HH006**
HERITAGE ITEM NAME	Ohoka Farm homestead, former White residence
ADDRESS	21 Jacksons Road, Ohoka
PHOTOGRAPH	



(WDC)

DISTRICT PLAN ITEM NO. (at time of assessment)	H040	**HNZ LIST NO. & CATEGORY**	274 / 1
LEGAL DESCRIPTION	Lot 1 DP 81869		
VALUATION NUMBER	2174055200		
DATE OF CONSTRUCTION	c.1868-72?		
ARCHITECT / DESIGNER / BUILDER	Thomas Ayers & Sons, builders		
STYLE	Domestic Gothic Revival villa		

PHYSICAL DESCRIPTION

Two-storey dwelling with irregular additive footprint and gabled roof forms. Principal, north-facing elevation has cross-gabled bay with battlemented double-height bay window and boxed entrance porch. Wrought iron balustrading tops latter. Lancet arched door and window openings, decorative bargeboards and finials, double-hung sash windows and string course. Cusped fanlight over main entry, decorative lozenge in gable end. East-facing elevation is longer, combining cross-gabled bay with double height bay window and one-and-a-half storey service wing with gabled dormers and decorative bargeboards.

MATERIALS / STRUCTURE

Brick, stone or cement plaster, timber and slate roofing.

ADDITIONS / ALTERATIONS

Conservatory, veranda and two chimneys removed (date unknown). Garden development, including erection of brick walls and terracing (late 1970s/early 1980s).

SETTING

The house is accessed via a long driveway off the west side of Jacksons Road, north of its intersection with Tram Road. A historic stable (H039) is to the south-east of the homestead, slightly closer to the road. The extent of scheduling is limited to the immediate setting of the house, rather than the land parcel as a whole and notwithstanding the potential

archaeological values of the entire property. The historic stable has its own setting within the shared land parcel.

HISTORY

Josiah Senior Woodhouse, known as Joseph Senior White, was a North Canterbury merchant who developed a rural estate near Ohoka from c.1863. 'Bully' White (1834-1905) was born in Yorkshire, England, and lived in Canada and Australia before emigrating to New Zealand in the late 1850s. He opened his first Beehive store in Kaiapoi in 1858 and subsequently established a number of branches around North Canterbury. White retired to his rural property at Ohoka in the early 1870s and gifted additional land for Darnley Square in Kaiapoi to the borough in 1880; three years later his first wife Eva Elizabeth (c.1854-83) died at Ohoka Farm. White remarried and was survived by his second wife and two children when he died at Ohoka in 1905. The property was sold by White's estate in 1910 and, having passed through other hands, was subdivided to its current extent in 1999. It sustained some damage in the 2010/2011 Canterbury earthquakes but remains in private residential use.

HISTORICAL AND SOCIAL SIGNIFICANCE

The Ohoka Farm homestead has historical significance for its association with JS White, his commercial and farming successes and, more generally, the pastoral development of North Canterbury. The homestead represents a historic pattern whereby some successful businessmen developed rural estates in the Waimakariri district in the later 19th century, following in the footsteps of North Canterbury's early colonial runholders.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The Ohoka Farm homestead has cultural value as a demonstration of the way of life of its early owner/occupiers.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The Ohoka Farm homestead has architectural significance as a Domestic Gothic Revival style villa that may have been designed by JS White with reference to houses he had admired in Australia. The house includes distinct, lower-level service wings in which White is said to have lived before the main section of the house was completed.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The Ohoka Farm homestead has high technological and craftsmanship significance for its cavity brick construction by Thomas Ayers and his sons. Three generations of Ayers bricklayers made a notable contribution to the North Canterbury construction industry in the second half of the 19th century and the early 20th century. Bricks for the Ohoka homestead were fired on site and then laid with a cavity between them to facilitate moisture drainage. With the demolition of 'Chadwell' at Kaiapoi (1865-66) the Ohoka homestead is likely one of the earliest examples of cavity brick construction in New Zealand.

CONTEXTUAL SIGNIFICANCE

The Ohoka Farm homestead has contextual value for the contribution it makes to the historic character of its rural property and for its relationship with the estate's historic stable (H039). The former Ohoka Farm gatehouse, believed to have originally stood on Whites Road northeast of the homestead, was relocated to the Ohoka Domain in 2018.

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

As the house pre-dates 1900 its site has potential archaeological significance relating to the colonial development and use of the property.

SUMMARY OF HERITAGE SIGNIFICANCE

The Ohoka Farm homestead has high overall significance to Ohoka and the Waimakariri district as a whole. The dwelling has historical significance for its association with JS 'Bully' White and the business and farming success he enjoyed and cultural value as a demonstration of the way of life of its early residents. The Ohoka Farm homestead has architectural significance as a Domestic Gothic Revival style house said to have been designed by JS White and high technological and craftsmanship significance for its cavity brick construction and detailing by leading local bricklayers Thomas Ayers and Sons. The Ohoka Farm homestead has contextual value for the contribution it makes to the historic character of its rural setting and for its relationship with the historic stable on the property (H039). The site of the homestead and stable has potential archaeological significance in view of its mid-19th century development and use.

HERITAGE CATEGORY

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REFERENCES

- *Press* 1 September 1866, p. 2; 4 March 1871, p. 3; 6 March 1871, p. 1; 25 May 1901, p. 5; 22 April 1905, p. 12; 20 April 1907, p. 1; 13 March 1914, p. 12; 20 October 1993, p. 47; 7 June 1995, p. 43.
- *Star* 30 March 1883, p. 2.
- *Lyttelton Times* 7 April 1860, p. 5; 26 March 1867, p. 3; 9 April 1869, p. 4; 28 September 1870, p. 3; 7 October 1870, p. 1; 25 March 1874, p. 3; 22 April 1905, p. 7; 16 June 1905, p. 1.
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- S Eldred-Grigg 'The Aristocracy of the Plains' *Historic Buildings of New Zealand – South Island* F Porter (ed.), Auckland, 1983.
- GR Macdonald Dictionary of Canterbury Biographies, Canterbury Museum; available online.
- Archives New Zealand.
- G Thornton *The New Zealand Heritage of Farm Buildings* Auckland, 1986.

REPORT COMPLETED 3 April 2019

AUTHOR Dr Ann McEwan / Heritage Consultancy Services



Extent of scheduling, limited to immediate garden setting, Ohoka Farm homestead, 21 Jacksons Road, Ohoka.



Property as a whole with homestead marked by red star and stable with yellow star.



Homestead as built.

WAIMAKARIRI DISTRICT COUNCIL

HISTORIC HERITAGE ITEM RECORD FORM

2021 District Plan Item No.	**HH007**
HERITAGE ITEM NAME	Ohoka Farm stable
ADDRESS	21 Jacksons Road, Ohoka
PHOTOGRAPH	



(www)

DISTRICT PLAN ITEM NO. (at time of assessment)	H039	**HNZ LIST NO. & CATEGORY**	3347 / 2
LEGAL DESCRIPTION	Lot 1 DP 81869		
VALUATION NUMBER	2174055200		
DATE OF CONSTRUCTION	late 1860s?		
ARCHITECT / DESIGNER / BUILDER	Unknown		
STYLE	Agricultural vernacular		

PHYSICAL DESCRIPTION

One-and-a-half-storey agricultural building with L-shaped footprint and gabled roof forms. Main wing has dovecot mounted on ridge with bellcast spire roof and gabled 'dormers'. Barn doors and conventional doors; multi-pane casement windows. Cross-gable over loft bay on north-west elevation with sheltered entry at north and south corners formed by overhang of roof. Smaller, single-storey bay at northern end.

MATERIALS / STRUCTURE

Timber framing and weatherboard cladding, brick flooring, corrugated iron roofing.

ADDITIONS / ALTERATIONS

Shingle roof covered with corrugated iron (early 20th century?).

SETTING

The stable is accessed via a long driveway off the west side of Jacksons Road, north of its intersection with Tram Road. The Ohoka Farm homestead (H040) is to the north-west of the stable. The extent of scheduling is limited to the immediate setting of the stable, rather than the land parcel as a whole and notwithstanding the potential archaeological values of the entire property. The historic homestead has its own setting within the shared land parcel.

HISTORY

Josiah Senior Woodhouse, known as Joseph Senior White, was a North Canterbury merchant who developed a rural estate near Ohoka from c.1863. 'Bully' White (1834-1905) was born in Yorkshire, England, and lived in Canada and Australia before emigrating to New Zealand in the late 1850s. He opened his first Beehive store in Kaiapoi in 1858 and subsequently established a number of branches around North Canterbury. White retired to his rural property at Ohoka in the early 1870s and gifted additional land for Darnley Square in Kaiapoi to the borough in 1880; three years later his first wife Eva Elizabeth (c.1854-83) died at Ohoka Farm. A sale notice published in March 1874 itemised six draught mares and geldings and six colts and fillies amongst the livestock White then had on offer. White remarried and was survived by his second wife and two children when he died at Ohoka in 1905. The property was sold by White's estate in 1910 and, having passed through other hands, was subdivided to its current extent in 1999. In the past the stable has been used to house a donkey stud and retail activities. It retains a high level of authenticity.

HISTORICAL AND SOCIAL SIGNIFICANCE

The Ohoka Farm stable has historical significance for its association with JS White, his commercial and farming successes and, more generally, the pastoral development of North Canterbury. The stable is representative of a historic pattern whereby some successful businessmen developed rural estates, with all the outbuildings that entailed, in the Waimakariri district in the later 19th century, following in the footsteps of North Canterbury's early colonial runholders.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The Ohoka Farm stable has cultural value as a demonstration of the way of life of the staff who worked on White's estate and the animals they tended.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The Ohoka Farm stable has architectural significance as an agricultural vernacular building that was designed to be fit for purpose. The inclusion of a dovecote for pigeons is a distinctive, but not uncommon, feature in colonial stables such as the building at Ohoka Farm.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The Ohoka Farm stable has technological and craftsmanship value as a demonstration of mid-19th century construction methods and materials. Given that the stable was built in timber, rather than brick, it may well pre-date the homestead that was completed in 1872.

CONTEXTUAL SIGNIFICANCE

The Ohoka Farm stable has contextual value for the contribution it makes to the historic character of its rural property and for its relationship with the estate's historic homestead (H040). The former Ohoka Farm gatehouse, believed to have originally stood on Whites Road northeast of the homestead, was relocated to the Ohoka Domain in 2018.

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

As the stable pre-dates 1900 its site has potential archaeological significance relating to the colonial development and use of the property.

SUMMARY OF HERITAGE SIGNIFICANCE

The Ohoka Farm stable has overall significance to Ohoka and the Waimakariri district as a whole. The stable has historical significance for its association with JS 'Bully' White and the business and farming success he enjoyed and cultural value as a demonstration of the way of life of White's farm workers and the horses they tended. The Ohoka Farm stable has architectural significance as a well-preserved mid-19th century agricultural vernacular building and technological and craftsmanship value for its timber construction and detailing. The Ohoka Farm stable has contextual value for the contribution it makes to the historic character of its rural setting and for its relationship with the historic homestead on the same property (H040). The site of the stable and homestead has potential archaeological significance in view of its mid-19th century development and use.

HERITAGE CATEGORY

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REFERENCES

- *Press* 1 September 1866, p. 2; 4 March 1871, p. 3; 6 March 1871, p. 1; 25 May 1901, p. 5; 22 April 1905, p. 12; 20 April 1907, p. 1; 13 March 1914, p. 12; 20 October 1993, p. 47; 7 June 1995, p. 43.
- *Star* 30 March 1883, p. 2.
- *Lyttelton Times* 26 March 1867, p. 3; 9 April 1869, p. 4; 28 September 1870, p. 3; 7 October 1870, p. 1; 25 March 1874, p. 3; 22 April 1905, p. 7; 16 June 1905, p. 1.
- *Timaru Herald* 13 March 1889, p. 2.
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- *Cyclopedia of New Zealand - Canterbury Provincial District* Christchurch, 1903, available online.
- DN Hawkins *Beyond the Waimakariri: a regional history*, Christchurch, 201; available online.
- S Eldred-Grigg 'The Aristocracy of the Plains' *Historic Buildings of New Zealand – South Island* F Porter (ed.), Auckland, 1983.
- GR Macdonald Dictionary of Canterbury Biographies, Canterbury Museum; available online.
- Archives New Zealand.
- G Thornton *The New Zealand Heritage of Farm Buildings* Auckland, 1986.

REPORT COMPLETED 3 April 2019

AUTHOR Dr Ann McEwan / Heritage Consultancy Services



Extent of scheduling, limited to immediate setting, Ohoka Farm stable, 21 Jacksons Road, Ohoka.



Property as a whole with stable marked by yellow star and homestead with red star.

WAIMAKARIRI DISTRICT COUNCIL

HISTORIC HERITAGE ITEM RECORD FORM

2021 District Plan Item No.	**HH008**
HERITAGE ITEM NAME	Mount Thomas Station homestead, former Brown residence
ADDRESS	436 Birch Hill Road, Okuku
PHOTOGRAPH	



(www)

DISTRICT PLAN ITEM NO. (at time of assessment)	H042	**HNZ LIST NO. & CATEGORY**	3086 / 1
LEGAL DESCRIPTION	Part Lot 1 DP 26064		
SDC FILE NUMBER	2150003100		
DATE OF CONSTRUCTION	c.1859		
ARCHITECT / DESIGNER / BUILDER	JT Brown, owner/builder?		
STYLE	Colonial vernacular		

PHYSICAL DESCRIPTION

One-and-a-half storey dwelling with irregular rectangular footprint and gabled roof forms. Principal elevations face north and east. Seven gabled dormers set with casement windows light the first floor; ground floor has an additive plan with straight verandas carried on simple posts and grouped windows with multi-pane uppers. Corbelled chimneys; finials atop gable ends.

MATERIALS / STRUCTURE

Sundried brick, timber, concrete, tile roofing.

ADDITIONS / ALTERATIONS

Alterations and additions; including the partial enclosure of the veranda, addition of servants quarters and chapel (later removed), ground floor walls clad in weatherboards and shingle roof covered with corrugated iron (c.1890-1910). Refurbishment and restoration, including partial restitution of veranda (post-1985). Additions to south elevation (c.2000?).

SETTING

The homestead is set within a large rural property and is accessed via a 1.4 km driveway off the north side of Birch Hill Road, east of its intersection with Garrymere Road. The extent of scheduling is the immediate garden setting of the dwelling, rather than the land parcel as a

whole, and notwithstanding the potential archaeological values that may be present across the whole site.

HISTORY

John Thomas Brown, a surveyor from Norwich, England, emigrated to New Zealand in late 1851 with his wife Emily and the first four of their eight children. The family appear to have lived in Christchurch for the first eight years of their residence in New Zealand. JT Brown (1816-88) took up three runs at Mount Thomas during the 1850s, leasing the property to the Maude brothers (Thomas and Edmund) for a term of five years in 1855. By February 1860 Brown had taken over management of the sheep run and evidently moved in to the earth brick and timber homestead he had built on the property. Thomas Maude married Emily Brown, the Browns' eldest daughter, at Mount Thomas in 1861; their daughter Sybilla is better known as Nurse Maude, the founder of district nursing in New Zealand. JT Brown was involved in the hotel trade, was a steward and president of the Canterbury Jockey Club and he and his wife were benefactors of the Anglican church at Fernside (H126). The station was managed by the Browns' son Edward in the 1870s and early 1880s. When the run was freeholded in the 1890s the family chose not to buy the leasehold land and so retained only the freehold, which was subsequently sold or leased by Herbert Brown (1860-1928), the Brown's youngest son, who managed the property from 1886 until 1910 and lived at the homestead until his death in 1928. Brown junior and his wife Annie (nee Mannering, 1862-1941) developed one of Canterbury's best-known gardens during their tenure at Mount Thomas. The homestead property was largely subdivided to its current extent in 1967 and remained in the family until 1985. It remains in private residential use.

HISTORIC AND SOCIAL SIGNIFICANCE

The Mount Thomas Station homestead has high historic significance for its association with John Thomas and Emily Brown, their family and descendants and, more generally, the farming history of North Canterbury. The house is one of the oldest surviving colonial homesteads in Canterbury.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The Mount Thomas Station homestead has cultural value as a demonstration of the way of life of its early residents.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The Mount Thomas Station homestead has architectural significance as a colonial vernacular dwelling with vestigial Domestic Gothic Revival styling in the form and disposition of its gabled dormers. As John Thomas Brown built the family's first two houses in Christchurch in the 1850s it is assumed that he was also responsible for the construction of the homestead. Alterations and additions made to the homestead around the turn of the 20th century occurred during Herbert and Annie Brown's tenure of the property, likely commencing around the time of their marriage in 1891.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The Mount Thomas Station homestead has high technological and craftsmanship value for the evidence it provides of mid-19th century construction methods and materials. The use of sun dried bricks, also known as adobe, made from clay dug on the site, is particularly notable. Adobe was a more refined building method than the cob construction that was also used in the early colonial period. Norfolk, in which Norwich is located, is one of the counties in England that is known for its earth building tradition.

CONTEXTUAL SIGNIFICANCE

The Mount Thomas Station homestead has contextual value for the contribution it makes to the historic character of its rural property and for its relationship to St Matthew's Anglican Church at Fernside (1874/1881, H126), which was endowed by the Brown family.

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

As the homestead pre-dates 1900, its site has potential archaeological significance arising from the colonial development of the property.

SUMMARY OF HERITAGE SIGNIFICANCE

The Mount Thomas Station homestead has high overall heritage significance to Okuku and Waimakariri district as a whole. The homestead has high historical significance for its age and association with the Brown family and cultural value as a demonstration of the way of life of its early inhabitants. The Mount Thomas Station homestead has architectural significance as a colonial vernacular dwelling and high technological and craftsmanship significance for its mid-19th century construction methods and materials, including adobe bricks. The Mount Thomas Station homestead has contextual value for the contribution it makes to its rural setting and its site has potential archaeological significance given the property's pre-1900 development and use.

HERITAGE CATEGORY

A

REFERENCES

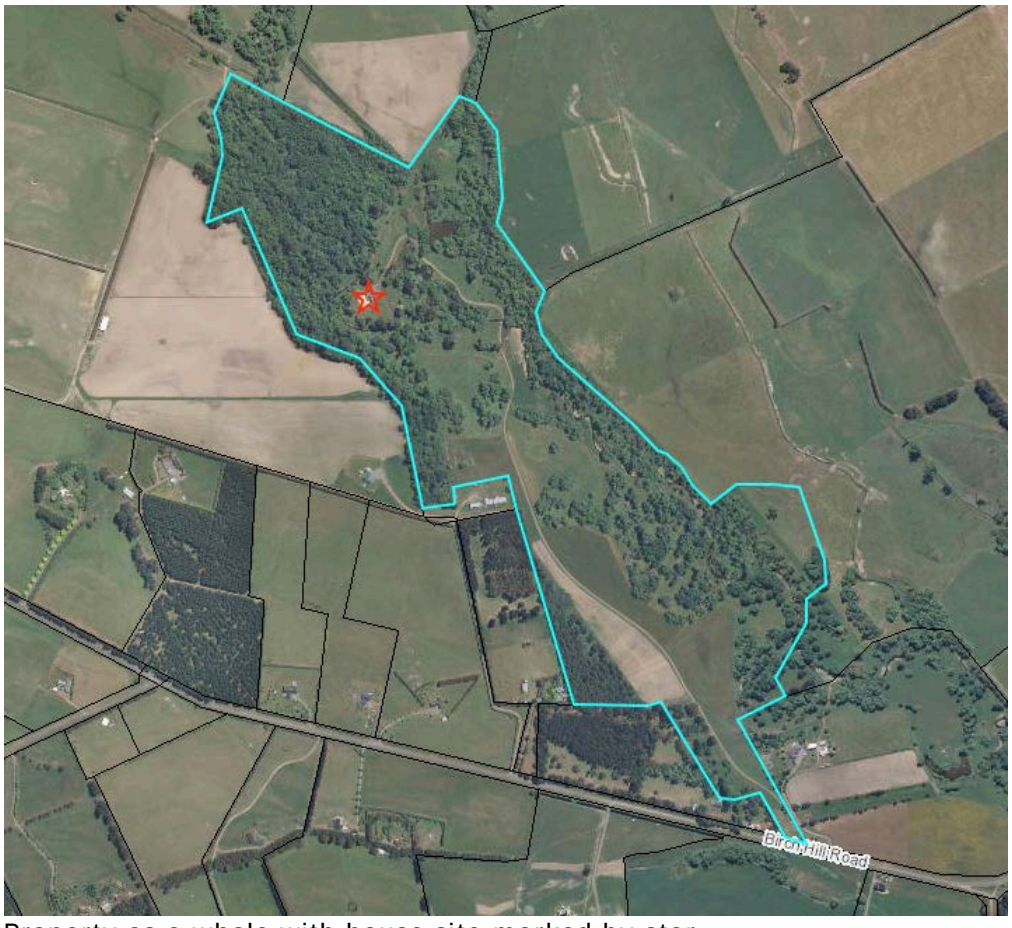
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REPORT COMPLETED 2 April 2019

AUTHOR Dr Ann McEwan / Heritage Consultancy Services



Extent of scheduling, limited to immediate garden setting, Mount Thomas Station homestead, 436 Birch Hill Road, Okuku.



Property as a whole with house site marked by star.



Homestead as built.



Homestead after turn of the 20th century ‘Tudorisation’, since removed.

WAIMAKARIRI DISTRICT COUNCIL

HISTORIC HERITAGE ITEM RECORD FORM

2021 District Plan Item No. **HH009**

HERITAGE ITEM NAME 'Ashley Farm', former Smith farmhouse

ADDRESS 269 West Belt, Rangiora

PHOTOGRAPH



(WDC)

DISTRICT PLAN ITEM NO. (at time of assessment) H046 **HNZ LIST NO. & CATEGORY** 1820 / 2

LEGAL DESCRIPTION Lot 2 DP 457748

VALUATION NUMBER 2165711501

DATE OF CONSTRUCTION mid-1860s

ARCHITECT / DESIGNER / BUILDER William Smith, owner/builder

STYLE Colonial vernacular

PHYSICAL DESCRIPTION

Two-storey dwelling with rectangular footprint and hipped roof. Straight, return veranda on all sides; lean-to at south-west corner. Principal, east-facing elevation has central entry flanked by French doors. Double-hung sash windows.

MATERIALS / STRUCTURE

Earth brick, timber, corrugated metal roofing.

ADDITIONS / ALTERATIONS

Original thatched roof covered (or replaced?) by corrugated iron (date unknown). South veranda renewed (c.2015).

SETTING

The dwelling is accessed via a driveway that comes off the west wide of West Belt, north of its intersection with Belmont Avenue. Taunton Place is to the south and west of the property. The extent of scheduling is the land parcel upon which the former farmhouse is located, partly in view of the potential archaeological values of the site.

HISTORY

William Smith (1812-93) emigrated from England to New Zealand with his wife and their three daughters aboard the *Roehampton* in March 1858. The Smiths were from Suffolk and, according to Hawkins, they initially lived at Fernside where William helped to build a cob house for Charles Torlesse. In the mid-1860s Smith acquired a number of rural sections north of Rangiora on which he ran a mixed farm and built a cob house for himself, his wife Mary Ann (or Matilda?, c.1811-97) and their children. Part of the Smith farm was later to become the site of the Rangiora racecourse (1886). In 1879 William Smith sold his stock and offered the majority of the farm to let; 'Ashley Farm' was advertised for mortgagee sale in early 1890. The farmhouse block was retained by the Smiths, however, until it was sold by Mary Ann after William's death in February 1893. Later in the same year the house and 12 acres of land were advertised to let. William White subsequently became the owner of the property. The house has passed through a number of other hands since the early 20th century and was subdivided to its current extent in 1994; it remains in residential use.

HISTORICAL AND SOCIAL SIGNIFICANCE

'Ashley Farm' has historical significance for its association with the Smith family, early settlers to the district, and the pastoral development of Rangiora district.

CULTURAL AND SPIRITUAL SIGNIFICANCE

'Ashley Farm' has cultural value as a demonstration of the way of life of its early owner/occupiers.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

'Ashley Farm' has architectural significance as a colonial vernacular dwelling with vestigial Georgian classical styling. The encircling veranda is both a defining feature of colonial domestic architecture and protective of the earth walls of the dwelling.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

'Ashley Farm' has high technological and craftsmanship significance for its earth brick construction and the evidence it provides of mid-Victorian building materials and methods. Suffolk is one of the counties in England that is known for its cob building tradition.

CONTEXTUAL SIGNIFICANCE

'Ashley Farm' has contextual significance for the contribution it makes to the historic character of its site and the visual evidence it provides, glimpsed from neighbouring properties in a modern suburban setting, of the colonial settlement of northern Rangiora. The dwelling is also related to the Mount Thomas Station homestead (H042) and Doyle's cob house at Loburn (HNZPT list entry # 1774) by virtue of their common earth construction.

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

As the former Smith farmhouse pre-dates 1900 its site has potential archaeological significance relating to both the construction of the farmhouse and the colonial use of the property.

SUMMARY OF HERITAGE SIGNIFICANCE

'Ashley Farm', the former Smith farmhouse, has high overall significance to Rangiora and the Waimakariri district as a whole. The dwelling has historical significance as a colonial farmhouse associated with an early settler family and cultural value as a demonstration of

the way of life of its early owner/occupiers. 'Ashley Farm' has architectural significance as a colonial vernacular dwelling with vestigial Georgian styling and high technological and craftsmanship significance for its mid-Victorian earth brick construction. 'Ashley Farm' has contextual significance for the contribution it makes to the historic character of its setting and its relationship to other colonial earth houses in the district; its site has potential archaeological significance in view of the property's colonial use and development.

HERITAGE CATEGORY

A

REFERENCES

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REPORT COMPLETED 29 March 2019

AUTHOR Dr Ann McEwan / Heritage Consultancy Services



Extent of scheduling, 'Ashley Farm', 269 West Belt, Rangiora.

WAIMAKARIRI DISTRICT COUNCIL

HISTORIC HERITAGE ITEM RECORD FORM

2021 District Plan Item No.	**HH010**
HERITAGE ITEM NAME	'Turvey House' (aka 'Ayerholme'), fmr Samuel and Sarah Ayers house
ADDRESS	208 King Street, Rangiora
PHOTOGRAPH	
(www)	
DISTRICT PLAN ITEM NO. (at time of assessment)	H047 **HNZ LIST NO. & CATEGORY** 3764 / 2
LEGAL DESCRIPTION	Lot 3 DP 82008
VALUATION NUMBER	2166119700
DATE OF CONSTRUCTION	1875
ARCHITECT / DESIGNER / BUILDER	Samuel Ayers, designer/builder
STYLE	Domestic Gothic Revival

PHYSICAL DESCRIPTION

One-and-a-half-storey dwelling with irregular rectangular footprint and gabled roof forms. Principal, west-facing elevation has bullnose veranda carried on timber posts with decorative cast iron frieze; terminated by gabled bay with boxed bay window. North elevation overlooking garden also has a boxed bay and features polychrome brickwork. Dog-tooth brickwork beneath the eaves, scalloped bargeboards and finials. Double-hung sash windows and corbelled chimneys.

MATERIALS / STRUCTURE

Brick, timber and corrugated metal roofing.

ADDITIONS / ALTERATIONS

Three-room wing and bay windows added, veranda roof and posts altered (between c.1882 and 1900). Conversion to two flats (1953). Returned to single-family home (1971). Strengthening and repairs (post 2011).

SETTING

The dwelling stands on the east side of King Street, south of its intersection with Blackett Street. The building is located at the south-west corner of the property and can be seen from the public domain behind boundary hedging. A brick cottage with constructional polychromy

is positioned on the neighbouring site directly to the north. The extent of scheduling is the land parcel as a whole, partly in view of the potential archaeological values of the property.

HISTORY

Thomas and Elizabeth Ayers from Turvey, Bedfordshire in England emigrated to New Zealand with their four eldest children in 1858. They settled at Woodend, joining Elizabeth's brothers James and George Gibbs, who were already resident there. Once established at Woodend Thomas (c.1817-86) resumed his trade as a bricklayer; he trained and was later joined in business by his sons. After eldest son Samuel's (1846-1939) marriage to Sarah Ann Judson (1857-1947) in 1875 he set up business on his own account in Rangiora. At the time of his 90th birthday it was reported in the *Press* that Samuel Ayers had 'opened up the north-western quarter' of Rangiora and 'built many of the houses in this area' (*Press* 11 September 1936, p. 18). Samuel Ayers served on the Rangiora Borough Council (1903-12) and vested Seddon and Ayers Streets with the council in 1908. He and Sarah Ann had nine children and there were also 28 grandchildren and five great-children in 1936. The Ayers family were active members of the Methodist church and Thomas and Elizabeth Ayers senior's home had been the venue for the first Methodist services at Woodend. In 1924 Samuel and Sarah's son Cecil (1881-1966), who was later Mayor of Rangiora (1929-31), subdivided a large parcel of land bordered by King Street, High Street and Railway Terrace (Blackett Street) and including the southern extension of Durham Street. The Ayers' house lot was subdivided to its current extent in 1972 and the house remains in private residential use. The property has been subject to a heritage covenant since 1996, received a Waimakariri District Council Landmarks plaque in 2003 and has remained in Ayers family ownership since it was built.

HISTORICAL AND SOCIAL SIGNIFICANCE

'Turvey House' has high historical significance for its association with Samuel and Sarah Ann Ayers, their family and descendants and, more generally, the colonial development of Rangiora. The continuous ownership of the house by members of the Ayers family enhances its historical significance.

CULTURAL AND SPIRITUAL SIGNIFICANCE

'Turvey House' has cultural value as a demonstration of the way of life of several generations of the same family over almost 150 years.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

'Turvey House' has architectural significance as a Domestic Gothic Revival style villa that is presumed to have been designed by Samuel Ayers. The style was popular in the 1870s and is typified by gabled roof forms, timber tracery detailing and the overall verticality of the exterior composition. The alterations and additions carried out in the late 19th century would likely also have been designed by Samuel Ayers.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

'Turvey House' has high technological and craftsmanship significance for its double-cavity brick construction by Samuel Ayers. Thomas Ayers and his sons Samuel and Thomas made a notable contribution to the North Canterbury construction industry in the second half of the 19th century. The hollow wall French bond construction method used by Samuel Ayers for his family home is an uncommon example of a method that fell out of favour in the late 19th century because of its poor resistance to damp.

CONTEXTUAL SIGNIFICANCE

'Turvey House' has contextual significance for the landmark contribution it makes to the historic character of Rangiora and in relation to other buildings built by the Ayers family,

including Ohoka homestead (H040) and the former Thomas Ayers junior house in Woodend (H087).

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

As the house pre-dates 1900 its site has potential archaeological significance relating to the colonial development and use of the property.

SUMMARY OF HERITAGE SIGNIFICANCE

'Turvey House' (aka 'Ayerholme'), the former Samuel and Sarah Ayers house, has high overall significance to Rangiora and the Waimakariri district as a whole. The dwelling has high historical significance for its association with Samuel and Sarah Ann Ayers, their family and descendants and cultural value as a demonstration of the way of life of multiple generations of the same family. 'Turvey House' has architectural significance as a Domestic Gothic Revival style villa designed by its builder and high technological and craftsmanship significance for its double-cavity brick construction and detailing. 'Turvey House' has contextual significance as a local landmark and its site has potential archaeological significance in view of the dwelling's age.

HERITAGE CATEGORY

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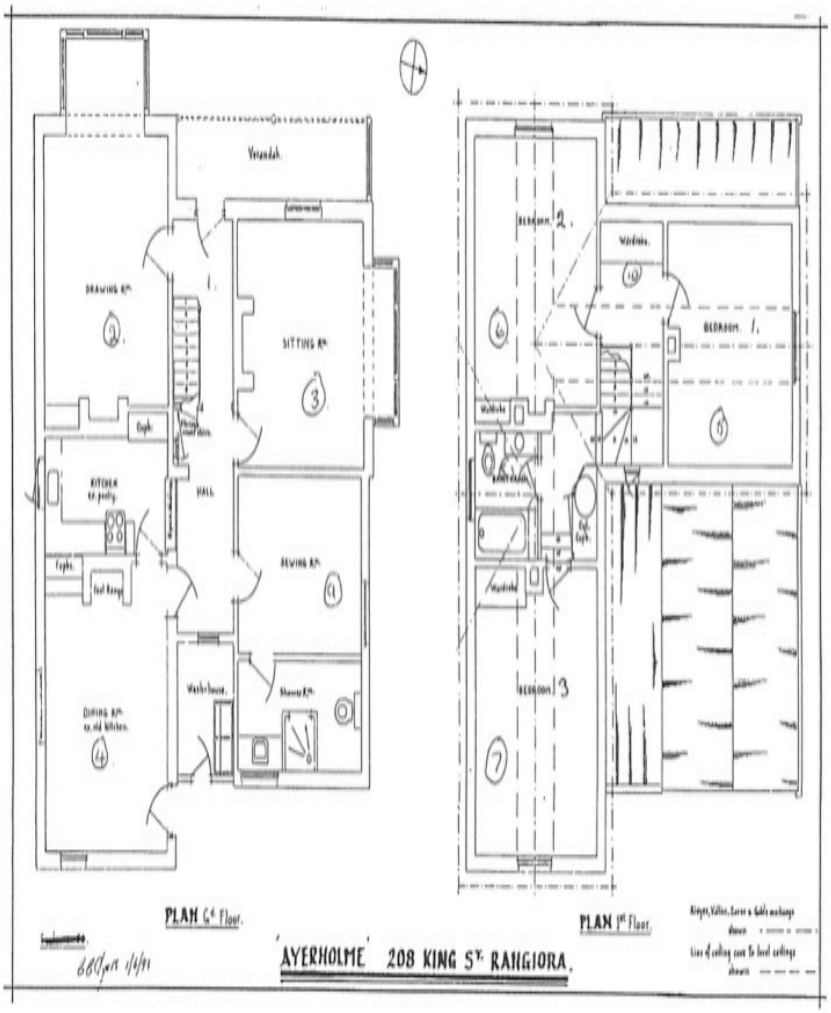
REPORT COMPLETED 15 March 2019

AUTHOR Dr Ann McEwan / Heritage Consultancy Services



Extent of scheduling, ‘Turvey House’, 208 King Street, Rangiora.


‘Turvey House’ in c.1882; HNZPT.


Verandah
DRAWING RM.
SITTING RM.
HALL
KITCHEN
DINING RM.
BEDROOM 2.
WARDRE.
BEDROOM 1.
BEDROOM 3
PLAN G.F. Floor.
PLAN 1st Floor.
'AYERHOLME' 208 KING ST. RANGIORA.

WAIMAKARIRI DISTRICT COUNCIL

HISTORIC HERITAGE ITEM RECORD FORM

2021 District Plan Item No.	**HH011**
HERITAGE ITEM NAME	Coronation Gates, South African War Memorial Sundial & Band Rotunda
ADDRESS	Victoria Park, 123-129 Percival Street, Rangiora

PHOTOGRAPH



(Dr A McEwan, 11 October 2018)

DISTRICT PLAN ITEM NO. (at time of assessment)	H048	**HNZ LIST NO. & CATEGORY**	3765 / 2
LEGAL DESCRIPTION	Lot 6 DP 12852, Lots 88-91 & Pt Lot 87 DP 1691		
VALUATION NUMBER	2166107200		
DATE OF CONSTRUCTION	1902 + 1906		
ARCHITECT / DESIGNER / BUILDER	William Wadey, builder (gates); Thomas Keir, designer; Messrs Wadey & Efford, builders (band rotunda)		
STYLE	Ornamental gates, horizontal sundial, rotunda		

PHYSICAL DESCRIPTION

Ornamental gates with central vehicle entry and pedestrian side gates. Gate posts with decorative toppers, curved double picket fences framing gates. Stone plinth mounted on stepped concrete base supports horizontal sundial with ornamental gnomon. Single-storey octagonal pavilion with circular footprint and single flight of steps. X-pattern balustrading, cast iron lacework frieze and veranda brackets, decorative finial atop roof.

MATERIALS / STRUCTURE

Timber; stone, concrete & metal; timber, corrugated metal, cast iron, concrete.

ADDITIONS / ALTERATIONS

Rotunda lit by gas (May 1907). Conversion of lamp to sundial and relocation within park (date unknown).

SETTING

The three historic items are centrally located within Victoria Park and arranged in a line running perpendicular to Percival Street. The park is bordered to the east by Percival Street and to the south by Queen Street. The town centre is to the north of the park, with the civic centre located over the northern boundary. The scheduled setting is the land parcel as a whole in view of the relationship of the entrance gates, sundial and band rotunda to one another and to the overall park setting.

HISTORY

Victoria Square (later Park) was developed by the Rangiora Borough Council in the early 20th century to mark the diamond jubilee of Queen Victoria in 1897. The council had resolved to raise a loan to purchase land for a public park and swimming baths in May 1897, but delays caused by the process of land acquisition from the Percival estate meant that the baths were postponed and the park was not developed until 1902. Entrance gates and a lamp in honour of the coronation of Edward VII were erected in that year and a band rotunda within the park was officially opened on 24 January 1907. The coronation lamp was inscribed with the names of Sergeant Harry Rule (died 1901) and Trooper James Sansom (1870-1900), who died serving in the South African War; it was later converted in to a sundial and installed within the grounds of the park. The Rangiora Brass Band (est. 1865) performed at the opening of the rotunda, which had been designed by borough councillor Thomas Keir. Victoria Park is still the town's principal urban park.

HISTORIC AND SOCIAL SIGNIFICANCE

The Coronation Gates, South African War Memorial Sundial & Band Rotunda have high historic and social significance for their association with the town's history of civic improvements, local efforts to commemorate Queen Victoria's jubilee and the coronation of Edward VII, and the Rangiora Brass Band. The sundial has added historic significance as the only South African war memorial in Waimakariri district.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The Coronation Gates, South African War Memorial Sundial & Band Rotunda have cultural significance as historic features within place of community identity and historic continuity. Both the gates and sundial have commemorative value, as does the park as a whole in relation to the jubilee of Queen Victoria.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The Rangiora Band Rotunda has architectural and aesthetic significance as the design of local contractor and politician Thomas Keir. Keir (1837-1910) was born in Scotland and emigrated to New Zealand in 1864. After two years working as a carpenter in Christchurch he settled in Rangiora, where he was a builder and contractor in partnership with Hugh Boyd for some 40 years. When Keir designed the Rangiora band rotunda he was a councillor of the Rangiora Borough Council, having served as Mayor in 1896-97 and 1905-6. The Kaiapoi Band Rotunda (heritage item H011) was erected to the same design in 1908. The Coronation Gates and South African War Memorial Sundial have aesthetic value as Edwardian garden 'furniture' that is typical of the period. The designer of both items is currently unknown.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The Rangiora Band Rotunda has craftsmanship value for its construction and detailing by local builders Wadey and Efford. The firm was also responsible for erecting the Catholic convent in Rangiora in 1907. William Wadey (c.1852-1904) also constructed the coronation gates; the maker of the lamp stand, from which the sundial was created, is currently unknown.

CONTEXTUAL SIGNIFICANCE

The Coronation Gates, South African War Memorial Sundial & Band Rotunda have high contextual significance as interrelated historic features within Rangiora's principal urban park. The axial alignment of the entrance gates, sundial and rotunda enhances the relationship between all three historic features; the rotunda is also related, by virtue of its age and design history, to the Kaiapoi Band Rotunda (heritage item H011).

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

Although Victoria Park was developed in the early 20th century its site may have potential archaeological values arising from its earlier use and development. The land on which the park was developed was previously held by Sir Westby Percival (aka Perceval, 1854-1928), whose family had settled at Rangiora in the early 1860s and who became an MP and agent general for New Zealand in London. Percival left New Zealand in late 1891 and only returned for a single visit one, in 1901. In that year he placed on the market a number of town sections in Rangiora (see DP 1691 dated May 1901), including those on which Victoria Park was soon to be developed.

SUMMARY OF HERITAGE SIGNIFICANCE

The Coronation Gates, South African War Memorial Sundial & Band Rotunda have high overall heritage significance to Rangiora and to the district of Waimakariri as a whole. The gates, sundial and rotunda have high historical and social significance for their association with the town's history of civic improvements and the gates and sundial have cultural significance as commemorative features within a place of community identity and historic continuity. The Rangiora Band Rotunda has architectural and aesthetic significance for its design by Thomas Keir and craftsmanship value for the quality of its construction and detailing by a local building firm. The gates and sundial have aesthetic and craftsmanship values as typical Edwardian garden furniture. The Coronation Gates, South African War Memorial Sundial & Band Rotunda have high contextual significance as historic features with an important civic space and the rotunda has added significance for its relationship with the Kaiapoi Band Rotunda, which copied its design.

HERITAGE CATEGORY

A

REFERENCES

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- *Lyttelton Times* 21 June 1902, p. 8; 24 June 1902, p. 7; 18 August 1902, p. 6; 25 August 1902, p. 4; 15 September 1902, p. 3; 8 December 1902, p. 6.
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- Online Cenotaph, Auckland War Memorial Museum.

REPORT COMPLETED	8 February 2019
AUTHOR	Dr Ann McEwan / Heritage Consultancy Services



Extent of scheduling, rotunda is marked by pin, 123-129 Percival Street, Rangiora.



Detail of park aerial showing (left to right) the band rotunda, sundial centred on the path within the garden beds, and the outline of the curved approach to the entrance gates.


Band rotunda, gates and lamp. Kete Waimakariri, Rangiora Museum.

WAIMAKARIRI DISTRICT COUNCIL

HISTORIC HERITAGE ITEM RECORD FORM

2021 District Plan Item No.	**HH012**
HERITAGE ITEM NAME	'Brooklands', Leech homestead
ADDRESS	521 Rangiora Woodend Road, Rangiora
PHOTOGRAPH	



(www)

DISTRICT PLAN ITEM NO. (at time of assessment)	H051	**HNZ LIST NO. & CATEGORY**	1822 / 2
LEGAL DESCRIPTION	Lot 1 DP 80275		
VALUATION NUMBER	2159148300		
DATE OF CONSTRUCTION	1878?		
ARCHITECT / DESIGNER / BUILDER	Unknown (BW Mountfort, architect?)		
STYLE	Domestic Gothic Revival		

PHYSICAL DESCRIPTION

Two-storey dwelling with rectangular footprint and gabled roof forms. Principal, north-facing elevation has largely symmetrical composition with gabled end bays flanking a concave veranda with trellised posts and twin gabled dormers above. Arch-headed windows on first floor, gabled end bays have a faceted bay window and Chicago window. Shed dormers on east and west elevations. Double-hung sash windows, decorative bargeboards and finials.

MATERIALS / STRUCTURE

Timber framing and weatherboards, brick and corrugated metal roofing.

ADDITIONS / ALTERATIONS

Alterations; including shed dormers and finials? (Heathcote Helmore, architect; pre-1965).

SETTING

'Brooklands' stands on the south side of Rangiora Woodend Road, directly opposite its intersection with Kippenberger Avenue and Golf Links Road and east of Rangiora township. The house is set back from the road, within a mature garden, and is largely screened from view. The extent of scheduling is limited to the immediate garden setting of the house, rather than the land parcel as a whole, notwithstanding the potential archaeological values of the property.

HISTORY

'Brooklands' was built by George John Leech (1821-1902), who had emigrated from England with his wife Ann aboard the last of the Canterbury Association ships in 1853. They immediately settled on land at Rangiora and, after working as a banker in England, Leech took up farming and, later, flour and flax milling. The initial funding for the farm had been provided by Leech's brother-in-law William Brooks, after whom the farm was named. The property was offered for let by Leech in January 1868 for an unspecified period of time; an eight-room house was then on the property, presumably the house opposite Smarts Road that is mentioned by Hawkins. In 1875 Leech purchased from Brooks those parcels that had not already been sold by the latter and in c.1878 the Leech family moved into a new house opposite the mill. Leech was predeceased by his wife Ann (c.1823-85) and survived by seven children; he had been a keen supporter of Rangiora High School and active in the Anglican church. The property was subdivided to its current extent in 1999 and remains in Leech family ownership today.

HISTORIC AND SOCIAL SIGNIFICANCE

'Brooklands' has high historic significance for its association with GJ Leech, a pioneer settler, farmer and miller, his wife Ann, their family and descendants. According to Hawkins, 'Brooklands' was Rangiora's 'first freehold farm' and one of the district's larger farms in the later 1860s and early 1870s. GJ Leech has been described as the patriarch of colonial Rangiora, he was known as 'Waikoruru' by local Maori, and his diary provides an important record of settler life in North Canterbury.

CULTURAL AND SPIRITUAL SIGNIFICANCE

'Brooklands' has cultural value as it demonstrates the way of life of its early owner-occupiers.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

'Brooklands' has architectural significance as a Domestic Gothic Revival style homestead that retains a good level of authenticity. The design of the house suggests the input of an architect, perhaps Benjamin Mountfort, who GJ Leech would have met through St John's Anglican Church in Rangiora, or one of his contemporaries such as Samuel Farr or Frederick Strouts. Alterations were undertaken by noted Christchurch architect Heathcote Helmore in the early 1960s.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

'Brooklands' has technological and craftsmanship value for the evidence it provides of Victorian construction methods and materials. Two small cusped lancet windows from the first Anglican church in Rangiora light the staircase.

CONTEXTUAL SIGNIFICANCE

'Brooklands' has contextual value as a local feature that contributes to the historic character of its rural setting and the environs of Rangiora.

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

As the dwelling pre-dates 1900, its site has potential archaeological significance.

SUMMARY OF HERITAGE SIGNIFICANCE

'Brooklands', the Leech homestead, has high overall heritage significance to Rangiora and the Waimakariri district. The house has high historic significance for its association with the Leech

family for almost 150 years and cultural value as a demonstration of the way of life of its early owners and occupants. 'Brooklands' has architectural significance as a well-preserved Domestic Gothic Revival style homestead and technological and craftsmanship value for its mid-Victorian timber construction and detailing. 'Brooklands' has contextual value as a local historic feature and its site has potential archaeological significance given the development of the property since the 1850s.

HERITAGE CATEGORY

A

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REPORT COMPLETED 21 March 2019

AUTHOR Dr Ann McEwan / Heritage Consultancy Services



Extent of scheduling, limited to the immediate garden setting, 'Brooklands', 521 Rangiora Woodend Road, Rangiora.



Land parcel as a whole with house marked by star.


'Brooklands' before the mid-20th century alterations designed by Heathcote Helmore.

WAIMAKARIRI DISTRICT COUNCIL

HISTORIC HERITAGE ITEM RECORD FORM

2021 District Plan Item No.	**HH013**
HERITAGE ITEM NAME	Rangiora Borough Council Substation
ADDRESS	131B Percival Street, Rangiora
PHOTOGRAPH	



(Dr A McEwan, 22 December 2018)

DISTRICT PLAN ITEM NO. (at time of assessment)	New	**HNZ LIST NO. & CATEGORY**	n / a
LEGAL DESCRIPTION	Lot 5 DP 12852		
VALUATION NUMBER	2166107301		
DATE OF CONSTRUCTION	1932		
ARCHITECT / DESIGNER / BUILDER	HH Matthews, RBC electrical engineer; Messrs Wadey & Efford, contractors		
STYLE	Neoclassical		

PHYSICAL DESCRIPTION

Single-storey building with rectangular footprint and concealed, gabled roof. Principal, east-facing elevation is symmetrical with blind arches flanking a double-door entry beneath an extended parapet featuring recessed panels with the name of the council in relief. Arch over entry supported on consoles; date of the building in relief set within the arch. Cornice bears the words ‘Sub Station’ in relief. Skylights in north-facing roof slope.

MATERIALS / STRUCTURE

Reinforced concrete, corrugated metal.

ADDITIONS / ALTERATIONS

Façade windows boarded over (date unknown).

SETTING

The building stands on the west side of Percival Street, south of its intersection with High Street and immediately adjacent to Victoria Park to the south. The town centre is to the north of the site and the setting is a mix of commercial and civic structures and amenities. The extent of scheduling is the land parcel on which the building is located.

HISTORY

The Rangiora Borough Council ran its own electricity department from 1919 and, not wishing to forgo this profitable enterprise, erected a number of substations in the town independently of the North Canterbury Electric Power Board. The borough substation in Percival Street superseded an earlier one built by the council in Good Street. It distributed power generated at Lake Coleridge. The substation 'for its size is considered to be one of the most up-to-date in New Zealand', according to a news report of December 1934. It remains in use today.

HISTORICAL AND SOCIAL SIGNIFICANCE

The Rangiora Borough Council substation has historical and social significance for its association with the provision of electricity supply to Rangiora since 1932 and, more generally, the development of modern infrastructure in the township during the inter-war period.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The Rangiora Borough Council substation has cultural value as a symbol of the impact that electricity supply to Rangiora homes and businesses had upon the lives of the town's residents and visitors.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The Rangiora Borough Council substation has architectural significance as a Neoclassical style building that is comparable in form and detailing to the heritage substations erected by the Municipal Electricity Department in Christchurch between the world wars. Restrained classical styling was combined with modern electrical technology to create the appearance of an impregnable 'Temple to Electricity' (CCC heritage booklet). Harold Matthews was appointed electrical engineer to the borough in May 1928 and he held the position through the 1930s. Matthews (1884-1969) was born and trained in Invercargill and became an associate member of the Institute of Mechanical Engineers (UK) in 1926 and the Institute of Electrical Engineers (UK) in 1928.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The Rangiora Borough Council Substation has technological and craftsmanship value for its concrete construction and classical detailing by local builders Wadey and Efford. The firm, which was run by William Efford junior (1877-1960) from 1910, was also responsible for erecting the coronation gates (H048, 1902) and band rotunda (H048, 1906) in Victoria Park, the Woodend Methodist Church (H085, 1910-11), the Sefton Library (1923) and St Barnabas's Anglican Church at Woodend (H086, 1932-33).

CONTEXTUAL SIGNIFICANCE

The Rangiora Borough Council Substation has contextual significance as a local historic feature and for its relationship with a number of contemporary Rangiora Borough Council substations, including those in Good Street, Blackett Street and High Street to the west of the Plough Hotel. It is also associated with Victoria Park and Rangiora's governmental precinct.

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

Although the building post-dates 1900, its site may have potential archaeological value given its location on the periphery of the town centre.

SUMMARY OF HERITAGE SIGNIFICANCE

The Rangiora Borough Council Substation has overall heritage significance to Rangiora and the district of Waimakariri as a whole. The building has historical and social significance for its

association with the provision of electricity to Rangiora homes and businesses since 1932 and cultural value as a symbol of the impact electricity supply had upon the lives of the town's residents and visitors. The Rangiora Borough Council Substation has architectural significance as a Neoclassical temple style design by electrical engineer HH Matthews and technological and craftsmanship value for its reinforced concrete construction and classical detailing by local contractors Wadey and Efford. The Rangiora Borough Council Substation has contextual significance as a local historic feature on the edge of the town centre; its site may have potential archaeological value in view of the building's location.

HERITAGE CATEGORY

B

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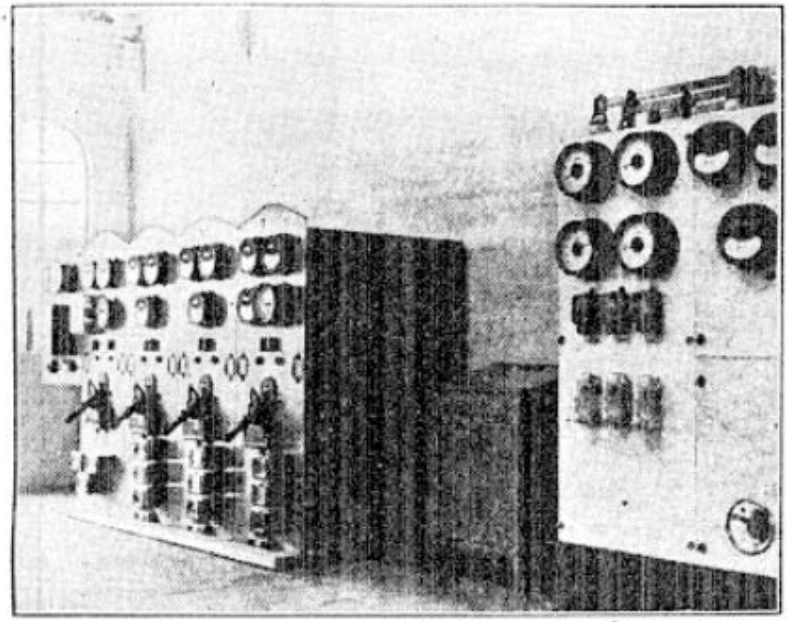
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REPORT COMPLETED 31 July 2019

AUTHOR Dr Ann McEwan / Heritage Consultancy Services



Extent of setting, 131B Percival Street, Rangiora.



ELECTRICAL SUB-STATION AT RANGIORA.—A section of the switchboard at the Rangiora Borough Council's new sub-station, which is now nearing completion.

Press 30 November 1932, p. 13.

WAIMAKARIRI DISTRICT COUNCIL

HISTORIC HERITAGE ITEM RECORD FORM

2021 District Plan Item No.	**HH014**
HERITAGE ITEM NAME	Anglican Church of St John the Baptist
ADDRESS	351 High Street, Rangiora
PHOTOGRAPH	



(Dr A McEwan, 22 December 2018)

DISTRICT PLAN ITEM NO. (at time of assessment)	H052	**HNZ LIST NO. & CATEGORY**	1823 / 2
LEGAL DESCRIPTION	Lot 5 DP 11217		
VALUATION NUMBER	2165358800		
DATE OF CONSTRUCTION	1875-76 + 1882		
ARCHITECT / DESIGNER / BUILDER	BW Mountfort, architect; JJ Robinson (first stage) and Messrs Pollock & Thompson (second stage), builders		
STYLE	Gothic Revival		

PHYSICAL DESCRIPTION

One-and-a-half-storey church with an irregular rectangular footprint and gabled roof forms. Lower walls are plastered concrete with chamfered edges at door openings. Height of concrete varies according to disposition of doors and windows. Apsidal sanctuary and cross-gabled transepts; dormers windows light the nave. Entrance at west end of north elevation has lean-to porch roof. Cusped lancet arched windows, circular rose window in eastern transepts, shingled gable ends. Stained glass and diamond-pattern quarry glass. Gabled porch at west end of southern elevation.

MATERIALS / STRUCTURE

Mass concrete foundations and lower walls, Oamaru stone corners, timber frame and board and batten cladding above, tile roofing.

ADDITIONS / ALTERATIONS

World War I memorial erected in church grounds (1920). Jubilee memorial plaque installed in church grounds (1935). Church reroofed with iron (1901) and tiles (1990). Infill of west end door opening with patterned concrete block (date unknown). Refurbished (2007-8).

SETTING

The church is located on the south side of High Street and is bordered to the east by Church Street. The Sunday School and parish hall are located to the south of the church. A modern

gabled lychgate provides entry to the church grounds from High Street and a memorial cross is mounted close to the west end of the church. A low concrete fence marks the street front boundaries of the property. The extent of setting is the land parcel on which the church, and part of the Sunday School, is located.

HISTORY

After meeting in a chapel-schoolroom since June 1856, Rangiora's Anglicans erected a church on a site gifted by Ingram Shrimpton in 1859-60. St John the Baptist was consecrated on 12 April 1860; the Rev Benjamin Dudley (1805-92) was installed as the curate of the parish of Rangiora at the same time. Dudley oversaw the church building programme and generously endowed the parish even after his retirement in 1887. The church was extended in 1864 and ten years later the parishioners decided to enlarge the building according to plans prepared once again by diocesan architect BW Mountfort. The extensions were nearing completion by May 1876 and comprised the chancel and transepts; in 1882 the nave and aisles were completed. The original building was then dismantled and removed and the new church consecrated on 12 October 1882. A planned tower and steeple were never built due to a shortage of funds and the organ console was not raised until the late 20th century. A free-standing belfry was erected in 1879, the same year in which the organ was installed and a concrete Sunday School was built behind the church. A parish hall was added to the Sunday School in 1923. A new vicarage replaced the early 1870s parsonage in 1958. The church was subject to a conservation report in 2002 and was refurbished in 2007-8. It remains in use by the church congregation.

HISTORICAL AND SOCIAL SIGNIFICANCE

The Anglican Church of St John the Baptist has high historical and social significance for its association with the Anglican community of Rangiora since 1860. The staged building programme of St John's reflects the efforts of the local community to build a church of the size the congregation required as funds permitted, as well as the growth and development of the Anglican church in Canterbury in the latter half of the 19th century.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The Anglican Church of St John the Baptist has cultural and spiritual significance as a place of Anglican worship and fellowship and for the commemorative value of a number of the fittings and furnishings within it; including memorial windows dedicated to the Dudley family, George and Ann Leech, and parishioners who died serving in World War II.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The Anglican Church of St John the Baptist has high architectural significance as the work of preeminent Canterbury architect Benjamin Mountfort (1825-98), who trained and practised in London before emigrating to New Zealand with his family in 1850. Mountfort designed churches and vicarages for the Anglican diocese throughout his career and was also responsible for the Canterbury Provincial Council buildings (1858-65), and early buildings for Canterbury Museum (from 1869) and Canterbury University College (1877/1882, Christchurch Arts Centre). He was an ardent proponent of the Gothic Revival style and 'by the 1880s was recognised as New Zealand's foremost church architect' (Lochhead, NZDB entry – see below). Mountfort was a member of the Anglican church, a leader in the profession, and is credited with playing a key role in establishing the architectural character of Christchurch. He was in partnership with his brother-in-law Isaac Luck from 1857 until 1864, during which time he designed the first Church of St John the Baptist and its 1864 extension. Mountfort also designed St John's first parsonage in 1872-73 (demolished 1958).

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The Anglican Church of St John the Baptist has high technological and craftsmanship significance for its Victorian composite construction and Gothic Revival detailing. The

monolithic concrete base of the church demonstrates Mountfort's interest in innovative construction methods. Local builders JJ Robinson and Messrs Pollock and Thompson were responsible for the staged construction of the new church. Stained glass windows of note in the building include those made by Lavers, Barraud & Westlake of London (*The Good Shepherd with St John the Baptist*, designed by BW Mountfort, 1883) and James Powell & Sons of Whitefriars, England (Leech memorial window, 1963-64).

CONTEXTUAL SIGNIFICANCE

The Anglican Church of St John the Baptist has high contextual significance as a landmark historic feature in Rangiora and for its relationship with other built elements within the church precinct, including the Sunday School & Parish Hall and the parish's World War I memorial. When it opened in 1860 the Church of St John was some distance from the rest of the Rangiora settlement, its location today on the edge of the town centre a reminder of Rangiora's early colonial development.

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

As the church pre-dates 1900 its site has potential archaeological significance relating to colonial development and use of the church property.

SUMMARY OF HERITAGE SIGNIFICANCE

The Anglican Church of St John the Baptist has high overall heritage significance to Rangiora and Waimakariri district as a whole. The church has high historic and social significance for its association with the Anglican community of Rangiora since 1860 and cultural and spiritual significance as a place of Anglican worship and fellowship. The Anglican Church of St John the Baptist has high architectural significance as a Gothic Revival style structure designed by leading New Zealand architect BW Mountfort and high technological and craftsmanship significance for its Victorian construction and detailing. The Anglican Church of St John the Baptist has high contextual significance as a historic landmark in Rangiora and for its relationship with other structures within the church precinct. The church property has potential archaeological significance in view of the site's pre-1900 development and use.

HERITAGE CATEGORY

A

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REPORT COMPLETED 2 April 2019

AUTHOR Dr Ann McEwan / Heritage Consultancy Services



Extent of setting, Anglican Church of St John the Baptist, 351 High Street, Rangiora.

WAIMAKARIRI DISTRICT COUNCIL

HISTORIC HERITAGE ITEM RECORD FORM

2021 District Plan Item No.	**HH015**
HERITAGE ITEM NAME	former Anglican Church of St Simon & St Jude / Ashley Community Church
ADDRESS	39 Canterbury Street, Ashley
PHOTOGRAPH	 (WDC)
DISTRICT PLAN ITEM NO. (at time of assessment)	H053 **HNZ LIST NO. & CATEGORY** 5433 / 2
LEGAL DESCRIPTION	Part RS 2777
VALUATION NUMBER	2144003300
DATE OF CONSTRUCTION	1870-71
ARCHITECT / DESIGNER / BUILDER	Benjamin Mountfort, architect; G & E Price, builders
STYLE	Colonial Gothic Revival

PHYSICAL DESCRIPTION

Single-storey church with rectangular footprint and gabled roof forms. Gabled vestry on north elevation and entrance porch on south. Triple lancet window with Perpendicular tracery lights sanctuary at east end. Baptistery at west end has a cross-gabled roof and is lit by narrow cusped lancet arched windows. String course below windows, diagonal timber braces buttress the nave walls. Stained glass windows in sanctuary and at west end, nave windows are square-headed.

MATERIALS / STRUCTURE

Concrete foundations, timber frame and weatherboard cladding, corrugated metal roofing.

ADDITIONS / ALTERATIONS

Baptistery/nave and entrance porch additions (BW Mountfort, architect; Messrs Burnett & Rule, contractors, 1884). Shingle roof replaced with corrugated iron (post-1920). Nave windows removed and later replaced (c.1966/1973). Concrete foundations installed (1973). External protective glazing installed over stained glass windows (2006). Buttress repairs and new internal doors (2007).

SETTING

The church is located on the north side of Canterbury Street, just west of its intersection with Auckland Street. A sign and entrance gates mark the entry to the site, which is bordered by mature trees. The extent of setting is the land parcel on which the church is located.

HISTORY

The settlement of Ashley was surveyed in 1870 by Charles Pemberton, who also gifted a site for an Anglican church. The foundation stone of the Church of St Simon and St Jude was laid on 28 October 1870 and the church was consecrated on 29 June 1871 by Bishop Harper. Hawkins states that the church was the first to be built in the new parish of Fernside, whose chief benefactors were the Browns of Mount Thomas Station. Priests from Woodend and Rangiora also supplied the church, including CH Gosset from 1887-91 out of the Woodend parish. The church was part of the Leithfield parish until 1921 when it became the separate parish of Ashley. That parish was absorbed by Tuahiwi in 1928, which was in turn absorbed by Rangiora in 1931. From 1941 until 1946 St Simon and St Jude's Church was part of a short-lived separate parish of Woodend. The church was closed in 1966 and was up for sale for removal until it was saved by local residents. The church reopened for interdenominational use in 1973 and was the subject of a conservation plan in February 1999. It remains a community church.

HISTORICAL AND SOCIAL SIGNIFICANCE

The Ashley Community Church has historical and social significance for its association with the Anglican congregation of Ashley for almost 100 years and, more recently, the local people who saved the church from demolition and continue to use and maintain it today.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The Ashley Community Church has high cultural and spiritual significance as a place of Christian worship and for the esteem in which it is held by the members of the community who prevented its removal and continue to maintain the building. The church also has commemorative value for the memorials housed within it, including the 1905 Charlotte Simpkinson memorial window (see below).

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The Ashley Community Church has high architectural significance as the work of the preeminent Canterbury architect, Benjamin Mountfort (1825-98). Mountfort trained and practised in London before emigrating to New Zealand with his family in 1850; a colonist on one of the 'First Four Ships'. He designed churches for the Anglican diocese throughout his career and was also responsible for the Canterbury Provincial Council buildings (1858-65), and early buildings for Canterbury Museum (1869 +) and Canterbury University College (1877/1882, Christchurch Arts Centre). Mountfort was an ardent proponent of the Gothic Revival style and 'by the 1880s he was recognised as New Zealand's foremost church architect' (Lochhead, NZDB entry – see below). He was a member of the Anglican church, a leader in the profession, and is credited with playing a key role in establishing the architectural character of Christchurch. Mountfort also designed the Fernside parsonage (1876), which was later demolished. The baptistery of the Ashley Community Church is unique amongst Mountfort's oeuvre and while credit for its design is typically given to his son Cyril, it was Mountfort senior who called tenders for the additions in July 1884.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The Ashley Community Church has technological and craftsmanship significance for its mid-Victorian construction and detailing, including the stained-glass window (*The Parable of the Good Samaritan)* by Clayton & Bell of London (1905). Messrs Price were Kaiapoi builders.

CONTEXTUAL SIGNIFICANCE

The Ashley Community Church has contextual significance as a local historic feature within Ashley village.

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

As the church pre-dates 1900 its site has potential archaeological value relating to the structure's construction and early use.

SUMMARY OF HERITAGE SIGNIFICANCE

The former Anglican Church of St Simon & St Jude / Ashley Community Church has high overall heritage significance to Ashley and Waimakariri district as a whole. The church has historic and social significance for its association with almost a century of Anglican worship and the efforts made by local people to save the building from removal. Ashley Community Church has high cultural and spiritual significance for its religious use, community esteem and commemorative purpose and high architectural significance as the work of leading New Zealand architect Benjamin Mountfort. Ashley Community Church has technical and craftsmanship significance for its construction and detailing, including the 1905 Simpkinson memorial window. Ashley Community Church has contextual significance as a local historic feature and its site has potential archaeological significance in view of the structure's pre-1900 date of construction.

HERITAGE CATEGORY

A

REFERENCES

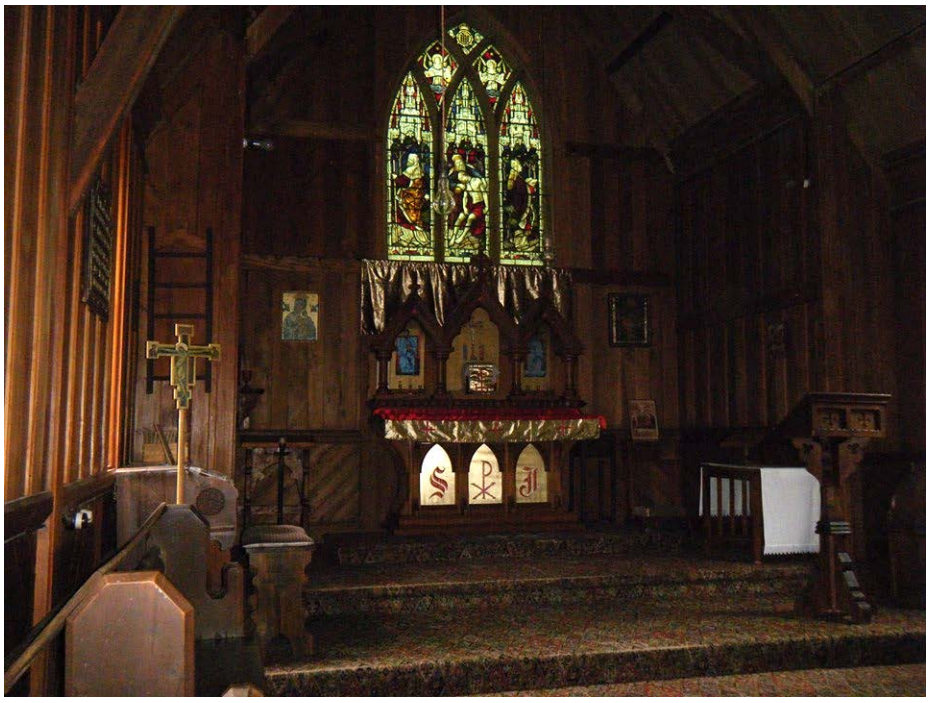
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REPORT COMPLETED 2 April 2019

AUTHOR Dr Ann McEwan / Heritage Consultancy Services



Extent of setting, former Anglican Church of St Simon & St Jude, 39 Canterbury Street, Ashley.


Sanctuary. www.

WAIMAKARIRI DISTRICT COUNCIL

HISTORIC HERITAGE ITEM RECORD FORM

2021 District Plan Item No. **HH016**

HERITAGE ITEM NAME	former Keir house
ADDRESS	62 Ivory Street, Rangiora
PHOTOGRAPH	



(www)

DISTRICT PLAN ITEM NO. (at time of assessment)	H058	**HNZ LIST NO. & CATEGORY**	3769 / 2
LEGAL DESCRIPTION	Pt Lot 2 DP 13945		
VALUATION NUMBER	2165429600		
DATE OF CONSTRUCTION	c.1866		
ARCHITECT / DESIGNER / BUILDER	Thomas Keir, owner/builder		
STYLE	Domestic Gothic Revival		

PHYSICAL DESCRIPTION

One-and-a-half-storey dwelling with irregular rectangular footprint and gabled roof forms. Principal, west-facing elevation has straight veranda carried on paired, latticed posts and is terminated by a gabled bay. Decorative bargeboards and finals; double-hung sash and multi-pane casement windows. Rear, east-facing elevation has pair of gabled dormers. External chimney on south elevation pierces gable end.

MATERIALS / STRUCTURE

Timber framing and weatherboard cladding, brick, corrugated metal roofing.

ADDITIONS / ALTERATIONS

Relocated from Victoria Street (early 1880s). Gabled addition to east elevation (later 1990s?). Post-EQ repairs (post 2010/11).

SETTING

The dwelling stands on the east side of Ivory Street, south of its intersection with Queen Street and Doggett Place. A picket fence defines the road boundary. The wider suburban residential setting contains a mix of later 19th and 20th century housing stock. The extent of scheduling is the land parcel on which the house is located.

HISTORY

Thomas Keir erected a home on the site of his timber yard on the west side of Victoria Street near its intersection with High Street in c.1866. The expansion of his business in partnership with Hugh Boyd (see below) led to Keir relocating his dwelling to Ivory Street in the early 1880s. Thomas Keir was a Rangiora Borough councillor for 22 years and served two terms as Mayor of Rangiora (1894-97 & 1905-6). His wife Jessie (nee Niven, 1842-1939) signed the suffrage petition in 1891 and was, like her husband, actively involved in the temperance movement, Presbyterian church, and local affairs. Jessie Keir outlived her husband and all but one of her six children; she lived the last 12 years of her life in Christchurch. The property was subdivided by its second owner, GH Halfacre, in 1948. It has passed through other hands since that time but remains in residential use.

HISTORICAL AND SOCIAL SIGNIFICANCE

The former Keir house has high historical significance for its association with the Keir family and the contribution Thomas and Jessie Keir made to the political, civic and social life of colonial Rangiora. More generally the house is associated with the commercial growth and residential development of Rangiora in the latter half of the 19th century.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The former Keir house has cultural value as a demonstration of the way of life of its early owner/occupiers.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The former Keir house has architectural significance as a Domestic Gothic Revival style dwelling designed by local contractor and politician Thomas Keir. Keir (1837-1911) was born in Scotland and emigrated to New Zealand in 1864. After two years working as a carpenter in Christchurch he settled in Rangiora, where he was a builder and contractor in partnership with Hugh Boyd for over 40 years. Keir also designed the band rotundas in Rangiora (H048, 1906) and Kaiapoi (H011, 1908). The house was sympathetically enlarged at the rear in the late 20th century.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The former Keir house has technological and craftsmanship significance for the evidence it provides of mid-Victorian building materials and methods. Boyd and Keir were the major building company in North Canterbury in the 19th and early 20th centuries. Jessie Keir's August 1939 obituary paid tribute to the 'remarkable durability of the Rangiora bush timber' with which Thomas Keir had built his house (*NCG* 31 August 1939, p. 4).

CONTEXTUAL SIGNIFICANCE

The former Keir house has contextual significance for the contribution it makes to the historic character of its suburban setting and the visual evidence it provides of the colonial settlement and development of Rangiora.

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

As Keir house was relocated to its present site before 1900, its site has potential archaeological significance relating to the early development and use of the property.

SUMMARY OF HERITAGE SIGNIFICANCE

The former Keir house has high overall significance to Rangiora and the Waimakariri district as a whole. The dwelling has high historical significance for its association with Thomas and Jessie Keir and their family and the major North Canterbury construction business of Messrs Keir and Boyd. The former Keir house has cultural value as a demonstration of the way of life of its early residents and architectural significance as a Domestic Gothic Revival style dwelling designed by Thomas Keir. The former Keir house has technological and craftsmanship significance for its mid-Victorian construction methods and materials and contextual significance for the contribution it makes to the historic character of Ivory Street. The site of the former Keir house has potential archaeological values in view of the pre-1900 date at which the house was moved on to this property.

HERITAGE CATEGORY

A

REFERENCES

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- *North Canterbury Gazette* 18 November 1932, p. 1; 31 August 1934, p. 1; 19 November 1935, p. 1; 31 August 1939, p. 4.
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REPORT COMPLETED 3 March 2019

AUTHOR Dr Ann McEwan / Heritage Consultancy Services



Extent of scheduling, former Keir house, 62 Ivory Street, Rangiora.

WAIMAKARIRI DISTRICT COUNCIL

HISTORIC HERITAGE ITEM RECORD FORM

2021 District Plan Item No. **HH017**

HERITAGE ITEM NAME	Johnston's Buildings
ADDRESS	113 High Street, Rangiora
PHOTOGRAPH	



(Dr A McEwan, 9 July 2019)

DISTRICT PLAN ITEM NO. (at time of assessment)	H072	**HNZ LIST NO. & CATEGORY**	3784 / 2
LEGAL DESCRIPTION	Lot 2 DP 28806		
VALUATION NUMBER	2166103500		
DATE OF CONSTRUCTION	1896-97		
ARCHITECT / DESIGNER / BUILDER	RW England, architect; Messrs Boyd & Keir, builders		
STYLE	Commercial classicism		

PHYSICAL DESCRIPTION

Two-storey corner building with L-shaped footprint and hipped roof forms. Bullnose return veranda carried on cast iron posts with decorative brackets. Pediments over first floor windows, bracketed cornice and solid parapet bearing name and date of building on raised corner section. Parapet on High Street elevation has three pediments marking each bay of the façade. Also on the site is a single-storey row of shops with a square footprint and multiple hipped roof forms. Veranda is slightly convex and is carried on the same style posts as the two-storey corner building. Three recessed shop entries and solid parapet with decorative mouldings.

MATERIALS / STRUCTURE

Brick, cement plaster, cast iron and corrugate metal.

ADDITIONS / ALTERATIONS

Parapet removed (1960s). Parapet reinstated and building earthquake strengthened (2000).

SETTING

The building stands on the south side of High Street in the Rangiora town centre. Victoria Street borders the property to the east and the former Junction Hotel façade (H073) is on the opposite side of High Street. The extent of scheduling is the land parcel on which the building is located and includes the single-storey shops on the western portion.

HISTORY

John Johnston (1840-1915) was a Scottish-born blacksmith who emigrated to New Zealand with his parents and five siblings in early 1859. He worked at Anderson's Foundry in Christchurch until late 1863 when he established a business in Rangiora. Johnston married Christina McIntyre in 1864 and was the second mayor of Rangiora (1880-83). In August 1896 Johnston's 1863 smith's shop was moved from the corner of his High Street site along Victoria Street to make way for a new building to be occupied by GF Smith's drapery and, after Smith vacated the premises in 1901, Johnston's ironmongery and hardware store. The new building was nearing completion by January 1897 but progress appears to have stalled because it was reported in April that some of the glass for the large ground floor windows was found to have been broken in shipment. John Johnston's son William took over the business after his father's death in 1915. Johnston junior formed the North Canterbury Motor Company with two others after World War I and the garage took over the blacksmith's premises at the rear of Johnston's Buildings. The Public Trust established an office in Johnston's Buildings in 1921 and the North Canterbury Electric Power Board had their showroom on the ground floor in the mid-1930s. Around the same time the first home of the revived Rangiora division of the St John Ambulance Brigade was an office on the first floor of Johnston's Buildings. Thanks to the long-standing association between the Johnstons and the corner of High and Victoria Streets it became known as Johnston's corner. The building was refurbished and strengthened in 2000 and remains in family ownership.

HISTORICAL AND SOCIAL SIGNIFICANCE

Johnston's Buildings have high historical and social significance for their association with John Johnston and, more generally, the commercial development of Rangiora. The construction of Johnston's Buildings signalled the end of the long depression of the 1880s and 1890s and the building was the first in Rangiora's town centre to be lit by electricity.

CULTURAL AND SPIRITUAL SIGNIFICANCE

Johnston's Buildings have cultural value as a demonstration of the working life of its early occupants and for the esteem in which the structure is held as a Rangiora Landmark building.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Johnston's Buildings have high architectural significance as the work of Robert England junior (1863-1908) who established his practice in Christchurch in 1886 and was joined in partnership by his brother Edward (1875-1949) in 1906. 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. Johnston's Buildings were sensitively restored in 2000 and are an accomplished example of late Victorian commercial classicism.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

Johnston's Buildings have technological and craftsmanship significance for its masonry construction and ornamental detailing. Local contractor and politician Thomas Keir (1837-1910) was born in Scotland and emigrated to New Zealand in 1864. After two years working as a carpenter in Christchurch he settled in Rangiora, where he was a builder and contractor in partnership with Hugh Boyd for some 40 years. Boyd (1843-1924) was also a Scottish-born carpenter and joiner who emigrated to New Zealand in 1864. He settled in Rangiora where family members were already resident and commenced business in 1865. Boyd had met Keir on the voyage out to New Zealand. He was an inaugural Rangiora Borough councillor, served a term as Mayor of Rangiora, and was prominently involved in local education matters for over 40 years.

CONTEXTUAL SIGNIFICANCE

Johnston's Buildings have high contextual significance as a defining historic feature within the Rangiora town centre and for their relationship with the former Junction Hotel facade (H073) on the opposite side of High Street. The building is a rare survivor of the historic streetscape that has largely been transformed by the redevelopment that has occurred since 2011. According to Hawkins, Johnston's Buildings influenced the design of a number of other town centre buildings in Rangiora in the early 20th century.

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

As the building pre-dates 1900 its site has potential archaeological value relating to the early development and use of the property.

SUMMARY OF HERITAGE SIGNIFICANCE

Johnston's Buildings have high overall heritage significance to Rangiora and Waimakariri district as a whole. The building has high historical and social significance for its association with John Johnston and the commercial development of Rangiora and cultural value as a heritage feature held in esteem by members of the community. Johnston's Buildings have high architectural significance as carefully restored commercial classical design by Christchurch architect RW England and technological and craftsmanship significance for their masonry construction and ornamental detailing by local builders Boyd and Keir. Johnston's Buildings have high contextual significance for the contribution they make to the Rangiora town centre streetscape and the site has potential archaeological values in view of the buildings' age.

HERITAGE CATEGORY

A

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REPORT COMPLETED 4 April 2019

AUTHOR Dr Ann McEwan / Heritage Consultancy Services



Extent of setting, Johnston's Buildings, 113 High Street, Rangiora.


As built. www.

WAIMAKARIRI DISTRICT COUNCIL

HISTORIC HERITAGE ITEM RECORD FORM

2021 District Plan Item No.	**HH018**
HERITAGE ITEM NAME	former Rangiora Borough Council Chambers / Rangiora Library
ADDRESS	133 Percival Street, Rangiora
PHOTOGRAPH	 (Dr A McEwan, 11 Oct 2018)
DISTRICT PLAN ITEM NO. (at time of assessment)	H077 **HNZ LIST NO. & CATEGORY** 3786 / 2
LEGAL DESCRIPTION	Lot 4 DP 12852
VALUATION NUMBER	2166107300
DATE OF CONSTRUCTION	1906-7
ARCHITECT / DESIGNER / BUILDER	FJ Barlow, architect; Messrs Vincent & Golding, builders
STYLE	Edwardian Baroque

PHYSICAL DESCRIPTION

Single-storey building within larger complex has L-shaped footprint and hipped and monopitch roof forms. Principal, east-facing elevation has centre and ends composition with projecting bays framing central section with offset entry. Constructional polychromy, rusticated pilasters and end bays have windows with Gibbs surround. Solid parapet with decorative panels atop end bays; cornices and panelled entry doors. Notable interior decorative work includes leadlight dome and plasterwork.

MATERIALS / STRUCTURE

Brick, cement plaster, corrugated metal roofing.

ADDITIONS / ALTERATIONS

Library conversion (1967). Rear extension (1977). Trevor Inch Memorial Library extension (Skews Hey Ussher, architects, 1996-97).

SETTING

The building stands on the west side of Percival Street, south of its intersection with Alfred Street and north of Victoria Park. Located at the eastern edge of the civic centre, the former council chambers is the oldest component in a three part library and community building. The extent of scheduling is limited to that part of the land parcel on which the 1907 council chambers is located along with the associated open space to the east and south.

HISTORY

The second Rangiora Borough Council Chambers was erected in Percival Street on the site of the first in 1906-7. The borough council had come about as the result of a petition presented to the Mandeville and Rangiora Road Board that was tabled in November 1877. Petitioners believed that the board was not giving due consideration to the town's concerns and eventually this led to Rangiora being declared a borough. The first borough election took place in June 1878 and the council quickly purchased a property in Percival Street on which to build council chambers. The first meeting held in the new timber chambers occurred on 13 September 1880. While construction of replacement chambers was under way in 1906-7 the council met in the North Canterbury Co-operative Stores Company's board room. The first council meeting in the new chambers was held on 14 June 1907, the old chambers having been moved slightly to the south to extend the fire station (now demolished). The 1907 council chambers were converted for use as the town's library in 1967, after which time the borough council met in the Town Hall. In 1981 new borough council chambers opened on High Street, becoming the headquarters of the Waimakariri District Council after amalgamation. The 1907 building was refurbished after the 2010/11 Canterbury earthquakes and reopened in August 2012. It was recognised as a Waimakariri Landmark in 2014 and the principal space within it is now known as the Chamber Gallery, having served as an exhibition space since 1997.

HISTORICAL AND SOCIAL SIGNIFICANCE

The former Rangiora Borough Council Chambers has high historical and social significance for its association with the provision of local government services in Rangiora since 1907 and the contribution made by the Rangiora Borough Council to the growth and development of the town. The building is also associated with the previous mayors, councillors and staff of the borough council and its successor district council.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The former Rangiora Borough Council Chambers has cultural significance because it demonstrates the way of life of all those who worked in or were served by the Rangiora Borough Council between 1907 and 1966 and for the esteem in which it is held as a district landmark. The building houses the Rangiora Borough Council World War I Roll of Honour and therefore has additional significance as a place of commemoration.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The former Rangiora Borough Council Chambers has high architectural significance as a rare surviving example of the work of Christchurch architect FJ Barlow. Frederick John Barlow (known as Fred, 1868-1939) was born in Christchurch and served his articles with Alfred Simpson. After a period spent working in Australia, he established his practice in Christchurch in 1893. Barlow designed houses for the Workers' Dwellings settlement in Sydenham, Christchurch in 1906 and was also responsible for the machinery hall at the International Exhibition held in Hagley Park in 1906-7. He served on both the St Albans and Sumner borough councils and was an active member of the NZ Institute of Architects. The noted Timaru architect Herbert Hall trained in Barlow's office, as did Henry St Aubyn Murray, the designer of the Rangiora Town Hall (H079).

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The former Rangiora Borough Council Chambers has technological and craftsmanship significance for its masonry construction and classical detailing. Arthur Vincent and John Golding were Rangiora builders active between 1880 and 1920. The firm also built the Rangiora Bowling Club pavilion (1911, H078) and Golding Avenue is named for John Golding (1858-1920), who made the reredos for the Ashley Anglican Church in 1906.

CONTEXTUAL SIGNIFICANCE

The former Rangiora Borough Council Chambers has contextual significance as a historic feature on Percival Street and within the town centre streetscape. Together with the former Courthouse (H059, 1893), which is located to the north along Percival Street, and the other buildings associated with the Waimakariri District Council, the former council chambers provides evidence of the long-standing governmental hub located in this part of the Rangiora town centre. As Hawkins records the post office, magistrate's court, police station and residence, council chambers and fire station were all once lined up along the west side the Percival Street.

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

Although the building post-dates 1900, its site may have potential archaeological value in relation to the earlier, colonial use and development of the property.

SUMMARY OF HERITAGE SIGNIFICANCE

The former Rangiora Borough Council Chambers / Rangiora Library has high overall heritage significance to Rangiora and the district of Waimakariri as a whole. The building has high historical and social significance for its association with the local governmental history of Rangiora and cultural significance as a place of community esteem and local identity. The former Rangiora Borough Council Chambers has high architectural significance as a rare surviving design by Christchurch architect Fred Barlow and technological and craftsmanship significance for its masonry construction and classical detailing by Messrs Vincent and Golding. The former Rangiora Borough Council Chambers has contextual significance as a historic feature within the civic hub; its site has some potential archaeological value in view of its location and the property's pre-1900 development.

HERITAGE CATEGORY

A

REFERENCES

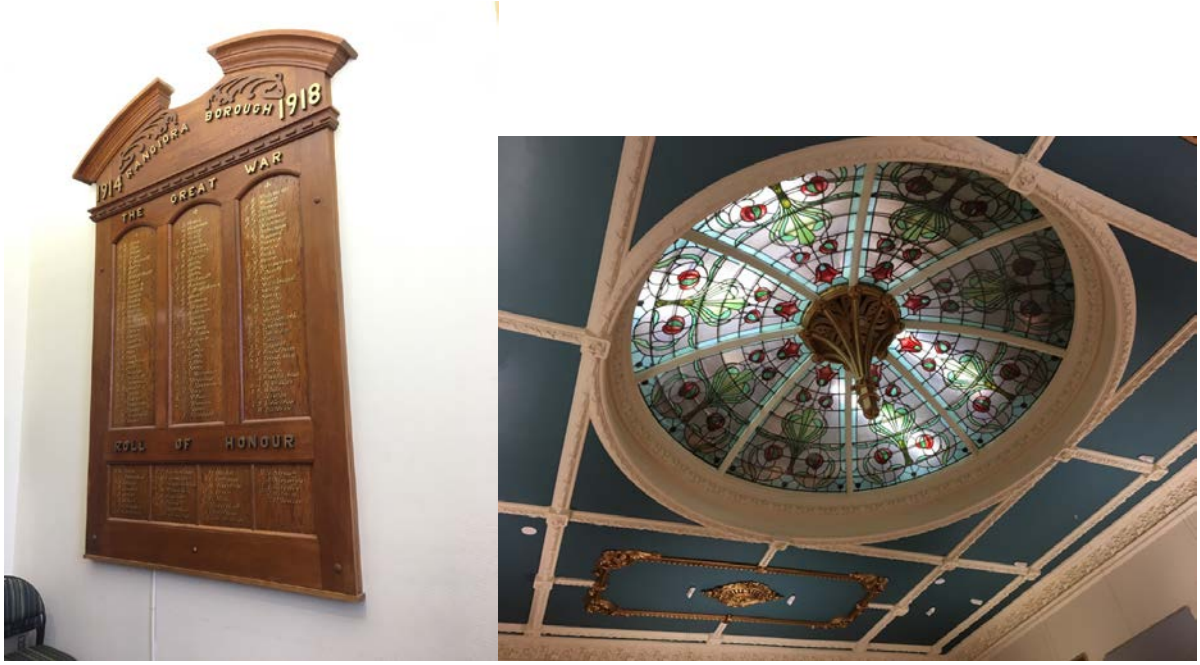
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REPORT COMPLETED 9 April 2019

AUTHOR Dr Ann McEwan / Heritage Consultancy Services



Extent of setting, limited to building footprint and immediate open space environs, former Rangiora Borough Council Chambers, 133 Percival Street, Rangiora.



Roll of Honour and leadlight dome. Dr A McEwan, 11 October 2018.

WAIMAKARIRI DISTRICT COUNCIL

HISTORIC HERITAGE ITEM RECORD FORM

2021 District Plan Item No. **HH019**

HERITAGE ITEM NAME	former Rangiora Bowling, Tennis and Croquet Club pavilion / Rangiora Bowling Club pavilion
ADDRESS	25 Good Street, Rangiora
PHOTOGRAPH	



(www)

DISTRICT PLAN ITEM NO. (at time of assessment)	H078	**HNZ LIST NO. & CATEGORY**	3787 / 2
LEGAL DESCRIPTION	Lot 7 DP 71		
VALUATION NUMBER	2165208300		
DATE OF CONSTRUCTION	pre-1905 and 1911		
ARCHITECT / DESIGNER / BUILDER	W Efford jnr, designer; Messrs Vincent & Golding, builders (1911 pavilion)		
STYLE	Vernacular and English Domestic Revival		

PHYSICAL DESCRIPTION

One- and two-storey composite building with rectangular footprint and gabled roof forms. Return veranda/balcony on west, south and east elevations is partly glazed. Shaped frieze boards and solid railing on balcony; some original latticework frieze remaining on east veranda. Varied fenestration, ram's horn finial on southern gable end, external chimney on north end of 1911 pavilion.

MATERIALS / STRUCTURE

Timber framing and weatherboard cladding, brick, tile and metal roofing.

ADDITIONS / ALTERATIONS

Pavilion conversion undertaken to pre-existing cottage; billiard room added (Messrs Gulliver & Rogers, builders, 1905). Veranda/balcony partially enclosed (date unknown). Tennis courts replaced by additional bowling green (1954). Toilet block and storage shed added (1960-61). New social and indoor bowling room erected to west side (1973-74). Strengthened and refurbished (2012).

SETTING

The building stands within the grounds of the Rangiora Bowling Club on a property bounded by Blackett Street to the south and Good Street to the north. The Rangiora Museum (H075) is located to the north, within the Good Street Reserve. The extent of scheduling is limited to the land parcel on which the pavilion stands, although it is noted that the bowling club grounds as a whole contribute to and support the heritage values of the building.

HISTORY

The Rangiora Bowling, Tennis and Croquet Club opened a new pavilion, which was in fact an addition to the original building, on its grounds on 28 October 1911. The club had been formed six years earlier and club secretary AS Clarkson was recognised at the opening event for his role in bringing the new building to fruition. Users of the billiard room attached to the original pavilion, a cottage already on the site when the property was purchased by the new club in early 1905, had raised quite a lot of the funds required for the pavilion extension. By 1910 membership of the club was c.200, many of them women. Since 2004-5 the club has solely been the preserve of the Rangiora Bowling Club, billiard, tennis and croquet having ceased on this site in 1930, 1954 and 2004-5 respectively. The bowling club's pavilion was recognised as a Waimakariri Landmark in April 2012 and in the same year it was highly commended in the Heritage Restoration category of the Canterbury Heritage Awards, having been strengthened and refurbished following the 2010/11 Canterbury earthquakes.

HISTORICAL AND SOCIAL SIGNIFICANCE

The Rangiora Bowling Club pavilion has high historical and social significance for its association with the Rangiora Bowling, Tennis and Croquet Club (est. 1905) and the development of the town's recreational facilities. The building reflects the increasing wealth and, consequently, leisure time of the town's second generation professional and commercial class. It is also notable that the club was open to women from its formation, whereas some contemporary sports clubs restricted membership to men only.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The Rangiora Bowling Club pavilion has cultural significance because it demonstrates the way of life of club members for over a century and the esteem in which they hold the building and its contribution to the heritage values of Rangiora.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The 1911 addition to the Rangiora Bowling Club pavilion has architectural significance as a design by local builder William Efford junior. Rangiora building contractors Wadey and Efford erected the band rotunda in Victoria Park (1906) and the Catholic convent (1907), both in Rangiora, as well as the Methodist Church (1910-11) and St Barnabas's Anglican Church (1932-33) at Woodend. Like his father, William Efford junior (1877-1960) was a member of the bowling club and he ran the firm of Wadey and Efford on his own account from February 1910. The 1911 pavilion addition was designed to have verandas and balconies on three sides in order that members could overlook the club's courts and greens.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The Rangiora Bowling Club pavilion has technological and craftsmanship value for its timber construction and detailing. Arthur Vincent and John Golding were Rangiora builders active between 1880 and 1920. The firm also built the Rangiora Borough Council Chambers (1906-7, H077) and Golding Avenue is named for John Golding (1858-1920), who made the reredos for the Ashley Anglican Church in 1906. Hawkins notes that the pavilion was one of a very small number of major buildings erected in the town centre from wood after the mid-1880s.

CONTEXTUAL SIGNIFICANCE

The Rangiora Bowling Club pavilion has high contextual significance as a historic landmark visible from both Blackett and Good Streets on the northern edge of the town centre. Together with the Rangiora Museum (former BNZ manager's residence, 1881) and its associated replica cob cottage, the bowling pavilion provides evidence of the sporting and social life of the town and the community's ongoing support for preserving its historic buildings.

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

As development likely occurred on this site before 1900, the property may have potential archaeological value.

SUMMARY OF HERITAGE SIGNIFICANCE

The Rangiora Bowling Club pavilion has high overall heritage significance to Rangiora and the district of Waimakariri as a whole. The building has high historical and social significance for its association with the Rangiora Bowling, Tennis and Croquet Club and the early 20th century development of the town's sporting facilities and cultural significance as a place of historic continuity and community esteem. The 1911 component of the Rangiora Bowling Club has architectural significance as an English Domestic Revival style design by club member William Efford junior and technological and craftsmanship value for its timber construction and detailing by Messrs Vincent and Golding. The Rangiora Bowling Club pavilion has high contextual significance as a historic landmark close to the town centre and in relation to the neighbouring Rangiora Museum; its site has some potential archaeological value in view of the property's likely pre-1900 development.

HERITAGE CATEGORY

A

REFERENCES

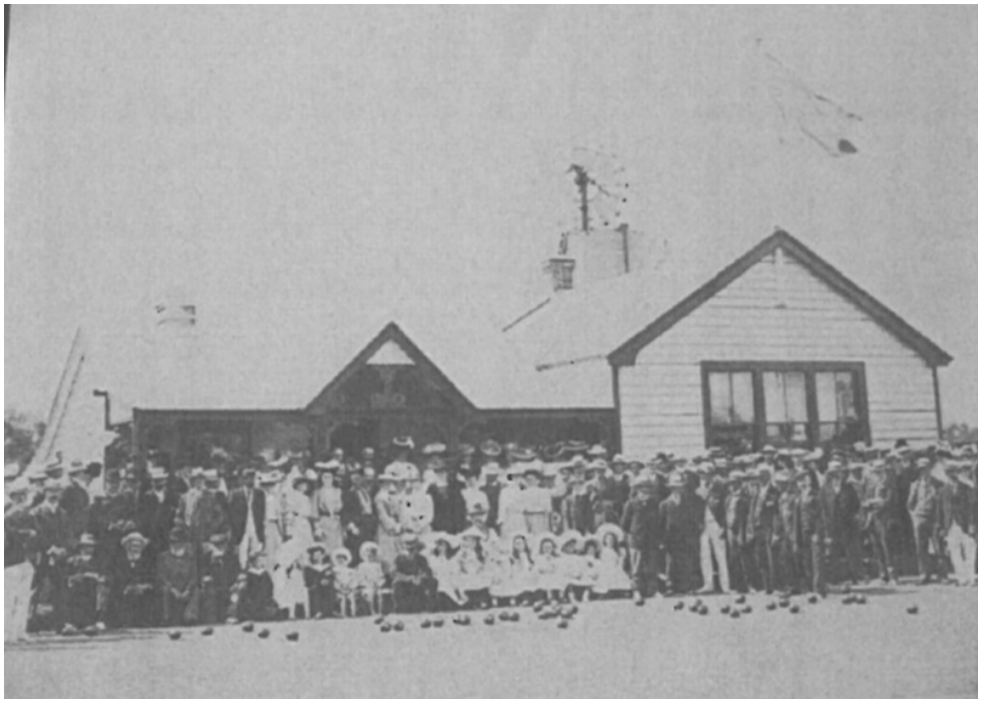
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REPORT COMPLETED 10 April 2019

AUTHOR Dr Ann McEwan / Heritage Consultancy Services



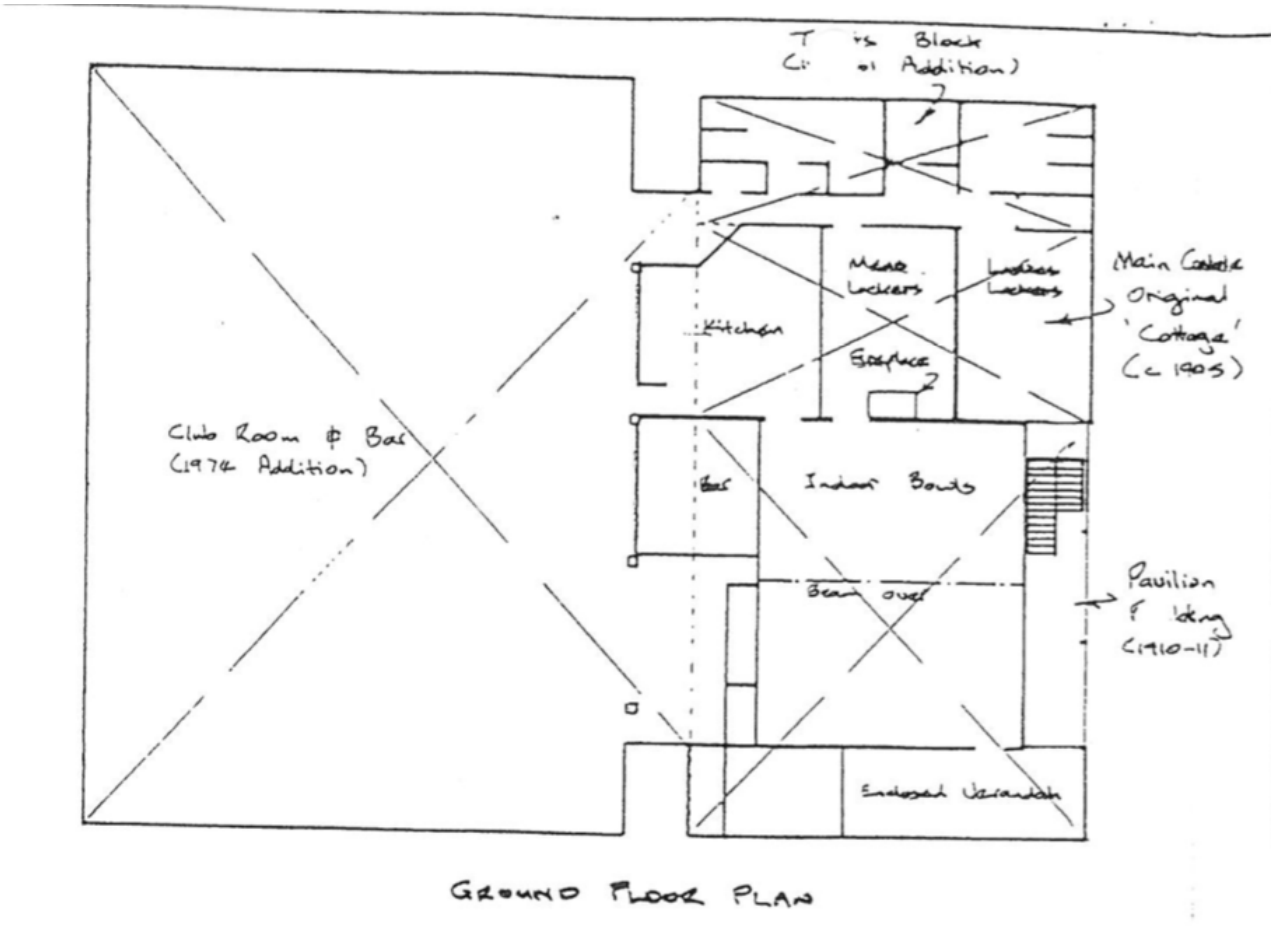
Extent of setting, heritage item outlined in turquoise, yellow lines delineate wider setting that supports heritage values of the pavilion, 25 Good Street, Rangiora.



1905 pavilion (cottage conversion + billiard room addition).



1911 pavilion addition.



Floor plan showing various stages of pavilion development.

WAIMAKARIRI DISTRICT COUNCIL

HISTORIC HERITAGE ITEM RECORD FORM

2021 District Plan Item No.	**HH020**
HERITAGE ITEM NAME	Te Whare Tipene / St Stephen's Church (Anglican)
ADDRESS	234 Tuahiwi Road, Tuahiwi
PHOTOGRAPH	



(HNZPT)

DISTRICT PLAN ITEM NO. (at time of assessment)	H081	**HNZ LIST NO. & CATEGORY**	7380 / 1
LEGAL DESCRIPTION	Pt Lot 1 DP 12780		
VALUATION NUMBER	2161130900		
DATE OF CONSTRUCTION	1867		
ARCHITECT / DESIGNER / BUILDER	Rev AG Purchas, designer; Messrs Herbertson & Byers, builders		
STYLE	Colonial Gothic Revival		

PHYSICAL DESCRIPTION

Single-storey building with irregular rectangular footprint and gabled roof forms. Combined bell tower and entrance porch on north elevation with sanctuary at east end. Lancet arched windows; group of five in west end and paired in lower portion of the tower. Braced supports on south, west and north elevations. Pair of cusped lancet arched windows light the sanctuary. Lancet arched louvres in upper section of bell tower.

MATERIALS / STRUCTURE

Timber framing and vertical board and batten cladding, stone piles, corrugated metal roofing.

ADDITIONS / ALTERATIONS

Timber buttresses removed (1920s). Twice reroofed (1920s & date unknown). Vestry on south side removed (1946). Top of tower replaced (1962).

SETTING

The church is set back from the roadway on the east side of Tuahiwi Road. The church grounds are grassed with a backdrop of mature trees. Tuahiwi Marae and Tuahiwi School are to the south of the church along Tuahiwi Road The extent of setting is the land parcel on which the church is located.

HISTORY

On 9 February 1867 the foundation stone of the 'Maori Church' at Tuahiwi was laid by Governor George Grey before a crowd of 600 or more in a ceremony conducted in te reo Maori and English. The service was supported by church wardens Pita Te Hori and Koro Mautai and Maori leaders in attendance took the opportunity to address Governor Grey in regard to a number of outstanding land matters. The first service in the completed church was held, in both te reo Maori and English, on 11 September 1867. Tuahiwi had been established as a Maori mission station by the Rev James Stack in 1859. The settlement that grew up around the church and native school had a population of around 150 Maori at the turn of the 20th century and, in addition to the church and school, also boasted a post office. In 1903 the Church Missionary Society withdrew from New Zealand and St Stephen's became part of the Anglican Church of New Zealand. In the mid-20th century the church was attached to Rangiora and, later, Woodend parishes. Since c.2000 St Stephen's has been independent of the Rangiora parish.

HISTORICAL AND SOCIAL SIGNIFICANCE

Te Whare Tipene / St Stephen's Church has high historical and social significance as the oldest Maori church built in the South Island and the last of the churches built under the auspices of the Church Missionary Society and Bishop Selwyn. It is also significant for its association with Maori missioner James Stack and the leaders and people of Te Ngai Tuahuriri and Ngai Tahu who funded the church and supported its ongoing use and maintenance.

CULTURAL AND SPIRITUAL SIGNIFICANCE

Te Whare Tipene / St Stephen's Church has cultural and spiritual significance as a place of Christian worship and fellowship. The building also has a commemorative purpose given the memorial fixtures and furnishings it contains.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Te Whare Tipene / St Stephen's Church has high architectural significance as the work of amateur architect Arthur Guyon Purchas. Guyon (1821-1906) trained as a doctor and surgeon in England before emigrating to New Zealand in 1846. He was ordained as a priest in 1853 and was the vicar of Onehunga from 1847 until 1875. The son of an architect, Purchas was associated with fellow priest/architect Frederick Thatcher in the design of the 'Selwyn churches', which were influenced by the Ecclesiological Society and built during George Selwyn's tenure as first Bishop of New Zealand (1841-67). Purchas also designed the Anglican churches of St Peter (Onehunga, 1847-48), St James (Mangere, 1857), St Bride (Mauku, 1860) and St Peter in Akaroa (1860-61).

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

Te Whare Tipene / St Stephen's Church has technological and craftsmanship value for the evidence it provides of mid-19th century construction methods and materials. Saltwater Creek builders Robert Herbertson and James Byers were in partnership between July 1864 and July 1871. The stained-glass window *Christ Seated in Majesty* in the sanctuary dates to 1888 and was made by John Hardman & Co. of Birmingham.

CONTEXTUAL SIGNIFICANCE

Te Whare Tipene / St Stephen's Church has contextual significance as a historic landmark in Tuahiwi and for its relationship with the nearby marae.

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

As the church pre-dates 1900 its site has potential archaeological significance relating to the development of the property by the Church Missionary Society and its earlier history of Maori use and occupation.

SUMMARY OF HERITAGE SIGNIFICANCE

Te Whare Tipene / St Stephen's Church has high overall heritage significance to Tuahiwi and Waimakariri district as a whole. The church has high historical and social significance as the oldest Maori mission church in the South Island and for its association with the Maori community of Tuahiwi since 1867 and cultural and spiritual significance for its religious use and commemorative function. Te Whare Tipene / St Stephen's Church has high architectural significance as a 'Selwyn church' designed by the Rev Dr AG Purchas and technological and craftsmanship value for its mid-19th century construction and detailing. Te Whare Tipene / St Stephen's Church has contextual significance as a local landmark and for its relationship with the nearby marae and school. The church property has potential archaeological significance in view of its pre-1900 development and use.

HERITAGE CATEGORY

A

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REPORT COMPLETED 8 March 2019

AUTHOR Dr Ann McEwan / Heritage Consultancy Services



Extent of setting, Te Whare Tipene / St Stephen's Church, 234 Tuahiwi Road, Tuahiwi.

WAIMAKARIRI DISTRICT COUNCIL

HISTORIC HERITAGE ITEM RECORD FORM

2021 District Plan Item No.	**HH021**
HERITAGE ITEM NAME	Kaiapoi / Kaiapohia Pa Monument
ADDRESS	6 Preeces Road, Waikuku
PHOTOGRAPH	



(www)

DISTRICT PLAN ITEM NO. (at time of assessment)	H082	**HNZ LIST NO. & CATEGORY**	3793 / 2
LEGAL DESCRIPTION	Pt RS 41401		
VALUATION NUMBER	2159174700		
DATE OF CONSTRUCTION	1898-99		
ARCHITECT / DESIGNER / BUILDER	Samuel Hurst Seager, architect; Messrs Graham & Greig, contractors; Charles Kidson, sculptor		
STYLE	Figurative pou (column)		

PHYSICAL DESCRIPTION

Column surmounted by tekoteko stands on an elevated mound with a small grotto beneath. The grotto is framed by curved retaining walls with a vertical reed moulding, the ends are finished with carved figures. The grotto door surround is also carved. Memorial plaque set within former grotto opening.

MATERIALS / STRUCTURE

Mount Somers stone and concrete; marble foundation stone.

ADDITIONS / ALTERATIONS

Grotto enclosed (date unknown). Tekoteko removed after the February 2011 earthquakes; currently being exhibited by Canterbury Museum (2012-).

SETTING

The monument stands on the northern side of Preeces Road, close by its intersection with Kaiapoi Pa Road. The new town of Pegasus is to the south-east and the village of Waikuku is to the north-west. The scheduled setting is the land parcel on which the monument is located, which is listed by Heritage NZPT as a traditional site (historic place list entry 5733).

HISTORY

After many years of planning the foundation stone of a monument to mark the site of Te Pa o Turakautahi (also known as Kaiapoi or Kaiapohia Pa) was laid by Canon James West Stack on 20 October 1898. The event was also something of a farewell to Canon Stack, who had served the Anglican church as Maori missioner for 40 years. The completed monument was unveiled by Premier Richard Seddon on 3 April 1899. It was reported at the time that 'it is almost needless to say that the unveiling ceremony … was viewed by members of the [Ngai Tahu] tribe as the most important event in their modern history' (*Star* 4 April 1899, p. 4). The ceremony was hosted by the Tuahiwi kainga, led by Thomas Green and H Uru. The centenary of the siege and sacking of the pa was commemorated in the presence of the Governor-General Bledisloe in October 1931. The monument was damaged in the 2011 Canterbury earthquake and the tekoteko has yet to be reinstated; it is currently on display in the Quake City exhibition in Christchurch.

HISTORIC AND SOCIAL SIGNIFICANCE

The Kaiapoi / Kaiapohia Pa Monument has high historic significance for its association with Kaiapoi Pa and the events surrounding its siege and sacking by Ngati Toa in 1831. It is also significant for its association with Ngai Tahu and the importance of the Kaiapoi area in iwi history, as well as with Canon James Stack (1835-1919) who was a keen supporter of the monument project and wrote a history of Kaiapohia Pa in 1893.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The Kaiapoi / Kaiapohia Pa Monument has high cultural significance as a place of cultural identity and historic continuity. The memorial was reported as marking 'the spot tapu or sacred to the Maoris as the site "te kowhanga o kaikai waro" – the next or cradle of the tribe' (*Press* 3 April 1899, p. 6).

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The Kaiapoi / Kaiapohia Pa Monument has high aesthetic significance as the work of Samuel Hurst Seager (1855-1933), one of New Zealand's leading architects in the late 19th and early 20th centuries. Seager was the son of a master builder who arrived in New Zealand from England in 1870. He initially worked as a contractor before training as an architect in Christchurch and London. He established his practice in Christchurch in 1885, launching his highly successful career with the winning design for the Christchurch Municipal Buildings. He was known for his residential work, advocacy for town planning and his views on the development of New Zealand architecture. Seager developed the craftsman bungalow settlement at the Spur in Sumner (1902-14), designed rest houses on the Summit Road, served as the government's battlefield memorial architect after World War I and was awarded a CBE in 1926.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The Kaiapoi / Kaiapohia Pa Monument has high craftsmanship significance for the quality of stone carving by Christchurch sculptor Charles Kidson. Kidson (1867-1908) was friends with Samuel Hurst Seager, they had met when both were instructors at Canterbury College School of Art, and through him Kidson gained the Kaiapoi monument commission and that for the John Grigg statue in Ashburton (1905). John Greig built a number of churches for BW Mountfort in the 1870s, including St Stephen's in Lincoln (1877). He went in to partnership with Peter Graham in 1896 and the firm was busy completing the Christchurch Anglican Cathedral at the turn of the 20th century.

CONTEXTUAL SIGNIFICANCE

The Kaiapoi / Kaiapohia Pa Monument has contextual significance as a local landmark and for its relationship with Kaiapohia Pa and the historic events that took place there. The

monument was located at the centre of the historic pa, the site having been divided by Preeces Road.

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

As the monument pre-dates 1900, and the settlement history of Kaiapohia stretches back to the early 18th century, its site has significant potential archaeological value relating to its historic use and development.

SUMMARY OF HERITAGE SIGNIFICANCE

The Kaiapoi / Kaiapohia Pa Monument has high overall heritage significance to Waikuku and to the district of Waimakariri as a whole. The memorial has high historical significance for its association with Kaiapoi/Kaiapohia and the sacking of the pa in 1831 and high cultural significance given its commemorative purpose. The Kaiapoi / Kaiapohia Pa Monument has high aesthetic significance for its design by leading New Zealand architect SH Seager and high craftsmanship significance for the quality of its carving by noted Christchurch sculptor Charles Kidson. The Kaiapoi / Kaiapohia Pa Monument has contextual significance as a local landmark and for its association with the site on which the events of 1831 took place. The monument's site has potential archaeological significance relating to its historic use and development.

HERITAGE CATEGORY

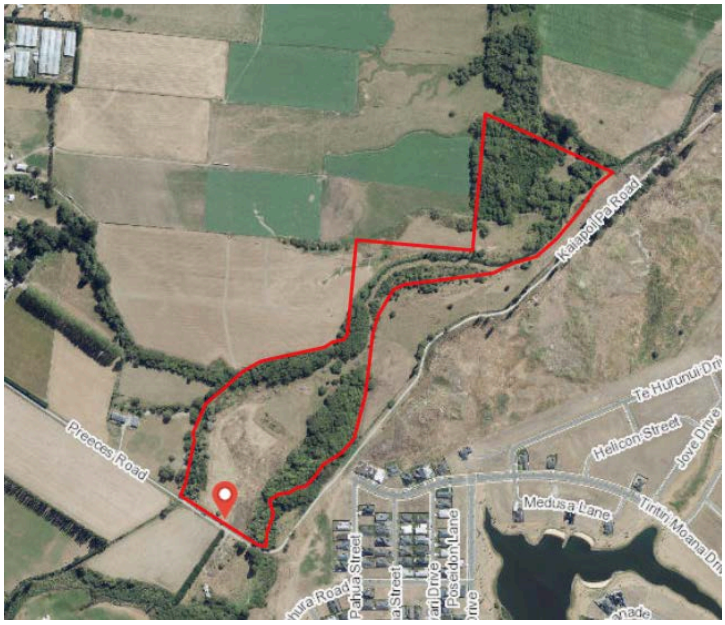
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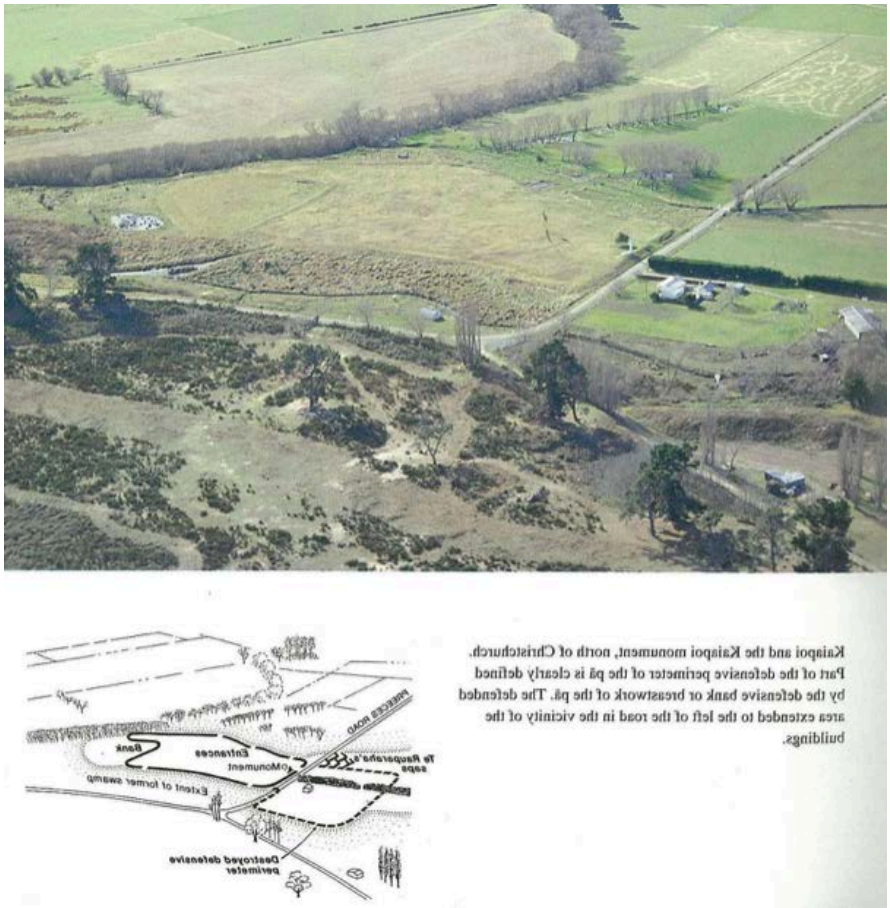
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REPORT COMPLETED 5 February 2019

AUTHOR Dr Ann McEwan / Heritage Consultancy Services



Extent of setting, with monument marked by pin, 6 Preeces Road, Waikuku.



KL Jones *Nga Tohuwhenua* p. 213 (see above for full reference).

WAIMAKARIRI DISTRICT COUNCIL

HISTORIC HERITAGE ITEM RECORD FORM

2021 District Plan Item No. **HH022**

HERITAGE ITEM NAME	former Kirk house
ADDRESS	12 Carew Street, Kaiapoi
PHOTOGRAPH	



(www)

DISTRICT PLAN ITEM NO. (at time of assessment)	New	**HNZ LIST NO. & CATEGORY**	7445 / 1
LEGAL DESCRIPTION	Part Lots 13 & 14 DP 711		
VALUATION NUMBER	217614900A & 217614900B		
DATE OF CONSTRUCTION	1949-50		
ARCHITECT / DESIGNER / BUILDER	Norman Kirk, owner / builder		
STYLE	Post-war vernacular		

PHYSICAL DESCRIPTION

Single-storey dwelling with irregular L-shaped footprint and hipped roof forms. Principal, south-facing elevation has projecting bay with enclosed entrance porch. Casement type windows, external chimney on east elevation.

MATERIALS / STRUCTURE

Concrete block and metal roofing.

ADDITIONS / ALTERATIONS

Flat roof replaced by hipped roof (1970). Rear extension (1976). Property cross-leased and second dwelling erected at rear of site (c.1996). Entrance porch enclosed (post-1999).

SETTING

The dwelling stands on the north side of Carew Street; west of its intersection with Williams Street and east of its intersection with Hills Street. The town centre of Kaiapoi is to the north-east and the immediate setting is predominantly residential in character. The extent of scheduling is limited to the southerly portion of the two land parcels on which the former Kirk house is located.

HISTORY

This house was built by Norman Kirk, who served as Prime Minister of New Zealand from November 1972 until his premature death on 31 August 1974. Kirk (1923-74) was born in Waimate, South Canterbury where his father Norman was a cabinetmaker. The family relocated to Christchurch in 1928 and Kirk junior left school at age 13 to become an assistant roof painter. He later began an apprenticeship as a fitter and turner and then got a job with the New Zealand Railways in 1940 at Frankton Junction in Hamilton. Various industrial jobs followed in Hauraki district and Auckland. He married Ruth Miller in Auckland in July 1943. The couple moved to Katikati in the Bay of Plenty in the following year and were to have five children in all. In 1948 the family purchased a section in Kaiapoi, where the Kirks had relatives. Norman Kirk worked at the Firestone Tyre and Rubber Company's factory in Papanui and built the family home, with his father's help, in the evenings and at the weekend from concrete blocks he made himself. At the same time Kirk junior built up the Kaiapoi branch of the Labour Party, soon becoming its chairman. He was elected to the Kaiapoi Borough Council in 1953, becoming the country's youngest mayor at age 30. He was re-elected in 1956, after unsuccessfully running for national office in 1954. Kirk was elected to parliament as the Labour MP for Lyttelton in 1957. He resigned as Mayor of Kaiapoi in January 1958 and subsequently relocated his family to Christchurch. The house has passed through a number of hands since 1958 and was extended in the mid-1970s. In 1999 it was listed as a Category I historic place by Heritage NZPT.

HISTORICAL AND SOCIAL SIGNIFICANCE

The former Kirk house has high historical significance for its association with former Mayor of Kaiapoi and New Zealand Prime Minister Norman Kirk and his family. Kirk was the first prime minister to be born and raised in New Zealand and the fourth Labour politician to hold the office. The house Kirk built also represents the general situation in regard to the availability of building materials after World War II and the DIY ethos that is seen as being integral to New Zealanders' sense of identity.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The former Kirk house has cultural significance as a demonstration of the way of life of a former Kaiapoi mayor and New Zealand prime minister and his family. The house is esteemed by members of the community for its historic association with Noman Kirk.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The former Kirk house has architectural value as a post-war vernacular bungalow. The modest size and scale of the house demonstrates the financial capacity of the Kirk family at the time the house was built; stylistically the dwelling is typical of post-WWII English Cottage style bungalows that were the vernacular domestic architectural style of the period.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The former Kirk house has technological and craftsmanship significance for its concrete 'cinder block' construction by Norman Kirk, who had learnt how to make such blocks from his father. Throughout the first half of the 20th century concrete blockwork was known for its economy and the relative ease with which owner/builders could construct their own buildings from it.

CONTEXTUAL SIGNIFICANCE

The former Kirk house has contextual significance as a local landmark in view of the fame and historic significance of its original owner/occupier.

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

As the house post-dates 1900 its site may have limited potential archaeological value. An aerial view of Carew Street taken in the early 1940s shows that the property was undeveloped at that time.

SUMMARY OF HERITAGE SIGNIFICANCE

The former Kirk house has high overall significance to Kaiapoi and the Waimakariri district as a whole. The dwelling has high historical significance for its association with former Kaiapoi mayor and New Zealand Prime Minster Norman Kirk and his family and cultural significance as a demonstration of the way of life of Norman Kirk and the working class, DIY background from which he came. The former Kirk house has architectural value as a post-war vernacular dwelling designed and built by Norman Kirk and technological and craftsmanship significance for its concrete 'cinder block' construction. The former Kirk house has contextual significance as a local landmark; its site may not have potential archaeological values in view of the dwelling's age.

HERITAGE CATEGORY

A

REFERENCES

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REPORT COMPLETED 10 April 2019

AUTHOR Dr Ann McEwan / Heritage Consultancy Services



Extent of scheduling, limited to property on which former Kirk house is located, 12 Carew Street, Kaiapoi.

WAIMAKARIRI DISTRICT COUNCIL

HISTORIC HERITAGE ITEM RECORD FORM

2021 District Plan Item No.	**HH023**
HERITAGE ITEM NAME	Waimakariri Gorge Bridge [part]
ADDRESS	Depot Road, Burnt Hill, Oxford
PHOTOGRAPH	



(Google)

DISTRICT PLAN ITEM NO. (at time of assessment)	New	**HNZ LIST NO. & CATEGORY**	1797 / 2
LEGAL DESCRIPTION	Road reserve & Waimakariri River bed		
VALUATION NUMBER			
DATE OF CONSTRUCTION	1876-77		
ARCHITECT / DESIGNER / BUILDER	HP Higginson, engineer; William Stocks, contractor		
STYLE	Girder bridge		

PHYSICAL DESCRIPTION

Three-span iron girder bridge supported by two iron caisson piers between concrete abutments with stone parapets.

MATERIALS / STRUCTURE

Iron, concrete, Castle Hill stone.

ADDITIONS / ALTERATIONS

Strengthened with addition of iron bracing (1882). Redecked (1945, 1963, 2012).

SETTING

The bridge crosses the Waimakariri River to the south-west of Oxford and Bexley; it spans the border between the Selwyn and Waimakariri District Councils. The scheduled setting includes the bridge approach, as well as the bridge itself. Scheduling is restricted to that portion of the bridge which lies within Waimakariri District.

HISTORY

The Waimakariri Gorge bridge was built in 1876-77 to railway standards. Once the bridge was opened the ferry at its site, a self-acting double punt which began operating in April 1872, ceased. A railway line was laid over the bridge, and the line between Oxford and Sheffield opened, in 1884. The bridge was henceforth a combined road/rail bridge until 1933 when the rail line was closed. Just before its closure the bridge was bought from the railway department by the Main Highways Board. Sections of the old railway formation can still be seen between Sheffield and Oxford. The gorge bridge remains in use by road traffic.

HISTORIC AND SOCIAL SIGNIFICANCE

The Waimakariri Gorge bridge has high historic and social significance for its association with the development of the road and rail network in Canterbury. It is the oldest bridge over the Waimakariri River and has a long history as a scenic attraction.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The Waimakariri Gorge bridge has cultural value as a place of community identity and historic continuity.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The Waimakariri Gorge bridge has architectural and aesthetic value as a mid-Victorian high-level bridge designed by HP Higginson, a civil engineer who had trained in England and worked in Russia, India and Mauritius before his arrival in New Zealand in 1872.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The Waimakariri Gorge bridge has high technological significance as a girder bridge, with iron imported from England. It was built by William Stocks, a Christchurch builder, contractor and monumental mason, who undertook a number of large railway projects in Canterbury as well working on Christchurch Cathedral.

CONTEXTUAL SIGNIFICANCE

The Waimakariri Gorge bridge has high contextual significance as a local landmark that spans one of Canterbury's iconic rivers.

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

As the bridge pre-dates 1900, its site has potential archaeological significance relating to the bridge's construction and subsequent use.

SUMMARY OF HERITAGE SIGNIFICANCE

The Waimakariri Gorge bridge has high overall heritage significance to the Burnt Hill/Oxford area and to Waimakariri as a whole. The bridge has high historical and social significance for its association with the development of the province's road and rail infrastructure and cultural value as a place of historic continuity. The Waimakariri Gorge bridge has architectural and aesthetic value for its mid-Victorian design and high technological significance for its iron and concrete construction. The Waimakariri Gorge bridge has high contextual significance as a local landmark that has often been photographed.

HERITAGE CATEGORY

A

REFERENCES

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- https://davidayers.wordpress.com/tag/waimakariri-gorge/

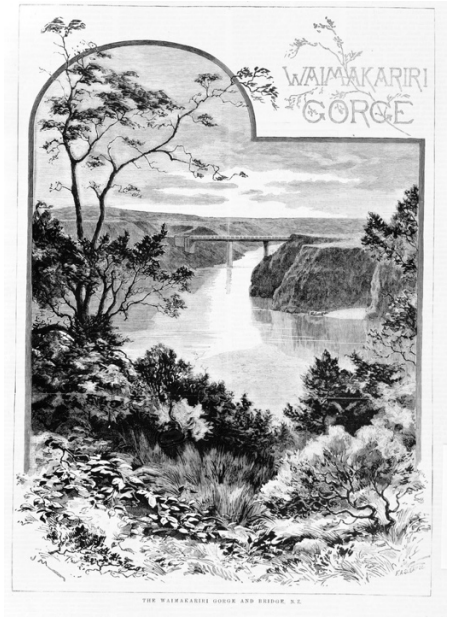
REPORT COMPLETED 3 February 2019

AUTHOR Dr Ann McEwan / Heritage Consultancy Services



Extent of scheduling, limited to WDC portion of bridge, Waimakariri Gorge Bridge, Deport Road, Burnt Hill, Oxford.


A train stopping on the bridge to allow a sightseeing party to disembark. 1890s. PAColl-7581-74, Alexander Turnbull Library, Wellington.



FA Sleap. *Illustrated Australian News* 5 February 1887. State Library of Victoria, Australia.

WAIMAKARIRI DISTRICT COUNCIL

HISTORIC HERITAGE ITEM RECORD FORM

2021 District Plan Item No. **HH024**

HERITAGE ITEM NAME North Loburn School Fallen Scholars' Memorial

ADDRESS 813 Loburn Whiterock Road, Loburn

PHOTOGRAPH



(www)

DISTRICT PLAN ITEM NO. (at time of assessment) New **HNZ LIST NO. & CATEGORY** n / a

LEGAL DESCRIPTION Part RS 7738

VALUATION NUMBER 2149012100

DATE OF CONSTRUCTION 1919

ARCHITECT / DESIGNER / BUILDER GWJ Parsons, monumental mason

STYLE Column type monument

PHYSICAL DESCRIPTION

Classical column surmounted by funerary urn and mounted on a stepped base.

MATERIALS / STRUCTURE

Ruapuke granite, concrete.

ADDITIONS / ALTERATIONS

Addition of further names commemorating service in World War II (date unknown).

SETTING

The war memorial is situated within the grounds of North Loburn School, on the south-west side of Loburn Whiterock Road. The memorial is close to the road boundary and can be seen from the public doomain. The extent of setting is limited to the immediate environs of the memorial within the campus.

HISTORY

The fallen scholars' memorial at North Loburn School was unveiled on 20 March 1919, by the Hon George Forbes, MP, in memory of eight former pupils who had died serving in World War I. The monument was described as 'the first memorial of its kind to be erected in North Canterbury' (*Lyttelton Times* 21 March 1919, p. 5) when it was unveiled. The well-attended ceremony predated the signing of the Treaty of Versailles, which officially ended World War I, by several months. Additional names were added to the memorial to commemorate the local men who died serving in World War II. The memorial remains the focus for local ANZAC Day commemorations.

HISTORICAL AND SOCIAL SIGNIFICANCE

The North Loburn War Memorial has high historic and social significance as the first war memorial erected in North Canterbury, for its association with the ongoing commemoration of World War I and II and, more generally, the proliferation of ornamental war memorials that were erected throughout New Zealand in the late 1910s and 1920s. It is directly connected to the people, and their families, whose names are inscribed upon the monument. Contrary to national war graves policy the ranks of the soldiers named on the monument are supplied.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The North Loburn War Memorial has cultural significance as a place of community identity and historic continuity. The memorial has commemorative significance and remains the focus for local ANZAC Day commemorations, especially for the school community.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The North Loburn War Memorial has aesthetic value as a column and urn type monument which combines classical motifs with funerary associations.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The North Loburn War Memorial has technological and craftsmanship significance for the quality of its stone construction and detailing. George Parsons was a leading Christchurch monumental mason whose business was established in Sydenham in 1877. He was also responsible for the Winchester Fallen Soldiers' Memorial (1920), the Temuka War Memorial (1922) and the Cust War Memorial (H091, 1922). Ruapuke granite was quarried on Ruapuke Island in Foveaux Strait from the 1880s in to the early 20th century.

CONTEXTUAL SIGNIFICANCE

The North Loburn War Memorial has contextual significance as a historic feature within the grounds of North Loburn School and for the contribution it makes to the historic character of its roadside setting.

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

As the memorial post-dates 1900, any potential archaeological significance of the site would likely relate to its colonial use and development. North Loburn School opened in May 1880.

SUMMARY OF HERITAGE SIGNIFICANCE

The North Loburn Fallen Scholars' War Memorial has high overall heritage significance to North Loburn and the district of Waimakariri. The memorial has high historical and social significance as the first war memorial erected in North Canterbury and for its association with the former pupils and local men who died serving in World War I and II. The North Loburn War Memorial has cultural significance given its commemorative purpose and aesthetic value as a conventional column and urn type monument. The North Loburn War Memorial has technological and craftsmanship significance for the quality of its Ruapuke granite construction and detailing by noted Christchurch monumental mason GWJ Parsons. The North

Loburn War Memorial has contextual significance as a historic feature within the grounds of North Loburn School. Any potential archaeological value of the memorial's site would likely relate to the late 19th century use and development of the school.

HERITAGE CATEGORY

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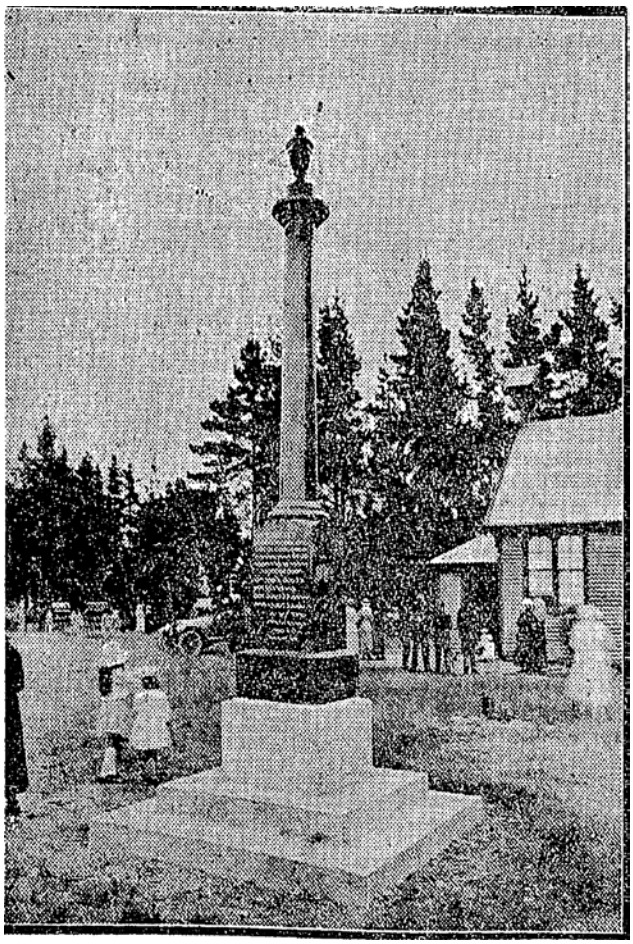
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REPORT COMPLETED 12 June 2019

AUTHOR Dr Ann McEwan / Heritage Consultancy Services



Extent of setting, limited to immediate environs, North Loburn School, 813 Loburn Whiterock Road, Loburn.





Star 24 March 1919, p. 4.

WAIMAKARIRI DISTRICT COUNCIL

HISTORIC HERITAGE ITEM RECORD FORM

2021 District Plan Item No.	**HH025**
HERITAGE ITEM NAME	Queen's Monument
ADDRESS	Darnley Square, cnr Cass and Davie Streets, Kaiapoi
PHOTOGRAPH	



(Dr A McEwan, 22 December 2018)

DISTRICT PLAN ITEM NO. (at time of assessment)	New	**HNZ LIST NO. & CATEGORY**	n / a
LEGAL DESCRIPTION	Part RS 320		
VALUATION NUMBER	2175226900		
DATE OF CONSTRUCTION	1901		
ARCHITECT / DESIGNER / BUILDER	JB Mansfield, monumental mason		
STYLE	Figurative obelisk		

PHYSICAL DESCRIPTION

Plinth mounted on stepped base is topped by statue of a winged angel. Figure faces east, has downcast head, wears a loose robe and bears flowers. Memorial tablets mounted on each face of the plinth; only the east one is inscribed. Draped cloth decorative effect crowns plinth below figure. Paved surround.

MATERIALS / STRUCTURE

Marble, concrete.

ADDITIONS / ALTERATIONS

Unknown, if any.

SETTING

The Queen's Monument stands near the centre of Darnley Square, which is bounded by Davie and Cass Streets to the north-west and north-east respectively. Pedestrian access to the reserve is also via Williams Street. An asphalt path laid diagonally through the reserve leads to and from the monument. The scheduled setting is the immediate environs of the memorial, notwithstanding the potential archaeological values of the site as a whole.

HISTORY

Victoria Day 1901 (24 May, aka Empire Day) was chosen for the unveiling of what was claimed to be the first monument erected in the British Empire to commemorate the death of Queen Victoria on 22 January 1901. The memorial had been proposed by local carter, flax dresser and ship owner John Sims (1831-1919) and its funding and erection was overseen by a committee that also included the then Mayor E Feldwick. Mayor J Daly presided over the unveiling by Feldwick's daughter, which involved the handing over of the monument to the borough council. In 1903 Darnley Square was described as 'a common rendezvous, especially in times when the public heart is reached by some event of a joyous or sorrowful nature' (*Cyclopedia of NZ*, p. 422); more recently it has been the site of a playground and the foreground of a number of community and recreational facilities.

HISTORIC AND SOCIAL SIGNIFICANCE

The Queen's Monument has high historic and social significance for its association with the local commemoration of Queen Victoria's life and reign. The monument was hailed as the first memorial erected 'in the colonies' after the monarch's death in January 1901; it preceded all but one of the four statues of the queen that were erected in the four main centres in the late 19th and early 20th centuries. The Queen's Monument also represents local feelings of allegiance to the British monarchy and an awareness and appreciation that the length of the queen's reign coincided with the colonial history of New Zealand.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The Queen's Monument has cultural value as a place of community identity and historic continuity.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The Queen's Monument has aesthetic significance as a conventional Edwardian funerary memorial topped by a winged angel which was described as representing 'Peace and Purity' when it was unveiled. The iconography of the monument is suggestive of mourning, in contrast to the statues of Queen Victoria erected in the four main centres that emphasised her historic legacy and imperial status.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The Queen's Monument has craftsmanship significance for its materials and execution. The mason responsible for the monument was Joseph Bolton Mansfield of Christchurch. Mansfield had taken over the business of J Sheriff (est. 1863) in c.1883; the firm was later styled as JB Mansfield and Sons. Given the brief time between the decision to erect the monument and its unveiling it is probable that Mansfield already had the Grecian marble angel figure in stock.

CONTEXTUAL SIGNIFICANCE

The Queen's Monument has contextual significance as a local historic feature within the setting of Darnley Square. The presence of the memorial in the reserve speaks to the park's historic role and visibility within the community. The memorial also has a relationship with the former Sims house in Williams Street (H023).

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

Although the memorial post-dates 1900, its site may have potential archaeological significance relating to its 19th century use and development. The reserve was set aside when the town was first surveyed and was the initial location of St Bartholomew's Anglican Church (1855-60).

SUMMARY OF HERITAGE SIGNIFICANCE

The Queen's Monument has high overall heritage significance to Kaiapoi and to the district of Waimakariri as a whole. The memorial has high historic and social significance for its association with the life and reign of Queen Victoria and local sentiments in that regard and cultural value given its commemorative purpose. The Queen's Monument has aesthetic significance for its design and iconography and craftsmanship significance for the quality of its design and execution by JB Mansfield. The Queen's Monument has contextual significance as a local historic feature and its site may have potential archaeological values relating to its mid-19th century use and development.

HERITAGE CATEGORY

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REPORT COMPLETED 2 July 2019

AUTHOR Dr Ann McEwan / Heritage Consultancy Services



Extent of scheduling, limited to immediate environs of the monument, Darnley Square, Kaiapoi.



Dr A McEwan.



Gravestones on display at Mansfield's yard, Christchurch, c.1910. 1/1-004356-G, Alexander Turnbull Library, Wellington.

WAIMAKARIRI DISTRICT COUNCIL

HISTORIC HERITAGE ITEM RECORD FORM

2021 District Plan Item No.	**HH026**
HERITAGE ITEM NAME	former Linen Flax Factory building
ADDRESS	501 Woodstock Road, Oxford
PHOTOGRAPH	



(supplied)

DISTRICT PLAN ITEM NO. (at time of assessment)	New	**HNZ LIST NO. & CATEGORY**	n / a
LEGAL DESCRIPTION	Part RS 26568		
VALUATION NUMBER	2154001501		
DATE OF CONSTRUCTION	1940-41		
ARCHITECT / DESIGNER / BUILDER	JT Mair, Government Architect, Public Works Department; W Williamson Construction Company, contractors (?)		
STYLE	Industrial		

PHYSICAL DESCRIPTION

Two-storey building with rectangular footprint and flat and gabled roof forms. Symmetrical, north-facing façade has tall parapet screening gabled roof above central 'barn door' style opening. Side elevations have square-headed barn-door and recessed window openings, chimney centred on west side of gable roof.

MATERIALS / STRUCTURE

Concrete block and cement plaster, corrugated metal.

ADDITIONS / ALTERATIONS

Demolition/removal of other structures on the site (c.1955?). Residential development of south-west corner of the property (c.1990). Paved access and parking around the factory (c.2010).

SETTING

The former linen flax factory building stands on the south side of Woodstock Road, east of its intersection with Domain Road and west of the intersection with Warren Road. The township of Oxford is to the north of the property, on the other side of the Eyre River. The setting is rural and rural-residential in nature. The extent of setting is limited to the immediate setting of the former factory.

HISTORY

Seventeen linen flax factories were established in the South Island by central government during the early years of World War II to help meet Great Britain's need for linen fibre for military use. 500 tons of seed was sent out from Britain in mid-1940 and subsequently commercial production of flax linen commenced in New Zealand. The British government funded 90% of the enterprise. Crop growing was to be supervised by the Fields Division of the Department of Agriculture, the erection of factories was the responsibility of the Public Works Department and the Railway Department was to manufacture the necessary machinery. In Canterbury factories were opened at Waikuku (in the Andrews' twine factory), Oxford, Leeston, Methven, and Washdyke. Factories at Geraldine, Fairlie and Makikihi followed the initial Canterbury cohort. Dew-retting of the flax fibre was initially carried out at Oxford, whereby the cut flax was left to lie in the fields and be softened by dew. Tank retting had a higher capital cost but lower labour costs. By October 1942 there were five retting tanks at the Oxford site. At the same time a second scutcher, for cleaning the fibre, was under construction. The first shipment of linen flax fibre left New Zealand in June 1941. Accommodation for workers was also provided at each factory site. The Oxford factory went in to production in late March 1941, at which time tenders had just been called for a number of 'miscellaneous buildings' on the site. The manager of the Oxford factory, HD McCrostie, later became General Manager of the Linen Flax Corporation of New Zealand. By the late 1940s only six factories were still running; of the other eleven the Methven and Makikihi factories had been destroyed by fire in September and December 1948 respectively. Only three linen flax factories continued production in to the 1950s and only the Geraldine factory survived until it closed in 1977. By May 1947 the former linen flax factory buildings at Oxford had been either sold or were under offer to the Public Works Department and the State Forest Service. By c.1955 the concrete factory building and two tanks to its west were the only remaining structures on the site; the latter had been removed or filled in by c.2004. The surviving structure was in hospitality use as an event venue in the mid-201os, it is now in light industrial use.

HISTORICAL AND SOCIAL SIGNIFICANCE

The former Linen Flax Factory building has high historical and social significance for its association with the production of linen flax fibre for the British war effort during World War II and, more generally, with the historic association that the district has with flax milling, which began in the late 1860s. Linen flax milling was a labour intensive industry and sourcing workers during the war was difficult.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The former Linen Flax Factory building has cultural value as a demonstration of the way of life of its former operators. It is esteemed by members of the local community for its war-time history.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The former Linen Flax Factory building has architectural significance as a monumental industrial structure designed by the Public Works Department to be fit for purpose. John Thomas Mair (1876-1959) was the Government Architect when the Oxford factory was designed and built. He had held the post of Government Architect in the Public Works Department since 1923 and he is regarded as one of New Zealand's preeminent mid-20th century architects. Notable among his larger works are the Departmental Building in Wellington (1938) and the Jean Batten Building in Auckland (1937-42). Mair was succeeded by Assistant Government Architect RA Patterson in February 1942.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The former Linen Flax Factory building has technological significance as an industrial building that was built from concrete to address the high fire risk associated with linen flax fibre

production. The factory building may have been erected by W Williamson Construction Company, a noted Christchurch contracting firm, which won the tender for other buildings at the site in early 1941. WH 'Billy' Williamson (1887-1971), the founder of the company, was a third-generation builder and had been in business for many years before his limited liability company was registered in August 1937. Williamson gained his first building contract when he was an apprentice carpenter aged 17. His construction company enjoyed nationwide success, securing contracts for major projects such as hydroelectric power stations, freezing works, hospitals, bridges, hotels and theatres, including the Avon, Civic, Grand and Regent in Christchurch. Williamsons were also responsible for the construction of the Edmonds' Factory in Ferry Road (1920-23, demolished) and the Nurses' Memorial Chapel in Riccarton Avenue (1927-28), which he described as the finest building he ever built. Williamson served on the Christchurch City Council, the Tramway Board, was a Justice of the Peace, a Fellow of the Institute of Builders (London) and the Institute of Building (Australia). He was also one of the founders of the Canterbury Aero Club. The science block at the University of Canterbury and the South Pacific Hotel in Auckland were among some of the company's last major contracts with which Williamson was personally associated. William Henry Williamson was Chairman and Managing Director of the company until his death in 1971. His son Peter carried on the business from its offices in Montreal Street until the late 1980s, before it went into receivership in 1991.

CONTEXTUAL SIGNIFICANCE

The former Linen Flax Factory building has contextual significance as a local landmark that stands out within its rural setting and evokes the scale of war-time linen flax production in the district. An aerial photograph of the site taken in the early 1940s shows that the subject building was originally attached to a longer, gabled structure, which was likely built from timber and corrugated iron. The whole of the land parcel was once devoted to linen flax growing and production.

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

As the factory post-dates 1900 its site may have limited archaeological value, although below-ground evidence of the other structures erected for the factory may have survived.

SUMMARY OF HERITAGE SIGNIFICANCE

The former Linen Flax Factory building has high overall heritage significance to the Oxford area and Waimakariri district as a whole. The building has high historical and social significance for its association with New Zealand's war-time linen flax production at the behest of the British Government and cultural value as a demonstration of the way of life of the people who operated the mill and for the esteem in which it is held today. The former Linen Flax Factory building has architectural significance as an industrial structure designed to be fit for purpose by the Government Architect's office and technological significance for its concrete construction, possibly by noted Christchurch contracting firm W William Construction. The former Linen Flax Factory building has contextual significance as a local landmark; the former mill's site may have limited archaeological value although below-ground evidence of the other structures erected for the factory may remain.

HERITAGE CATEGORY

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REFERENCES

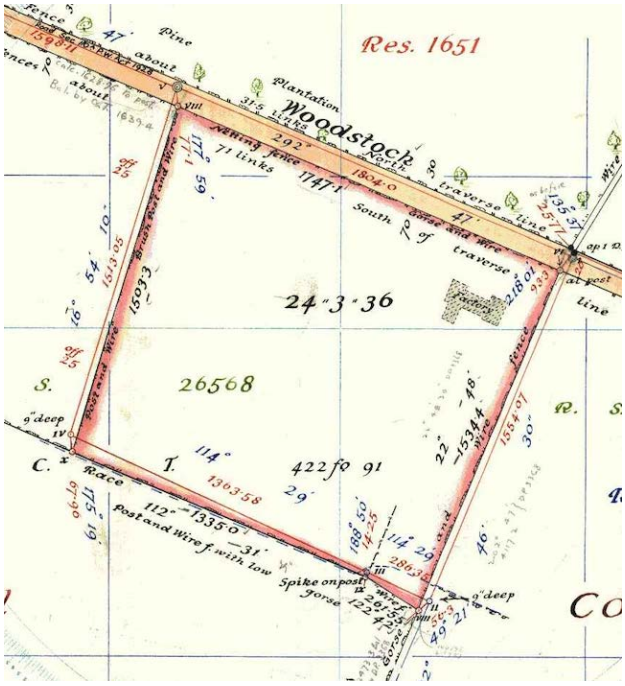
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REPORT COMPLETED	25 July 2019
AUTHOR	Dr Ann McEwan / Heritage Consultancy Services



Extent of setting, limited to immediate surrounds, 501 Woodstock Road, Oxford.



Detail of SO 7484, dated August 1942, showing factory in situ. LINZ.



Aerial view of the site, c.1944. WDC.









Four photographs of the Oxford linen flax factory and its workers were reproduced in the *Press* 22 October 1942, p. 3.

WAIMAKARIRI DISTRICT COUNCIL

HISTORIC HERITAGE ITEM RECORD FORM

2021 District Plan Item No.	**HH027**
HERITAGE ITEM NAME	'Springbank', former R Chapman homestead
ADDRESS	1035 Oxford Road, Swannanoa
PHOTOGRAPH	



(www)

DISTRICT PLAN ITEM NO. (at time of assessment)	New	**HNZ LIST NO. & CATEGORY**	n / a
LEGAL DESCRIPTION	Lot 2 DP 325406		
VALUATION NUMBER	2170000130		
DATE OF CONSTRUCTION	1870		
ARCHITECT / DESIGNER / BUILDER	Alexander Lean, architect		
STYLE	Domestic Gothic Revival		

PHYSICAL DESCRIPTION

Two-storey dwelling with irregular rectangular footprint and gabled roof forms. Principal, north-east facing elevation features a central tower with pyramidal roof. Straight return veranda has timber posts and diagonal braces creating a lancet arch effect. Tower shelters the main entrance door, having side- and fanlights, and features an arcaded first floor with circular motif beneath the eaves. Window hood over first floor window beside the tower. Double-hung sash windows.

MATERIALS / STRUCTURE

Timber framing and weatherboards, brick and corrugated metal roofing.

ADDITIONS / ALTERATIONS

Removal of north wing (date unknown). Partial enclosure of first floor balcony and modification of tower fenestration (date unknown).

SETTING

'Springbank' stands on the south side of Oxford Road, the driveway to the property being immediately adjacent to its intersection with Boundary Road. The dwelling is set back some distance from the roadway and is screened from view. The extent of scheduling is limited to the immediate garden setting of the house, rather than the land parcel as a whole and notwithstanding the potential archaeological values of the property.

HISTORY

Robert Chapman (1818-82) took up the Springbank run in October 1851, first as manager for William Kaye and then as runholder. Born at Ilkley in Yorkshire, England, he had worked for Kaye on one of his stations in Australia before coming to New Zealand. Chapman married Sarah Brough (c.1822-1908) in Lyttelton in late 1851 and the couple had seven children. The Springbank run was originally around 9,300 hectares, of which Chapman freeholded 6,070. After Robert Chapman's death his wife moved to Rangiora and the farm was divided amongst the couple's five sons, four of whom developed new estates and the fifth, Edward, taking over the homestead block. Edward Chapman (1856-93), who had three children with his wife Lily (nee Gray), died in 1893 and the estate was run by his trustees until 1912 when it was subdivided into eleven lots and sold. George Rutherford purchased the homestead block following his retirement from 'Dalethorpe' in the Selwyn district; it has passed through other hands since. The house has been used as a bed and breakfast hotel and wedding venue in recent times and remains in private ownership.

HISTORIC AND SOCIAL SIGNIFICANCE

'Springbank' has high historic significance for its association with Robert and Sarah Chapman and their family and, more generally, the colonial settlement and farming history of North Canterbury. The Springbank run was one of the earliest runs to be taken up in North Canterbury and it allowed Robert and Sarah Chapman and their heirs to prosper.

CULTURAL AND SPIRITUAL SIGNIFICANCE

'Springbank' has cultural value as it demonstrates the way of life of its early owner-occupiers.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

'Springbank' has high architectural significance as a Domestic Gothic Revival style homestead designed by Christchurch colonial architect Alexander Lean. Lean (1824-93) served his articles with LN Cottingham in London (1845-49) and immigrated to New Zealand with his wife Clara (nee Haines) in 1851. The couple had 13 children, eight of home survived infancy. Alexander Lean built a home he called 'Riverlaw' on the Heathcote River in 1852 and also took up sheep farming on the Lyndhurst run on the south bank of the Rakaia River. He eventually held a run of over 30,000 hectares and had moved to his Mount Hutt property by 1860. Bankrupted in 1865 the Leans moved back to Christchurch where Alexander commenced his private architectural practice in 1868, the same year in which he designed the Supreme Court (1868-74, demolished). Lean was a co-founder of the Canterbury Association of Architects, established the city's first orchestral society, and also became well-known for his military pursuits, becoming commander of the Canterbury Volunteer District in 1882. He retired with the rank of colonel in early 1891. Less successful in his architecture than his contemporaries, Messrs Mountfort, Armson and Farr, Lean had a typical colonial portfolio career. He is also credited with designing additions to the Christchurch Club in 1875 and designed houses around Canterbury; 'Springbank' is currently his only known building to have survived.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

'Springbank' has technological and craftsmanship significance for the evidence it provides of mid-Victorian construction methods and materials.

CONTEXTUAL SIGNIFICANCE

'Springbank' has contextual value for the contribution it makes to the historic character of its rural property. It is associated with two other notable Chapman family houses in the district, Sarah Chapman's 'Oakleigh' in Rangiora and the former AT Chapman homestead 'Northwood' at Swannanoa. The house is also associated with St James' on the Cust Anglican Church (H005, 1865+) which was endowed by the Chapman family.

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

As the dwelling pre-dates 1900, and the Springbank run was developed from 1851, its site has potential archaeological significance. It appears that the original Chapman dwelling adjoined the 1870 homestead on its northern elevation.

SUMMARY OF HERITAGE SIGNIFICANCE

'Springbank', the former Chapman homestead, has high overall heritage significance to Swannanoa and the Waimakariri district as a whole. The homestead has high historic significance for its association with Robert and Sarah Chapman and the colonial settlement of North Canterbury and cultural value as a demonstration of the way of life of its early owners and occupants. 'Springbank' has high architectural significance as possibly the only extant example of the work of Christchurch colonial architect Alexander Lean and technological and craftsmanship significance for the quality of its mid-Victorian timber construction and detailing. 'Springbank' has contextual value as a local historic feature within its mature garden setting; its site has potential archaeological significance given the development of the property since the early 1850s.

HERITAGE CATEGORY

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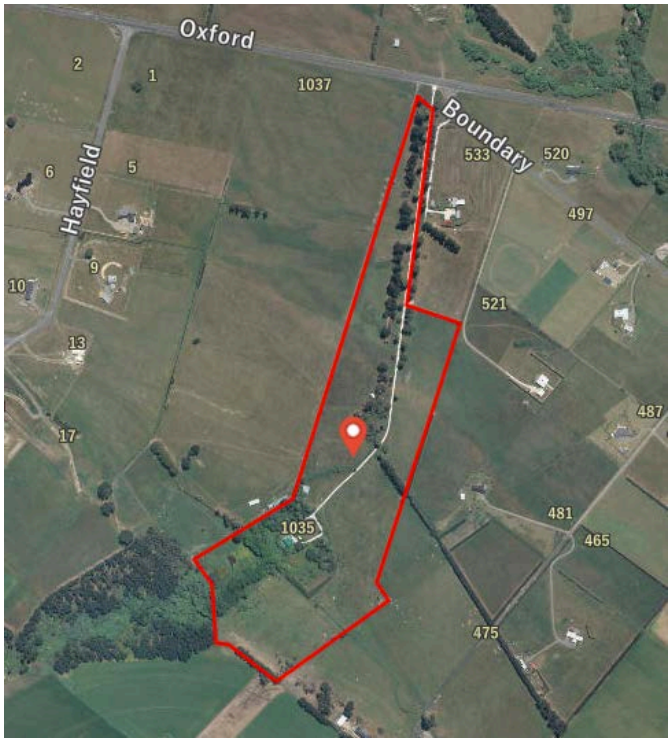
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REPORT COMPLETED 1 August 2019

AUTHOR Dr Ann McEwan / Heritage Consultancy Services



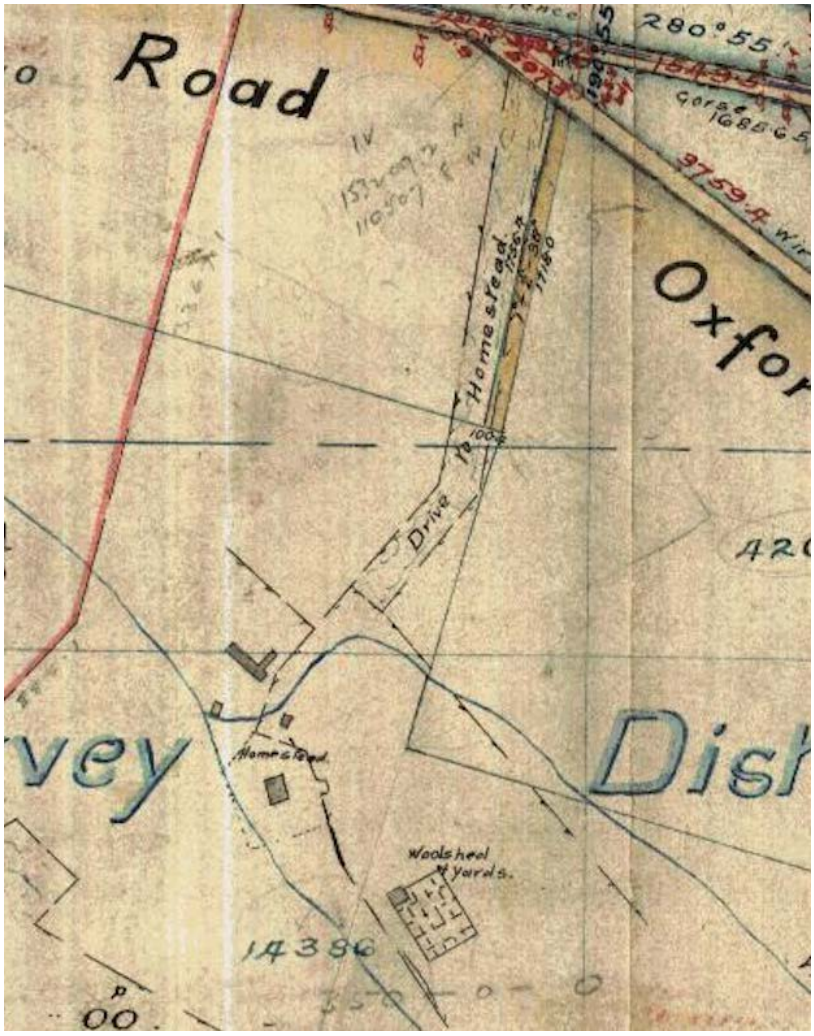
Extent of scheduling, limited to the immediate garden setting, ‘Springbank’, 1035 Oxford Road, Swannanoa.



Land parcel as a whole.



Undated photograph of ‘Springbank’. University of Canterbury.



Detail of DP 3396, dated April 1912, showing homestead and outbuildings. QuickMap.

WAIMAKARIRI DISTRICT COUNCIL

HISTORIC HERITAGE ITEM RECORD FORM

2021 District Plan Item No.	**HH028**
HERITAGE ITEM NAME	former Neeve farmhouse
ADDRESS	91 Island Road, Clarkville, Kaiapoi
PHOTOGRAPH	



(www)

DISTRICT PLAN ITEM NO. (at time of assessment)	H001	**HNZ LIST NO. & CATEGORY**	3739 / 2
LEGAL DESCRIPTION	Lot 6 DP 67643		
VALUATION NUMBER	2173044700		
DATE OF CONSTRUCTION	c.1866?		
ARCHITECT / DESIGNER / BUILDER	Horace Neeve, owner/builder?		
STYLE	Domestic Gothic Revival		

PHYSICAL DESCRIPTION

One-and-a-half storey dwelling with squat rectangular footprint and gabled roof forms. Multi-pane double-hung sash windows. Cross gable on north elevation, single-storey lean-to at south-east corner.

MATERIALS / STRUCTURE

Timber framing and weatherboard cladding, corrugated metal roofing.

ADDITIONS / ALTERATIONS

Unknown, if any.

SETTING

The dwelling stands on the west side of Island Road, on a property bordered by Neeves Road to the north. A barn that would appear to date to the mid-19th century stands to the north of the house. The extent of scheduling is limited to the immediate garden setting of the house, notwithstanding the potential archaeological values of the land parcel as a whole.

HISTORY

Horace Neeve (1829-1917) was an early Canterbury settler who worked as a labourer in Kaiapoi before taking up farming on Kaiapoi Island, now known as Clarkville. Neeve acquired his Clarkville property in 1858 and appears to have been in residence by 1860. A local history account records that he built a sod cottage on the property before erecting a two-storey timber farmhouse. This may have occurred around the time of his marriage to Martha Watson (c.1839-1907) in 1866. Neeve was elected inaugural chairman of the Kaiapoi Island school district in May 1872 and the Kaiapoi Island Sunday School held their annual New Year's Day tea meeting in one of Neeve's paddocks in January 1873. The road adjacent to the Neeves' property was known by the family name by March 1873, if not earlier. Horace and Martha Neeve retired to Christchurch and the farm was leased to the Clothiers in 1890. The property passed to the Neeves' daughter Grace after Horace's death; she was the wife of Henry Butcher. Certificate of Title was first issued to Grace Butcher for two parcels flanking the western portion of Neeves Road in 1927. The property remained in the Butcher family until 1954, when it was sold to Victor Wilson, a Kaiapoi farmer. The Wilson family held the property in to the early 21st century; it was subdivided to its current extent in 1994.

HISTORICAL AND SOCIAL SIGNIFICANCE

The former Neeve farmhouse has historical significance for its association with the Neeve family, after whom the local road is named, and, more generally, the pastoral development of Kaiapoi district. Horace Neeve's occupation was given as 'gentleman' after his retirement to Christchurch, suggesting that the former labourer had made a success of his farming career at Clarkville.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The former Neeve farmhouse has cultural value as a demonstration of the way of life of its early owner/occupiers.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The former Neeve farmhouse has architectural significance as a simplified Domestic Gothic Revival style building that is typical of its era and representative of the popularity of the style in the 1860s and 1870s. The designer of the building is currently unknown but may have been Neeve himself.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The former Neeve farmhouse has technological and craftsmanship significance for the evidence it provides of Victorian building materials and methods.

CONTEXTUAL SIGNIFICANCE

The former Neeve farmhouse has contextual significance for the contribution it makes to the historic character of its rural setting and the visual evidence it provides of the colonial settlement of Kaiapoi Island / Clarkville.

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

As the former Neeve farmhouse pre-dates 1900 its site may have potential archaeological significance relating to both the construction of the farmhouse and its historic outbuildings and the colonial use of the property.

SUMMARY OF HERITAGE SIGNIFICANCE

The former Neeve farmhouse has overall significance to Clarkville, Kaiapoi and the Waimakariri district as a whole. The dwelling has historical significance as a colonial

farmhouse associated with an early settler family after whom the local road is named and cultural value as a demonstration of the way of life of its early residents. The former Neeve farmhouse has architectural significance as a simplified Domestic Gothic Revival style dwelling and technological and craftsmanship significance for its mid-Victorian construction methods and materials. The former Neeve farmhouse has contextual significance for the contribution it makes to the historic character of its rural setting and its site has potential archaeological significance in view of the property's colonial use and development.

HERITAGE CATEGORY

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REFERENCES

- *Press* 30 March 1866, p. 2; 18 September 1867, p. 2; 15 September 1869, p. 3; 29 December 1870, p. 2; 14 March 1872, p. 2; 8 May 1872, p. 2; 2 January 1873, p. 2; 15 March 1873, p. 3; 22 April 1874, p. 1; 14 October 1874, p. 3; 16 July 1877, p. 1; 2 February 1880, p. 3; 19 July 1889, p. 4; 26 March 1917, p. 9; 24 May 1917, p. 1.
- *Lyttleton Times* 3 January 1857, p. 4; 10 February 1858, p. 10; 13 June 1860, p. 6; 2 November 1861, p. 3; 3 May 1864, p. 6; 16 January 1867, p. 4; 12 March 1892, p. 6; 18 December 1900, p. 6.
- *Star* 5 February 1878, p. 3.
- *Cyclopedia of New Zealand – Canterbury Provincial District* Christchurch, 1903; available online.
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- http://christchurchcitylibraries.com/Heritage/Digitised/WarsAndConflicts/NewZealandWars/Militia/1860Militia.pdf
- http://bowringonline.co.nz/the-clarkville-story-page-10.html
- https://www.flickr.com/photos/68177747@N02/7347597916/in/pool-teara/
- DN Hawkins *Beyond the Waimakariri* Christchurch, 2001; available online.
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REPORT COMPLETED 3 March 2019

AUTHOR Dr Ann McEwan / Heritage Consultancy Services



Extent of scheduling, limited to garden setting of the house, former Neeve farmhouse, 91 Island Road, Clarkville, Kaiapoi. Historic barn marked by star.

WAIMAKARIRI DISTRICT COUNCIL

HISTORIC HERITAGE ITEM RECORD FORM

2021 District Plan Item No.	**HH029**
HERITAGE ITEM NAME	former Kaiapoi Island Church of England Day School / St Augustine's Anglican Church
ADDRESS	8 Island Road, Clarkville, Kaiapoi
PHOTOGRAPH	



(www)

DISTRICT PLAN ITEM NO. (at time of assessment)	H002	**HNZ LIST NO. & CATEGORY**	3740 / 2
LEGAL DESCRIPTION	Lot 1 DP 83594		
VALUATION NUMBER	2173019100		
DATE OF CONSTRUCTION	c.1858 or 1862-63		
ARCHITECT / DESIGNER / BUILDER	Unknown		
STYLE	Colonial Gothic Revival		

PHYSICAL DESCRIPTION

Single-storey building with irregular rectangular footprint and slightly flared, gabled roof forms. Church has gabled vestry on south elevation and a gabled entrance porch, with diagonal bracing, on northern elevation. Sanctuary at east end has lower roof. Cusped lancet arched windows with triple window at east end; diamond-pattern leadlight windows. Conical belltower over entrance porch.

MATERIALS / STRUCTURE

Timber framing and weatherboard cladding, corrugated metal roofing.

ADDITIONS / ALTERATIONS

Enlarged (c.1872/74?). Former Methodist church relocated to site for use as church hall (1968). Bell tower addition (c.1976).

SETTING

The church is set back from the road boundary on the east side of Island Road on a plot that is bounded to the south by Tram Road. A churchyard is to the north of the church and a Sunday School hall is to the east. The extent of setting is the original church property on which the church and churchyard were located, rather than the land parcel as a whole.

HISTORY

A day school was opened by the (Anglican) Church of England on Kaiapoi Island in 1858. The school, which also served as a chapel for services typically conducted by lay readers, was located on a reserve set aside for a church by the Canterbury Provincial Council in December 1858. In November 1863 it was reported that the schoolroom remained unlined, a year after it had been built; conflicting historic sources therefore mean that a construction date of 1858 or 1862-63 are both possible. At the end of 1863 there were 73 pupils on the roll, with average attendance varying between 25 and 45. The school operated until 1874, the Board of Education having declared the educational district of Kaiapoi Island North and a school committee established in late 1873. A new public school, which became known as the Clarkville School in 1889, was built on a site to the west of the day school. The former day school was known as the Clarkville Chapel of Ease by the late 1880s; by the late 1890s it had been renamed St Augustine's. Annual reunions of former pupils, and their descendants, of the day school were held in the 1920s. The Sunday School hall (1949) on the property was relocated from the Clarkville Methodist Church site in Tram Road in 1968. St Augustine's is now part of the Kaiapoi Anglican Parish and services are held on the second Sunday of the month.

HISTORICAL AND SOCIAL SIGNIFICANCE

St Augustine's Anglican Church has historical and social significance for its association with the Anglican congregation of Kaiapoi Island and the history of the church education and community since c.1858.

CULTURAL AND SPIRITUAL SIGNIFICANCE

St Augustine's Anglican Church has cultural and spiritual significance as a place of Anglican worship and fellowship. The building also embodies the esteem in which the Church of England day school was held in the past by its former pupils, as evidenced by the annual reunions that once took place for the school.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

St Augustine's Anglican Church has architectural significance as a mid-19th century Colonial Gothic Revival style building that demonstrates the economy with which its ecclesiastical purpose is communicated through its form and fenestration. The architect of the building is currently unknown, although George Mallinson has been credited with the design in the past, most likely because he designed the Methodist church at Kaiapoi in 1860.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

St Augustine's Anglican Church has technological and craftsmanship value for the evidence it provides of mid-19th century construction methods and materials. The builder of the church is currently unknown.

CONTEXTUAL SIGNIFICANCE

St Augustine's Anglican Church has contextual significance as a historic landmark in Clarkville and for its relationship with the adjacent churchyard and Sunday School hall.

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

As the church pre-dates 1900 its site has potential archaeological significance relating to the colonial development of the property by the Anglican church.

SUMMARY OF HERITAGE SIGNIFICANCE

The former Kaiapoi Island Church of England Day School / St Augustine's Anglican Church has overall heritage significance to Clarkville, Kaiapoi and Waimakariri district as a whole. The church has historic and social significance for its association with the community of Clarkville since c.1858 and cultural and spiritual significance for its religious use and community esteem. St Augustine's Anglican Church has architectural significance as a Colonial Gothic Revival style building and technological and craftsmanship value for its mid-Victorian construction and detailing. St Augustine's Anglican Church has contextual significance as a local landmark and for its relationship with the churchyard and Sunday School hall on the same site. The church property has potential archaeological significance in view of its mid-19th century development and use.

HERITAGE CATEGORY

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REFERENCES

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- *Lyttelton Times* 24 December 1858, p. 5; 18 June 1859, p. 4; 12 October 1861, p. 4; 2 November 1861, p. 3; 18 July 1863, p. 5; 26 September 1863, p. 5; 17 November 1863, p. 3; 6 September 1873, p. 1; 17 November 1873, p. 3; 24 March 1879, p. 6.
- *North Canterbury Gazette* 23 October 1936, p. 1.
- *Globe* 7 December 1874, p. 4.
- *Star* 14 November 1871, p. 2; 28 December 1871, p. 3; 24 January 1889, p. 3.
- http://www.heritage.org.nz/the-list/details/3740
- http://anglicanlife.org.nz/churches/st-augustines-clarkville/
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- http://don-donovan.blogspot.com/2009/08/country-churches-of-nz-88-st-augustines.html
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REPORT COMPLETED 3 March 2019

AUTHOR Dr Ann McEwan / Heritage Consultancy Services



Extent of setting, St Augustine's Anglican Church, 8 Island Road, Clarkville, Kaiapoi.

WAIMAKARIRI DISTRICT COUNCIL

HISTORIC HERITAGE ITEM RECORD FORM

2021 District Plan Item No.	**HH030**
HERITAGE ITEM NAME	former St James' on the Cust Anglican Church parsonage
ADDRESS	1776 Cust Road, Cust
PHOTOGRAPH	 (Dr A McEwan, 10 July 2019
DISTRICT PLAN ITEM NO. (at time of assessment)	H003 **HNZ LIST NO. & CATEGORY** 5270 / 2
LEGAL DESCRIPTION	Lot 1 DP 60487
VALUATION NUMBER	2158008800
DATE OF CONSTRUCTION	1876
ARCHITECT / DESIGNER / BUILDER	BW Mountfort, architect; William Gardiner, builder
STYLE	Domestic Gothic Revival

PHYSICAL DESCRIPTION

Two-storey building with rectangular footprint and gabled roof forms. Principal, east-facing elevation has straight veranda carried on simple posts terminated by two-storey gabled bay. Double-gabled north elevation overlooks expansive terraced garden. Sunhoods over first floor windows, gable dormers on east and west elevations. Boxed bay window with flared roof on east elevation has casement and fanlight type fenestration. Casement windows.

MATERIALS / STRUCTURE

Timber frame and weatherboard cladding, corrugated metal roofing.

ADDITIONS / ALTERATIONS

Unspecified improvements (1885). Single-storey additions to south and west (early 1970s?).

SETTING

The dwelling is located on the north side of Cust Road, west of Mill Road. The house is set back from the roadway within a mature garden and the property is bordered to the north by a branch of the Cust River; a tributary flows through the site beneath the terrace on which the house stands. St James' on the Cust Anglican Church (H005) is to the east of its former vicarage. The extent of setting is limited to the garden setting of the house, notwithstanding the potential archaeological values of the land parcel as a whole.

HISTORY

The Church of St James' on the Cust was consecrated on 29 September 1866. Initially the vicar lived in 'The Priory' (H006) on the Oxford Road, which was built at the same time as the church in Cust. A new parsonage, at a cost of £480, was erected to the west of the church in 1876. The first resident vicar was the Rev Hugh Henry Scriven Hamilton (1848-1946) who had recently emigrated from England with his wife Margaret. Hamilton held the cure of Cust from December 1876 until September 1879. The parsonage, by then known as a vicarage, was sold in 1945 and has been held privately ever since. The property was subdivided to its current extent in 1991. St James' Church is now part of the Anglican Parish of Oxford-Cust.

HISTORICAL AND SOCIAL SIGNIFICANCE

The former St James' on the Cust Anglican Church parsonage has historical and social significance for its association with the Rev HHS Hamilton, his family, and all those who subsequently lived in the vicarage and served St James' on the Cust Church until it was sold. It is also significant as a demonstration of the activity of the Anglican church in the colonial period as it built churches and vicarages throughout Canterbury to house growing congregations and their clergy.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The former St James' on the Cust Anglican Church parsonage has cultural significance as it demonstrates the way of life of Anglican clergy and their families in the later 19th and early 20th centuries. Anglican vicars were typically provided with a house as part of their employment and their homes consequently became important venues for the social and pastoral life of the community.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The former St James' on the Cust Anglican Church parsonage has architectural significance as the work of preeminent Canterbury architect, Benjamin Mountfort (1825-98). Mountfort trained and practised in London before emigrating to New Zealand with his family in 1850; a colonist on one of the 'First Four Ships'. He designed churches and vicarages for the Anglican diocese throughout his career and was also responsible for the Canterbury Provincial Council buildings (1858-65), and early buildings for Canterbury Museum (from 1869) and Canterbury University College (1877/1882, Christchurch Arts Centre). Mountfort was an ardent proponent of the Gothic Revival style and 'by the 1880s was recognised as New Zealand's foremost church architect' (Lochhead, NZDB entry – see below). He was a member of the Anglican church, a leader in the profession, and is credited with playing a key role in establishing the architectural character of Christchurch. The Cust parsonage was one of eight Mountfort designed between 1873 and 1876 and is comparable to the vicarage at Lincoln (1876), which also survives.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The former St James' on the Cust Anglican Church parsonage has technological and craftsmanship value for its construction and detailing by Rangiora builder William Gardiner.

CONTEXTUAL SIGNIFICANCE

The former St James' on the Cust Anglican Church parsonage has contextual significance as a historic feature in Cust and for its relationship with both St James' on the Cust Anglican Church & Belfry (H005) and 'The Priory' on the Oxford Road (H006).

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

As the former parsonage pre-dates 1900 its site has potential archaeological value relating to the structure's construction and early use.

SUMMARY OF HERITAGE SIGNIFICANCE

The former St James' on the Cust Anglican Church parsonage has overall heritage significance to Cust and Waimakariri district as a whole. The dwelling has historic and social significance for its association with the Anglican clergy of Cust and cultural significance as a demonstration of the way of life of its former residents. The former St James' on the Cust Anglican Church parsonage has architectural significance as a Domestic Gothic Revival style dwelling designed by preeminent Canterbury architect BW Mountfort and technological and craftsmanship value for its mid-Victorian construction and detailing. The former St James' on the Cust Anglican Church parsonage has contextual significance as a historic feature at Cust and for its relationship with the neighbouring St James' on the Cust Anglican Church and Belfry. The site of the former parsonage has potential archaeological value in view of the structure's pre-1900 construction.

HERITAGE CATEGORY

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REFERENCES

- *Press* 29 February 1876, p. 2; 8 October 1879, p. 2; 20 April 1885, p. 3.
- *Lyttelton Times* 28 February 1876, p. 1; 9 August 1876, p. 3; 19 October 1876, p. 1; 11 March 1879, p. 6.
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REPORT COMPLETED 4 March 2019

AUTHOR Dr Ann McEwan / Heritage Consultancy Services



Extent of setting, limited to the immediate garden setting and following the line of the upper terrace, 1776 Cust Road, Cust.



Land parcel as a whole.



Cust parsonage. Lochhead, p. 235.

WAIMAKARIRI DISTRICT COUNCIL

HISTORIC HERITAGE ITEM RECORD FORM

2021 District Plan Item No.	**HH031**
HERITAGE ITEM NAME	St James' on the Cust Anglican Church, Sunday School & belfry
ADDRESS	1750 Cust Road, Cust
PHOTOGRAPH	





(Dr A McEwan, 10 July 2019)

DISTRICT PLAN ITEM NO. (at time of assessment)	H005	**HNZ LIST NO. & CATEGORY**	3077 / 2
LEGAL DESCRIPTION	Part RS 5777		
VALUATION NUMBER	2158008600		
DATE OF CONSTRUCTION	1865 / 1878 / 1882		
ARCHITECT / DESIGNER / BUILDER	Messrs Bury & Mountfort, architects; John Waller, builder (church); BW Mountfort, architect (belfry)		
STYLE	Gothic Revival - Early English and Venetian (belfry)		

PHYSICAL DESCRIPTION

Single-storey church with irregular rectangular footprint and gabled roof forms. Cusped lancet arched windows, with pair and trefoil set in east end. Vertical battens, entrance porch on south elevation and vestry on north. Hall has a rectangular footprint, gabled roof and lean-to on north elevation. Paired cusped lancet arched windows. Belfry has a rectangular footprint and gabled roof with cresting. Venetian Gothic constructional polychromy with corbelled eaves and door set within lancet arch. Timber louvres have zig-zag lower edge.

MATERIALS / STRUCTURE

Timber frame and weatherboard cladding, corrugated metal roofing (church & hall). Brick, Mt Somers stone & timber (belfry).

ADDITIONS / ALTERATIONS

Chancel and vestry additions to church (BW Mountfort, architect & A Bennett, builder, 1874-75). Church reroofed with corrugated iron (1884). Church entrance porch renewed (c.1977).

SETTING

The church, Sunday School and bell tower are located on the north side of Cust Road, west of Mill Road. The northern boundary of the property was once formed by the Rangiora-Oxford railway line. The freestanding bell tower and the Sunday School hall are located to the west

of the church. The churchyard is independent of the church and is located in Tippings Road. The former St James' on the Cust Anglican Church parsonage (H003) is west of the church. The extent of setting is the land parcel on which all three historic structures are located.

HISTORY

The Church of St James' on the Cust was erected in 1865, on land gifted by Messrs Walker & Searles, and consecrated by Bishop Harper on 29 September 1866. Initially the vicar lived in 'The Priory' (H006) on the Oxford Road, which was built at the same time as the church in Cust. A new parsonage was built at the western extreme of the church property in Cust in 1876 (H003). The church was presented with a bell made by the Whitechapel Bell Foundry, London by Sir Edward Cust in 1868; it was housed in a timber belfry (BW Mountfort, architect, 1871) until that structure failed and it was then hung in a brick bell tower erected in 1882. Robert Chapman of 'Springbank' contributed £50 towards the cost of the belfry; his widow Sarah later memorialised her husband by giving the stained-glass window set installed in the east wall in 1895. In 1878 a Sunday School was erected on the church site; at the turn of the 20th century it was attended by 40 children under the guidance of five teachers. Today St James' Church is part of the Anglican Parish of Oxford-Cust and services are held on the second and fourth Sundays of the month. A plaque recognising the churchyard was a burial place before the Tippings Road cemetery opened was unveiled on 10 March 2019.

HISTORICAL AND SOCIAL SIGNIFICANCE

St James' on the Cust Anglican Church, Sunday School & belfry have historical and social significance for their association with the Anglican community of Cust and as expressions of the congregation's growth and development since 1865.

CULTURAL AND SPIRITUAL SIGNIFICANCE

St James' on the Cust Anglican Church has cultural significance as a place of Anglican worship and fellowship and for the commemorative purpose of a number of its fittings and furnishings within it, including the commemorative stained-glass windows gifted by Sarah Chapman and Mabel Beere. The Sunday School and belfry have cultural value as demonstrations of the way of life of the congregation which was called to church by the bell in the belfry and attended to their children's religious education in the Sunday School.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

St James' on the Cust Anglican Church has architectural significance as the work of short-lived architectural partnership Bury & Mountfort (July 1864 - March 1866). Benjamin Mountfort (1825-98), who was responsible for enlarging St James' in 1874-75, trained and practised in London before emigrating to New Zealand with his family in 1850; a colonist on one of the 'First Four Ships'. He designed churches and vicarages for the Anglican diocese throughout his career and was also responsible for the Canterbury Provincial Council buildings (1858-65), and early buildings for Canterbury Museum (from 1869) and Canterbury University College (1877/1882, Christchurch Arts Centre). Mountfort was an ardent proponent of the Gothic Revival style and 'by the 1880s was recognised as New Zealand's foremost church architect' (Lochhead, NZDB entry – see below). He was a member of the Anglican church, a leader in the profession, and is credited with playing a key role in establishing the architectural character of Christchurch. Maxwell Bury (1825-1912) is best known for his design of the Nelson Provincial Council buildings (1859, demolished) and the clocktower block of the University of Otago (1877). Bury had trained in England and first settled in Nelson, where none of his buildings survive. He was also an active member of the Anglican church and later designed the Chapel of the Holy Evangelists for the Bishop of Nelson (1876). St Patrick's Catholic Church in Akaroa (1864) is the only other Bury & Mountfort designed church to have survived. The designer/architect of the Sunday School is currently unconfirmed, but BW Mountfort's longstanding association with the Cust church and the Anglican diocese of Canterbury makes him the most likely candidate. Mountfort certainly designed both the original timber belfry and the brick tower that replaced it in 1882. The

latter has architectural significance for its Venetian Gothic styling, in contrast to the Early English Gothic Revival style of both the church and its 'matching' Sunday School hall.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

St James' on the Cust Anglican Church, Sunday School & belfry have technological and craftsmanship significance for their Victorian construction and detailing. The first stage of the church was built by Christchurch builder and timber merchant John Waller. Waller (c.1835-1907) also owned a sawmilling company on the West Coast in partnership with RW England, another leading member of the Canterbury construction industry. The church also houses stained glass windows dating to 1895 (sanctuary) and c.1921-22 (west end gable). The builders responsible for the Sunday School and belfry are currently unknown.

CONTEXTUAL SIGNIFICANCE

St James' on the Cust Anglican Church, Sunday School & belfry have high contextual significance as a group of landmark historic features in Cust and for the relationship they have with both the former St James' on the Cust Anglican Church parsonage (H003) and 'The Priory' on the Oxford Road (H006).

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

As all three structures pre-date 1900 the church property has potential archaeological significance relating to its colonial development and use. It is also noted that the church was a burial site in the later 1860s.

SUMMARY OF HERITAGE SIGNIFICANCE

St James' on the Cust Anglican Church, Sunday School & belfry have overall heritage significance to Cust and Waimakariri district as a whole. The church group has historic and social significance for its association with the Anglican community of Cust and cultural significance as a place of Anglican worship and fellowship and as demonstration of the way of life of church members. St James' on the Cust Anglican Church, Sunday School & belfry have architectural significance as Gothic Revival style structures designed, in part at least, by Maxwell Bury and BW Mountfort, and technological and craftsmanship significance for their Victorian construction and detailing. St James' on the Cust Anglican Church, Sunday School & belfry have high contextual significance as landmark historic features at Cust and for their relationship with two former Anglican vicarages. The church property has potential archaeological significance in view of the site's pre-1900 development and use.

HERITAGE CATEGORY

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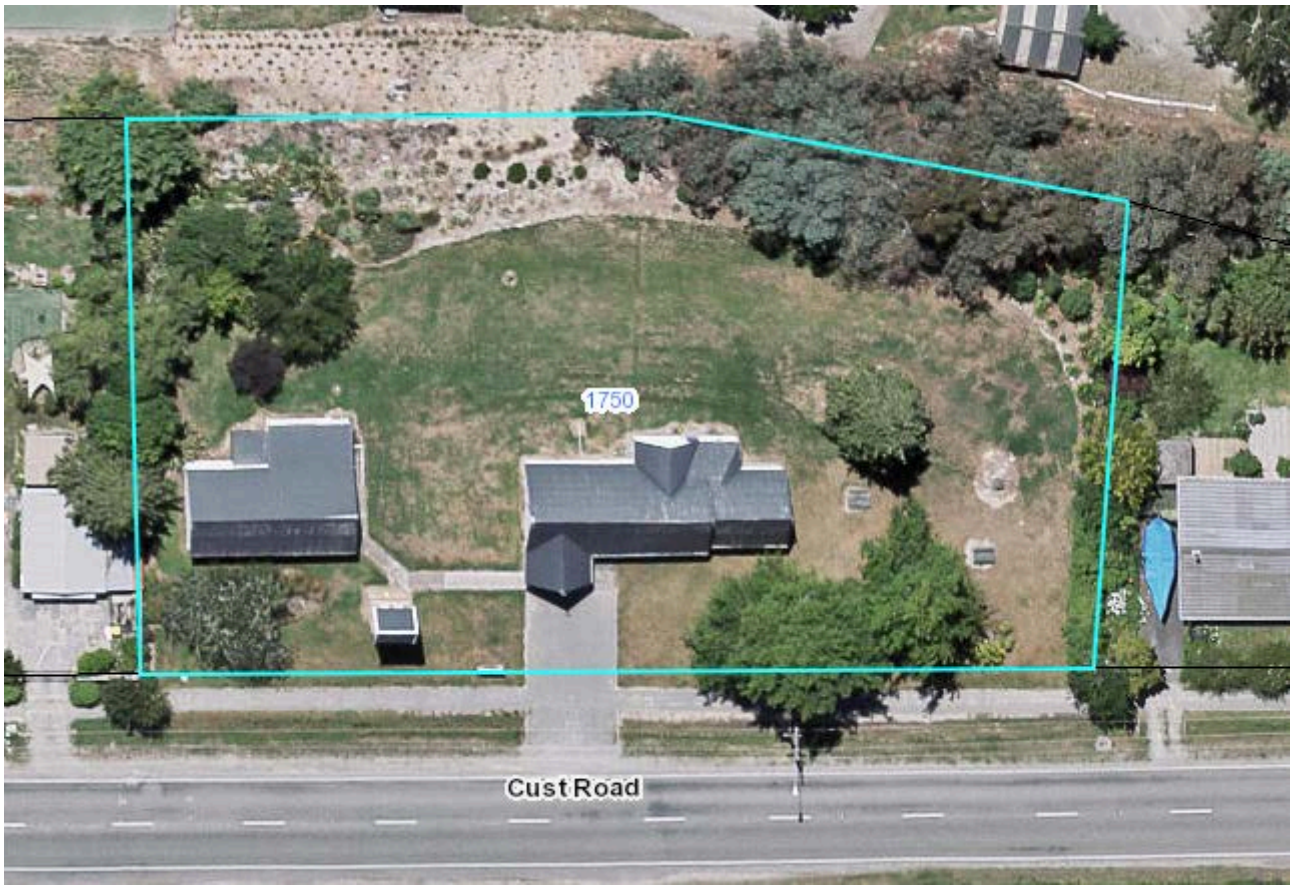
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REPORT COMPLETED 7 March 2019

AUTHOR Dr Ann McEwan / Heritage Consultancy Services



Extent of setting, St James' on the Cust Anglican Church, with (from left to right) Sunday School, belfry and church, 1750 Cust Road, Cust.

WAIMAKARIRI DISTRICT COUNCIL

HISTORIC HERITAGE ITEM RECORD FORM

2021 District Plan Item No.	**HH032**
HERITAGE ITEM NAME	'The Priory', former Anglican parsonage
ADDRESS	1990 Oxford Road, Cust
PHOTOGRAPH	



(WDC)

DISTRICT PLAN ITEM NO. (at time of assessment)	H006	**HNZ LIST NO. & CATEGORY**	5269 / 2
LEGAL DESCRIPTION	Pt RS 7332		
VALUATION NUMBER	2158011900		
DATE OF CONSTRUCTION	1866		
ARCHITECT / DESIGNER / BUILDER	William & John King, builders		
STYLE	Domestic Gothic Revival		

PHYSICAL DESCRIPTION

Two-storey building with rectangular footprint and varied roof forms. Ground floor lean-to/veranda on north-west elevation has gabled first floor bay with half-timbering. Roofline of north-east elevation is broken by a cross-gable with scalloped bargeboards and shingled gable end over the first-floor balcony. South-east elevation has boxed bay window, stepped parapet with cresting and terminal orbs. Double-hung sash and casement and fanlight type fenestration.

MATERIALS / STRUCTURE

Timber frame and weatherboards with cement stucco cladding, stone foundations, corrugated metal roofing.

ADDITIONS / ALTERATIONS

Veranda partially enclosed (date unknown). Stuccoed (c.1950).

SETTING

The dwelling is located on the north side of Oxford Road, west of Tippings Road. The house is set back some distance from the roadway within a mature garden, but it can be glimpsed from the public domain. The former 1876 parsonage (H003) and St James' on the Cust Anglican Church, Sunday School and belfry (H005) are situated to the east of 'The Priory', within the village of Cust. The extent of setting is limited to the garden setting of the house, notwithstanding the potential archaeological values of the land parcel as a whole.

HISTORY

The Anglican Church of St James' on the Cust was consecrated on 29 September 1866, a day before its sister church of St Andrew's at Oxford. Initially the vicar who served both churches lived midway between the two settlements, in a parsonage completed just a few weeks after the double consecration ceremonies. AP O'Callaghan was the first curate of the Oxford Parochial District, having been appointed in May 1865. The parsonage was built on glebe land given by Robert Higgins of 'Tara' estate, who was chairman of the Cust Road District at the time. 'Tara' homestead was just a few hundred metres to the west of the parsonage. A new parsonage, at a cost of £480, was erected closer to the Cust church in 1876. The first parsonage was sold to HCH Knowles, formerly of 'Glentui' station, for £275 in October 1875 to fund the new building; it has been held privately ever since. The house has been known as 'The Priory' since at least the mid-1930s and was featured in a historic places and gardens tour around Cust in 2011.

HISTORICAL AND SOCIAL SIGNIFICANCE

The former Anglican parsonage known as 'The Priory' has historical and social significance for its association with the Rev AP O'Callaghan and its role as a parsonage between 1866 and 1875. Arthur Pyne O'Callaghan (1837-1930) left Cust in late 1868 and retired from the clergy in 1869, later becoming a Member of Parliament (1881-88) and land valuer. The house is also significant as a demonstration of the activity of the Anglican church in the colonial period as it built churches and vicarages throughout Canterbury to house growing congregations and their clergy.

CULTURAL AND SPIRITUAL SIGNIFICANCE

'The Priory' has cultural value as it demonstrates the way of life of Anglican clergy and their families in the mid-19th century. Anglican vicars were typically provided with a house as part of their employment and their homes consequently became important venues for the social and pastoral life of the community.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

'The Priory' has architectural significance as a large-scale Domestic Gothic Revival style dwelling of atypical design, particularly in relation to the unusual first floor balcony. The architect/designer is currently unknown but may have been Messrs King.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

'The Priory' has technological and craftsmanship value for its mid-19th century construction and detailing by Oxford builders W & J King.

CONTEXTUAL SIGNIFICANCE

'The Priory' has contextual significance as a historic feature in the vicinity of Cust and for its relationship with both St James' on the Cust Anglican Church, Sunday School & Belfry (H005) and the former parsonage that replaced it (H003).

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

As the former parsonage pre-dates 1900 its site has potential archaeological value relating to the structure's construction and early use.

SUMMARY OF HERITAGE SIGNIFICANCE

The former Anglican parsonage known as 'The Priory' has overall heritage significance to Cust and Waimakariri district as a whole. The dwelling has historic and social significance for its association with the establishment of the local parish and the Rev AP O'Callaghan and cultural

value as a demonstration of the way of life of its early clerical residents. 'The Priory' has architectural significance as a distinctive Domestic Gothic Revival style dwelling and technological and craftsmanship value for its mid-Victorian construction and detailing by Oxford builders Messrs King. 'The Priory' has contextual significance as a local historic feature and for its relationship with the former 1876 parsonage and St James' on the Cust Anglican Church, Sunday School and belfry. The site of the former parsonage has potential archaeological value in view of the structure's pre-1900 construction.

HERITAGE CATEGORY

B

REFERENCES

- *Press* 23 October 1875, p. 2; 12 September 1936, p. 26.
- *Lyttelton Times* 15 April 1865, p. 5; 6 June 1865, p. 7; 2 March 1866, p. 2; 7 April 1866, p. 1; 11 December 1866, p. 3; 11 February 1867, p. 3; 19 March 1867, p. 3.
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REPORT COMPLETED 6 March 2019

AUTHOR Dr Ann McEwan / Heritage Consultancy Services



Extent of setting, limited to the immediate garden setting, 1990 Oxford Road, Cust.



Land parcel in context.


WDC files.

WAIMAKARIRI DISTRICT COUNCIL

HISTORIC HERITAGE ITEM RECORD FORM

2021 District Plan Item No.	**HH033**
HERITAGE ITEM NAME	Wolffs Road footbridge
ADDRESS	1077 & 1091 Wolffs Road / Eyre River, Horrellville
PHOTOGRAPH	



(HNZPT)

DISTRICT PLAN ITEM NO. (at time of assessment)	H008	**HNZ LIST NO. & CATEGORY**	7143 / 2
LEGAL DESCRIPTION	Pt Lot 3 DP 8172 RS 37131 & Pt RS 15417		
VALUATION NUMBER	2170010900 & 2170010800		
DATE OF CONSTRUCTION	later 1940s		
ARCHITECT / DESIGNER / BUILDER	Public Works Department, design; RG Wolff, builder		
STYLE	Suspension footbridge		

PHYSICAL DESCRIPTION

Wire rope foot bridge, with timber decking, is suspended from four steel towers mounted on concrete footings.

MATERIALS / STRUCTURE

Wire rope, steel, concrete & timber.

ADDITIONS / ALTERATIONS

Unknown, if any.

SETTING

The bridge spans the Eyre River to the west of Horrellville. There are multiple crossings of the Eyre River between Oxford in the west and Kaiapoi to the east. The adjacent roadway traverses the river bed downstream (south side) of the bridge. The scheduled setting includes the bridge approaches, as well as the bridge itself.

HISTORY

A traffic bridge across the Eyre River at the site of Wolff's Ford was under discussion by 1924 but the issue remained unresolved for many years. Instead local residents and travellers crossed the river at a number of fords, including one in Wolffs Road. In September 1938 it was reported that the Eyre County Council had decided to take no action about a renewed request for a traffic bridge at Wolffs Road, on the basis that there was no agreement on where it should be located. Local farmer Rudolf Wolff (c.1880-1963) evidently decided to take matters in to his own hands and, after delays caused by World War II, he built a suspension footbridge slightly upstream of the road ford. The bridge was apparently not completed until 1948. It remained in private ownership until 1978, when it was handed over by the Wolff family to the county council. The bridge is now owned by Waimakariri District Council and can still be accessed by foot. The long-discussed traffic bridge over the Eyre was eventually built in Poyntzs Road.

HISTORIC AND SOCIAL SIGNIFICANCE

The Wolffs Road footbridge has historic significance for its association with the mid-century development and use of local transport infrastructure, particularly when the Eyre River was high or in flood. The bridge is also notable for its association with local farmer RG Wolff, after whose family the local road and ford are named. Wolff was elected to the West Eyreton Riding of the Eyre County Council in 1923.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The Wolffs Road footbridge has cultural value as a place of community identity and historic continuity. It demonstrates the way of life of local people whose movement was affected by the condition of the Eyre River in the mid-20th century.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The Wolffs Road footbridge has aesthetic value as a standard Public Works Department design.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The Wolffs Road footbridge has technological significance as a suspension bridge erected by a local landowner for public use. The suspension bridge type avoided the need for driving piles in to the river bed and was an economical approach to building across a wide span, in this case created by the braided nature of north Canterbury rivers.

CONTEXTUAL SIGNIFICANCE

The Wolffs Road footbridge has contextual significance as a local historic feature and in relation to Wolffs Ford, which is immediately adjacent to the bridge.

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

As the footbridge post-dates 1900, any potential archaeological significance its site may have would likely relate to an earlier period of the river's use and development.

SUMMARY OF HERITAGE SIGNIFICANCE

The Wolffs Road footbridge has overall heritage significance to the Horrellville area and to Waimakariri district as a whole. The bridge has historic significance for its association with the development of the district's infrastructure and cultural value as a place of historic continuity. The Wolffs Road footbridge has aesthetic value for its standard PWD mid-20th century design and technological significance for its steel, iron and concrete construction by RG Wolff. The Wolffs Road footbridge has contextual significance as a local historic feature.

HERITAGE CATEGORY

B

REFERENCES

- *Press* 14 May 1923, p. 13; 14 July 1924, p. 5; 15 September 1925, p. 3; 7 August 1926, p. 7; 15 April 1936, p. 5; 5 October 1938, p. 9.
- *Star* 25 July 1919, p. 6; 11 October 1920, p. 8.
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REPORT COMPLETED 7 February 2019

AUTHOR Dr Ann McEwan / Heritage Consultancy Services



Extent of scheduling, encompassing the bridge and the land parcels on which its approaches are located, Wolffs Road/Eyre River, Horrellville.

WAIMAKARIRI DISTRICT COUNCIL

HISTORIC HERITAGE ITEM RECORD FORM

2021 District Plan Item No.	**HH034**
HERITAGE ITEM NAME	'Flaxton', Stevenson homestead
ADDRESS	38 Flaxton Road, Flaxton
PHOTOGRAPH	



(HNZPT)

DISTRICT PLAN ITEM NO. (at time of assessment)	H009	**HNZ LIST NO. & CATEGORY**	3798 / 2
LEGAL DESCRIPTION	RS 2020		
VALUATION NUMBER	2159124000		
DATE OF CONSTRUCTION	c.1877/80?		
ARCHITECT / DESIGNER / BUILDER	Unknown		
STYLE	Italianate villa		

PHYSICAL DESCRIPTION

Two-storey dwelling with rectangular footprint and hipped roof. Double-hung sash windows, bracketed eaves and corbelled chimneys. Bay window and veranda, with balcony above, on principal, north-facing elevation. Second bay window is located on the west elevation within that portion of the house which is of timber construction. Fanlight-shaped panels above first floor windows on principal elevation. Single-storey wing with monopitch roof at rear (south elevation).

MATERIALS / STRUCTURE

Concrete, timber framing and weatherboard cladding, slate & corrugated metal roofing.

ADDITIONS / ALTERATIONS

Veranda partially enclosed (date unknown). Single-storey additions (1930s + *proposed*). Double-gable roof replaced by half-hipped roof (early 2000s?).

SETTING

The dwelling stands on the east side of Flaxton Road, north of its intersection with Hicklands and Skewbridge Roads. The farm property as a whole extends to Paisley Road in the east and Skewbridge Road in the south. Ornamental gates and a formal garden provide the setting for the homestead, which shares the property with the usual rural outbuildings and service areas. The extent of scheduling is limited to the immediate garden setting of the house, notwithstanding the potential archaeological values of the land parcel as a whole.

HISTORY

John Stevenson (1835-85) was an Ayrshire ploughman who emigrated from Scotland with his wife Jane (nee Boyd) in 1862 and thereafter developed a successful farming business on Drain Road in the Rangiora Swamp. Stevenson became a sheep breeder of some note and served on the Mandeville and Rangiora Road Board. John and Jane Stevenson had eleven children, their daughter Elizabeth (1870-1940) married Oamaru architect John Megget Forrester and the couple endowed the town's Forrester Gallery. Another child, son George (1878-1960), later farmed in Marlborough where he discovered a New Zealand tree broom that was named in his honour (Chordospartium stevensonii). John Stevenson's funeral in late July 1885 was said to be the largest seen in Flaxton to that date. The Stevenson family held a reunion in 1998 and the homestead property remains in family ownership today.

HISTORICAL AND SOCIAL SIGNIFICANCE

'Flaxton' has historical significance for its association with the Stevenson family and, more generally, the pastoral development of Rangiora district. The house represents the financial success and social standing emigrants were able to achieve through their own efforts in the later 19th century.

CULTURAL AND SPIRITUAL SIGNIFICANCE

'Flaxton' has cultural value as a demonstration of the way of life of several generations of the Stevenson family.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

'Flaxton' has architectural significance as an Italianate villa, a style of architecture that enjoyed widespread popularity for large rural residences in the 1870s and early 1880s. The designer of the building is currently unknown; Christchurch architect/designers Samuel Farr, Peter Martin and the Jacobsen Brothers all being possible candidates.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

'Flaxton' has technological and craftsmanship significance for the evidence it provides of Victorian building methods and materials, including mass concrete. The builder of the homestead is currently unknown.

CONTEXTUAL SIGNIFICANCE

'Flaxton' has contextual value for the contribution it makes to the historic character of its rural setting and the visual evidence it provides of the colonial settlement of Flaxton.

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

As 'Flaxton' pre-dates 1900 its site may have potential archaeological significance relating to both the construction of the homestead and the colonial use of the property.

SUMMARY OF HERITAGE SIGNIFICANCE

'Flaxton', the Stevenson homestead, has overall significance to Flaxton and the Waimakariri district as a whole. The dwelling has historical significance as a colonial homestead associated with an early settler family and cultural value as a demonstration of the way of life of several generations of the Stevenson family. 'Flaxton' has architectural significance as an Italianate villa style dwelling and technological and craftsmanship significance for its later 19th century construction methods and materials. The former Stevenson farmhouse has contextual value for the contribution it makes to the historic character of its rural setting and its site has potential archaeological significance in view of the property's colonial use and development.

HERITAGE CATEGORY

B

REFERENCES

- *Press* 11 March 1875, p. 2; 1 October 1880, p. 2; 8 December 1881, p. 3; 30 July 1885, p. 2.
- *Oamaru Mail* 7 May 1906, p. 2.
- *Lyttleton Times* 10 January 1872, p. 1; 20 February 1873, p. 2; 5 March 1874, p. 2; 23 December 1902, p. 1.
- *Cyclopedia of New Zealand – Canterbury Provincial District* Christchurch, 1903; available online.
- DN Hawkins *Beyond the Waimakariri* Christchurch, 2001; available online.
- https://www.heritage.org.nz/the-list/details/3798
- https://culturewaitaki.org.nz/north-otago-museum/blog/god-and-empire
- http://www.nzbotanicalsociety.org.nz/newsletter/NZBotSoc-2001-66.pdf
- http://www.young.co.nz/Architects/124/FlaxtonHomestead

REPORT COMPLETED 11 March 2019

AUTHOR Dr Ann McEwan / Heritage Consultancy Services



Extent of scheduling, limited to immediate garden setting, 38 Flaxton Road, Flaxton.



Land parcel as a whole.



MRS J. STEVENSON'S HOMESTEAD, FLAXTON.

Cyclopedia of NZ.

WAIMAKARIRI DISTRICT COUNCIL

HISTORIC HERITAGE ITEM RECORD FORM

2021 District Plan Item No.	**HH035**
HERITAGE ITEM NAME	Kaiapoi Band Rotunda
ADDRESS	Trousselot Park, 29 Charles Street, Kaiapoi
PHOTOGRAPH	 (Dr A McEwan, 22 December 2018)
DISTRICT PLAN ITEM NO. (at time of assessment)	H011 **HNZ LIST NO. & CATEGORY** 3748 / 2
LEGAL DESCRIPTION	Lot 1 DP 45066
VALUATION NUMBER	2175203900
DATE OF CONSTRUCTION	1908
ARCHITECT / DESIGNER / BUILDER	Thomas Keir, designer; Paynter & Hamilton, contractors
STYLE	Rotunda

PHYSICAL DESCRIPTION

Single-storey octagonal pavilion with circular footprint and three sets of access steps. X-pattern balustrading, cast iron lacework frieze and veranda post brackets, decorative finial atop roof.

MATERIALS / STRUCTURE

Timber, corrugated steel, cast iron, concrete.

ADDITIONS / ALTERATIONS

Relocated to Raven Quay (1913). Relocated to Trousselot Park (September 2003). Restored (2004).

SETTING

The Kaiapoi Band Rotunda is centrally located within Trousselot Park on a land parcel bordered to the east by Charles Street and to the west by the Kaiapoi River. The town centre is south/south-east of the rotunda and Memorial Park, in which the rotunda was located from 1913 until 2003, is to the south over the river. The scheduled setting is limited to the immediate surroundings of the rotunda, in view of its relocation to the site in 2003.

HISTORY

A rotunda to provide a venue for performances by the Kaiapoi Brass Band (est. c.1855) was erected in Darnley Square, Cass Street in 1908. This followed vigorous efforts by the band to secure the borough council's commitment to the project, which was only achieved after a petition was presented to it. The rotunda was based on that designed by Thomas Keir for Rangiora in 1906; it was officially opened on 15 April 1908. Disappointing attendance at concerts led to the rotunda being relocated to Raven Quay in 1913. After community consultation, the rotunda was relocated for a second time to Trousselot Park in September 2003. It was officially opened on its new site by Mayor Jim Gerard and Messrs Tom Bayliss and Andrew Blackwell on 7 June 2004. Since that time the rotunda has hosted performances by the Kaiapoi Brass Band, weddings and community events, including Waitangi Day celebrations. On 20 November 2011 a Landmarks plaque was unveiled on the base of the rotunda.

HISTORIC AND SOCIAL SIGNIFICANCE

The Kaiapoi Band Rotunda has historic significance for its association with the Kaiapoi Brass Band and the town's history of civic improvements, which saw the rotunda moved twice from its original site.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The Kaiapoi Band Rotunda has cultural value as a place of community identity and historic continuity.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The Kaiapoi Band Rotunda has architectural and aesthetic significance as a copy of the Rangiora band rotunda that was designed by Thomas Keir in 1906. Keir (1837-1910) was born in Scotland and emigrated to New Zealand in 1864. After two years working as a carpenter in Christchurch he settled in Rangiora, where he was a builder and contractor in partnership with Hugh Boyd for some 40 years. When Keir designed the Rangiora band rotunda he was a councillor of the Rangiora Borough Council, having served as Mayor in 1896-97 and 1905-6.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The Kaiapoi Band Rotunda has craftsmanship value for its construction and detailing by Christchurch building firm Paynter & Hamilton. The company was formed by timber merchant Albert Paynter and his brother-in-law architect Hugh Hamilton in 1907 and later became one of New Zealand's largest design and build construction companies. The balustrading was rebuilt to the original design after the rotunda was moved in 2003.

CONTEXTUAL SIGNIFICANCE

The Kaiapoi Band Rotunda has contextual significance as a local landmark and for its relationship with a number of other structures in Trousselot Park, including the Kaiapoi footbridge (heritage item H033) and the World War II memorial flagpole. The rotunda is also related, by virtue of its age and design history, to the Rangiora Band Rotunda (heritage item H048).

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

As the rotunda was moved to Trousselot Park in 2004 any archaeological values its site may have would necessarily relate to the prior use and development of the property.

SUMMARY OF HERITAGE SIGNIFICANCE

The Kaiapoi Band Rotunda has overall heritage significance to Kaiapoi and to the district of Waimakariri as a whole. The rotunda has historical and social significance for its association with the Kaiapoi Brass Band and the town's history of civic improvements and cultural value as a place of community identity and historic continuity. The Kaiapoi Band Rotunda has architectural and aesthetic significance for its design by Thomas Keir and craftsmanship value for the quality of its construction and detailing by Paynter and Hamilton. The Kaiapoi War Memorial has contextual significance as a local landmark and for its association with both other features in Trousselot Park and the Rangiora Band Rotunda, after which it was modelled.

HERITAGE CATEGORY

B

REFERENCES

- *Press* 15 February 1908, p. 11; 20 February 1908, p. 10; 16 April 1908, p. 6; 20 March 1912, p. 6; 4 April 1912, p. 4; 8 May 1912, p. 12; 6 August 1912, p. 3; 25 September 1913, p. 9.
- *Lyttelton* Times 23 June 1906, p. 3; 7 November 1907, p. 2; 30 November 1911, p. 10; 1 December 1911, p. 12; 3 April 1912, p. 13.
- *North Canterbury News* 27 January 2004(available online).
- *Northern Outlook* 19 November 2011 (available online).
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- https://libraries.waimakariri.govt.nz/heritage/local-history/places-of-the-waimakariri/kaiapoi/histroy-of-the-kaiapoi-band-rotunda
- DN Hawkins *Rangiora: the passing years and people in a Canterbury country town* Rangiora, 1993.
- *Cyclopedia of New Zealand – Canterbury Provincial District* Christchurch, 1903 (available online).

REPORT COMPLETED 8 February 2019

AUTHOR Dr Ann McEwan / Heritage Consultancy Services



Extent of scheduling, limited to the immediate surrounds of the rotunda, Trousselot Park, 29 Charles Street, Kaiapoi.



Land parcel as a whole with rotunda marked by pin.


Band rotunda in Raven Quay. Source: Kaiapoi Band Rotunda Conservation Plan, 2002.

WAIMAKARIRI DISTRICT COUNCIL

HISTORIC HERITAGE ITEM RECORD FORM

HERITAGE ITEM NAME	former Campbell rental cottage
ADDRESS	5 Meadow Street, Kaiapoi
PHOTOGRAPH	



(Dr A McEwan, 21 December 2018)

DISTRICT PLAN ITEM NO. (at time of assessment)	H015	**HNZ LIST NO. & CATEGORY**	3751 / 2
LEGAL DESCRIPTION	Lot 1 DP 446221		
VALUATION NUMBER	2175232600		
DATE OF CONSTRUCTION	late 1870s		
ARCHITECT/DESIGNER/ BUILDER	Unknown		
STYLE	Colonial vernacular		

PHYSICAL DESCRIPTION

One-and-a-half-storey dwelling with S-shaped footprint, saltbox and gabled roof forms. Principal, south-facing elevation has concave veranda carried on plain posts; central panelled entry flanked by double-hung sash windows. Gabled wing at rear projects from north-east corner; some multi-pane casement windows.

MATERIALS/STRUCTURE

Timber framing and weatherboard cladding, bluestone foundation blocks, corrugated metal roofing.

ADDITIONS/ALTERATIONS

Reroofed & window in south-east room installed (later 1980s). Rear extension (c.1990, Tony Ussher, architect). Chimney partially removed (c.2011).

SETTING

The dwelling stands on the north side of Meadow Street, east of its intersection with Cass Street and close to its intersection with Oram Place. Hedging defines the road boundary and a mature tree shades the house. The wider suburban residential setting contains a mix of later 19th and 20th century housing stock; St Bartholomew's Anglican Church (H032) is to the west. 3 Meadow Street shares the same development history as the cottage at #5; 7 Meadow Street is also a scheduled heritage item (H022). The extent of scheduling is limited to the

immediate setting of the cottage, notwithstanding the potential archaeological values of the land parcel as a whole.

HISTORY

In March 1856 the Canterbury Association transferred a large, triangular plot of land at Kaiapoi, bounded to the north by Smith Street and Beach Road and to the west by Cass Street, to the Church Property Trustees (Anglican). Part of RS 320, this parcel included the land on which Meadow Street was laid out in 1859. In August 1858 the CPT transferred the land to one of the Beswick brothers, possibly Dr Samuel Beswick, who in turn conveyed parts of the plot to various parties in late 1858 and early 1859. The plot on which 5 Meadow Street is now located was transferred to James Wylde in August 1858. Wylde leased the property, possibly to his brother-in-law Alfred Rich, in 1861 and then sold it to (George?) Weston in 1864. Weston transferred the property to (William?) Morgan three years later. In 1875 the property passed to (Josiah?) Birch, who sold it to William Campbell, a local storekeeper, two years later. Campbell appears to have built the rental cottages at 3 and 5 Meadow Street in c.1878/1880 judging from the mortgages he raised in those years with the Northern Land and Building Society. After he was declared bankrupt the two cottages, then rented to Mrs Spillard and Mr W Wright, were auctioned on behalf of the building society in September 1887. The property has passed through a number of hands since that time and was subdivided in 1893; this created the separate lots on which the matching cottages at 3 and 5 Meadow Street now stand. A boundary adjustment with 3 Meadow Street was undertaken in c.2011 and the cottage remains in residential use.

HISTORICAL AND SOCIAL SIGNIFICANCE

The former Campbell rental cottage has historical significance for its association with the residential development of Kaiapoi in the late 19th century.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The former Campbell rental cottage has cultural value as a demonstration of the way of life of its early tenants and later owner-occupiers.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The former Campbell rental cottage has architectural significance as a vernacular dwelling that has been extended in a compatible style. The designer of the cottage is currently unknown.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The former Campbell rental cottage has technological and craftsmanship value for the evidence it provides of Victorian building materials and methods. The builder of the cottage is currently unknown.

CONTEXTUAL SIGNIFICANCE

The former Campbell rental cottage has contextual significance for the contribution it makes to the historic character of its suburban setting, its relationship to the contemporary cottages at 3 and 7 Meadow Street, and the visual evidence it provides of the colonial development of Kaiapoi.

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

As the cottage pre-dates 1900 its site may have potential archaeological significance relating to the construction and early use of the property.

Summary Of Heritage Significance

The former Campbell rental cottage has overall significance to Kaiapoi and the Waimakariri district as a whole. The dwelling has historical significance for its association with the residential development of colonial Kaiapoi and cultural value as a demonstration of the way of life of its early tenants and later owner-occupiers. The former Campbell rental cottage has architectural significance as a colonial vernacular dwelling and technological and craftsmanship value for its Victorian construction methods and materials. The former Campbell rental cottage has contextual significance for the contribution it makes to the historic character of Meadow Street and its relationship with the contemporary cottages on either side. The site of the cottage has potential archaeological values in view of the dwelling's age.

Heritage Category

B

References

- *Press* 3 September 1864, p. 1; 20 November 1886, p. 2, 14 September 1887, p. 4.
- *Lyttelton Times* 6 April 1859, p. 3; 9 April 1859, p. 3; 18 April 1865, p. 3; 4 September 1875, p. 4; 21 August 1877, p. 4; 11 December 1879, p. 13; 3 September 1887, p. 8.
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Report Completed	9 March 2019
Author	Dr Ann McEwan / Heritage Consultancy Services
Report Updated	7 April 2023
Author	Dr Ann McEwan



Extent of scheduling, limited to immediate setting, former Campbell rental cottage, 5 Meadow Street, Kaiapoi.

WAIMAKARIRI DISTRICT COUNCIL

HISTORIC HERITAGE ITEM RECORD FORM

2021 District Plan Item No.	**HH037**
HERITAGE ITEM NAME	former Rinaldi cottage
ADDRESS	65 Sneyd Street, Kaiapoi
PHOTOGRAPH	



(www)

DISTRICT PLAN ITEM NO. (at time of assessment)	H017	**HNZ LIST NO. & CATEGORY**	3752 / 2
LEGAL DESCRIPTION	Pt RS 366		
VALUATION NUMBER	2172012800		
DATE OF CONSTRUCTION	c.1873?		
ARCHITECT / DESIGNER / BUILDER	Unknown		
STYLE	Colonial vernacular		

PHYSICAL DESCRIPTION

One-and-a-half storey dwelling with irregular rectangular footprint and gabled roof forms. Principal, west-facing elevation is symmetrical with a bullnose veranda across its width carried on simple posts with decorative cast iron brackets and frieze. Mixture of double-hung sash and casement windows. Two external chimneys on south elevation.

MATERIALS / STRUCTURE

Timber framing and weatherboard cladding, brick chimneys, corrugated steel roofing.

ADDITIONS / ALTERATIONS

Rear extension (c.1965?). Reroofed (2006). External chimneys partially deconstructed and rebuilt (post-2010/11 EQs).

SETTING

The dwelling stands on the east side of Sneyd Street, close by its intersection with Kynnersley Street. Hedging defines the street boundary and the cottage is equidistant from the side boundaries. The wider suburban residential setting contains a mix of later 19th and 20th century housing stock, including another scheduled dwelling at 73 Sneyd Street (H018). The extent of scheduling is the land parcel on which the cottage is located.

HISTORY

The cottage site was transferred to Mary Gullen Rinaldi in May 1873, having been part of the Village of Keel subdivision of Rural Section 366 that was developed by Dryden Sneyd after 1856. Mary Rinaldi (c.1838-1901) of Middlesex, England and her two children arrived in Lyttelton aboard the *Egmont* in July 1862. Her husband Edward (aka Edwin, c.1832-1900) accompanied her according to Brocklebank's history of Kaiapoi; which suggests that the newspaper report of the *Egmont's* arrival may have been in error and should have recorded Edward and Mary Rinaldi and one child. In New Zealand the Rinaldis had five more children between 1864 and 1877. Brocklebank records that Edward Rinaldi was a native of Jersey in the Channel Islands and worked on railway construction for EJ Wright once in New Zealand. Henry Rinaldi, one of Mary and Edward's sons, served on the Kaiapoi Borough Council from 1929 until his death in 1940. Rinaldi Avenue in Pines Beach is named for the settler family. The house was owned by members of the Ellis/Minchington family in the first half of the 20th century; the present owners have held the property since 1961.

HISTORICAL AND SOCIAL SIGNIFICANCE

The former Rinaldi cottage has historical significance for its association with the Rinaldi family, after whom a local road is named, and, more generally, the residential development of Kaiapoi in the 1870s.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The former Rinaldi cottage has cultural value as a demonstration of the way of life of its early owner/occupiers.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The former Rinaldi cottage has architectural significance as a well preserved colonial vernacular cottage with ornamental detailing on the veranda. The designer of the building is currently unknown.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The former Rinaldi cottage has technological and craftsmanship value for the evidence it provides of Victorian building materials and methods. The builder of the cottage is currently unknown.

CONTEXTUAL SIGNIFICANCE

The former Rinaldi cottage has contextual significance for the contribution it makes to the historic character of its suburban setting and the visual evidence it provides of the colonial settlement of Kaiapoi. It stands to the south of another scheduled dwelling at 73 Sneyd Street (H018).

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

As the former Rinaldi cottage pre-dates 1900 its site may have potential archaeological significance relating to the construction and colonial use of the property.

SUMMARY OF HERITAGE SIGNIFICANCE

The former Rinaldi cottage has overall significance to Kaiapoi and the Waimakariri district as a whole. The dwelling has historical significance as a colonial cottage associated with an early settler family after whom a local road is named. The former Rinaldi cottage has cultural value as a demonstration of the way of life of the Rinaldi family and architectural significance as a well preserved colonial vernacular dwelling. The former Rinaldi cottage has technological and craftsmanship value for its Victorian construction methods and materials and contextual

significance for the contribution it makes to the historic character of Sneyd Street. The site of the former Rinaldi cottage has potential archaeological values in view of the dwelling's age.

HERITAGE CATEGORY

B

REFERENCES

- *Press* 3 July 1890, p. 6; 17 April 1940, p. 10.
- *Lyttelton Times* 9 July 1862, p. 4; 29 November 1862, p. 6; 27 February 1900, p. 1; 30 September 1901, p. 1; 14 December 1910, p. 1.
- *Sun* 29 September 1915, p. 3.
- *North Canterbury Gazette* 4 January 1935, p. 2.
- http://www.heritage.org.nz/the-list/details/3752
- https://www.genealogy-chch.co.nz/wp-content/uploads/2015/08/History-of-Kaiapoi-Street-Names.pdf
- Archives New Zealand.
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- C Brocklebank *Old Kaiapoi – A collection of memoirs* Rangiora, 1941; available online.
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REPORT COMPLETED 1 March 2019

AUTHOR Dr Ann McEwan / Heritage Consultancy Services



Extent of scheduling, former Rinaldi cottage, 65 Sneyd Street, Kaiapoi.

WAIMAKARIRI DISTRICT COUNCIL

HISTORIC HERITAGE ITEM RECORD FORM

2021 District Plan Item No.	**HH038**
HERITAGE ITEM NAME	former Kaiapoi Post & Telegraph Office / former Wilson/Partridge dwelling
ADDRESS	73 Sneyd Street, Kaiapoi
PHOTOGRAPH	 (www)
DISTRICT PLAN ITEM NO. (at time of assessment)	H018 **HNZ LIST NO. & CATEGORY** 3753 / 2
LEGAL DESCRIPTION	Pt RS 366
VALUATION NUMBER	2172012400
DATE OF CONSTRUCTION	1868
ARCHITECT / DESIGNER / BUILDER	Unknown
STYLE	Colonial vernacular

PHYSICAL DESCRIPTION

Two-storey dwelling with squat rectangular footprint and gabled roof. Principal, west-facing elevation is largely symmetrical with a concave veranda across its width carried on simple posts with timber frieze. Mixture of double-hung sash and casement windows. Small gabled extension at rear (east elevation).

MATERIALS / STRUCTURE

Timber framing and weatherboard cladding, corrugated metal roofing.

ADDITIONS / ALTERATIONS

Relocated from Charles Street to current site; converted for wholly residential use (c.1905). Ground floor of west elevation altered: central entry removed, French doors installed, veranda brackets replaced by ‘post and rail’ style frieze (post-1984).

SETTING

The dwelling stands on the east side of Sneyd Street, on that portion of the road between Murray Place in the north and Kynnersley Street in the south. Hedging defines the street boundary and the house is located close to the northern boundary at the centre of the lot. The wider suburban residential setting contains a mix of later 19th and 20th century housing stock, including a scheduled cottage at 65 Sneyd Street (H017). The extent of scheduling is the land parcel on which the house is located.

HISTORY

Postal services in Kaiapoi date to the mid-1850s. After being housed in a number of buildings in Charles and Williams Streets, the Kaiapoi Post & Telegraph Office took over a new two-storey commercial/residential building in Charles Street beside Charles Oram's Pier Hotel (1864) on 3 May 1869. Oram had called tenders for the building in June 1868 and applied to the borough council, of which he was a member, to erect a veranda on the façade in February 1869. This veranda was removed in 1875 to allow for improvements to the post office. At the turn of the 20th century the building accommodated a public office, postmaster's room, a combined operating and sorting room, and a private box lobby. Telephone communication was provided between Kaiapoi and Woodend and the exchange in Christchurch. A new post office was erected further to the west on Charles Street, overlooking its intersection with Williams Street, in 1904. Thereafter tenders were called for the removal of the former post office in April 1905. The site on which the building was relocated had been part of the Village of Keel subdivision of Rural Section 366 that was developed by Dryden Sneyd from the mid-1850s. Lot 19 of Deed 2947 was transferred to (?) Dickson in 1897; the northern portion (# 73) was then conveyed to John William Wilson in June 1906. This ownership history suggests that either Dickson or Wilson had purchased the former post office, removed it from Charles Street, and converted it to residential use in Sneyd Street. Members of the Wilson/Partridge family held the property until at least the mid-1960s; it remains in residential use today.

HISTORICAL AND SOCIAL SIGNIFICANCE

The former Kaiapoi Post & Telegraph Office has historical significance for its association with the commercial and governmental development of colonial Kaiapoi. The original location of the building represents the history of Charles Street as Kaiapoi's main business thoroughfare in the 19th century, due to its proximity to the river and its port facilities. Typically, a residence for the postmaster was provided in 19th and early 20th century post offices, as was the case in Kaiapoi. The building therefore maintains its historic residential use, albeit on a different site.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The former Kaiapoi Post & Telegraph Office has cultural value as a demonstration of the way of life of the postal workers who staffed the building from 1869 until 1904 and its later residential owner/occupiers.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The former Kaiapoi Post & Telegraph Office has architectural significance as a colonial vernacular building that demonstrates the similarities between commercial and residential design in the later 19th and early 20th centuries. The designer of the building is currently unknown.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The former Kaiapoi Post & Telegraph Office has technological and craftsmanship value for the evidence it provides of Victorian building materials and methods. The builder is currently unknown.

CONTEXTUAL SIGNIFICANCE

The former Kaiapoi Post & Telegraph Office has contextual significance for the contribution it makes to the historic character of its suburban setting and the visual evidence it provides of the commercial development of colonial Kaiapoi. It stands to the north of another scheduled cottage at 65 Sneyd Street (H017) and also relates to the surviving heritage features on Charles Street.

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

Although the former Kaiapoi Post & Telegraph Office pre-dates 1900 its site may have limited archaeological values in view of the relocation of the building to Sneyd Street in c.1905.

SUMMARY OF HERITAGE SIGNIFICANCE

The former Kaiapoi Post & Telegraph Office / former Wilson/Partridge dwelling has overall significance to Kaiapoi and the Waimakariri district as a whole. The dwelling has historical significance as the former Kaiapoi Post and Telegraph Office and cultural value as a demonstration of the way of life of the postal workers who staffed it between 1869 and 1904. The former Kaiapoi Post & Telegraph Office has architectural significance as a colonial vernacular commercial/residential building and technological and craftsmanship value for its Victorian construction methods and materials. The former Kaiapoi Post & Telegraph Office has contextual significance for the contribution it makes to the historic character of Sneyd Street. Its site may have limited archaeological values in view of the dwelling's erection on the site in c.1905.

HERITAGE CATEGORY

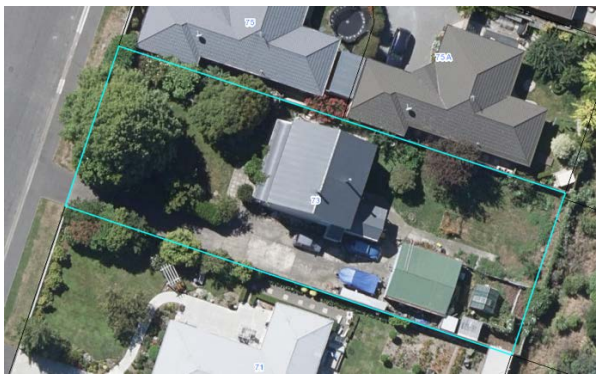
B

REFERENCES

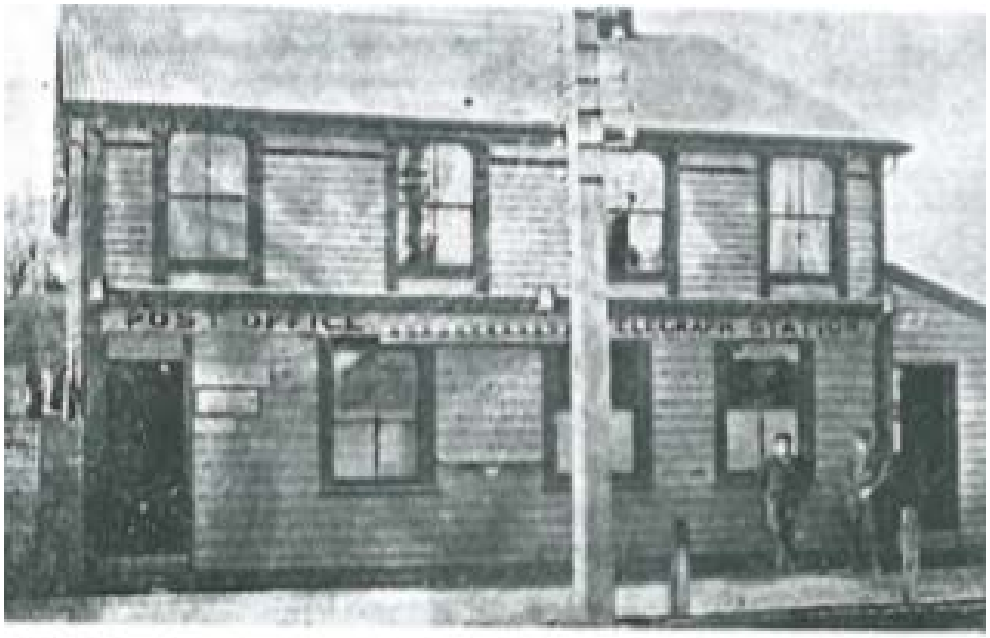
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- http://www.heritage.org.nz/the-list/details/3753
- http://nzetc.victoria.ac.nz/tm/scholarly/tei-Cyc03Cycl-t1-body1-d4-d1-d1.html
- Archives New Zealand.
- C Brocklebank *Old Kaiapoi – A collection of memoirs* Rangiora, 1941; available online.
- DN Hawkins *Beyond the Waimakariri* Christchurch, 2001.
- http://www.peelingbackhistory.co.nz/the-oram-brothers/

REPORT COMPLETED 2 March 2019

AUTHOR Dr Ann McEwan / Heritage Consultancy Services



Extent of scheduling, former Kaiapoi P&T office / Wilson/Partridge dwelling, 73 Sneyd Street, Kaiapoi.



2. Kaiapoi – First Departmental Building – Charles Street c1900
(Kaiapoi Historical Society)

WDC file.

WAIMAKARIRI DISTRICT COUNCIL

HISTORIC HERITAGE ITEM RECORD FORM

2021 District Plan Item No.	**HH039**
HERITAGE ITEM NAME	former Dickie cottage
ADDRESS	259 Williams Street, Kaiapoi
PHOTOGRAPH	



(www)

DISTRICT PLAN ITEM NO. (at time of assessment)	H019	**HNZ LIST NO. & CATEGORY**	3678 / 1
LEGAL DESCRIPTION	Lot 1 DP 320188		
VALUATION NUMBER	2175128900		
DATE OF CONSTRUCTION	1871?		
ARCHITECT / DESIGNER / BUILDER	William Dickie, owner/builder?		
STYLE	Colonial vernacular		

PHYSICAL DESCRIPTION

One-and-a-half storey dwelling with rectangular footprint, saltbox roof and lean-to addition at rear. Principal, east-facing elevation has convex veranda carried on posts with decorative brackets and frieze; central entry is flanked by double-hung sash windows. Corbelled external chimney on north wall; windows in gable ends light attic rooms.

MATERIALS / STRUCTURE

Timber framing; rusticated, lapped and board and batten timber cladding, brick, corrugated metal roofing.

ADDITIONS / ALTERATIONS

Kitchen chimney removed; window and bathroom at rear added (1940s/1950s). Wrought iron decoration on veranda removed by the Thompsons and later restored (post-1989). Veranda reinstated (early 2010s).

SETTING

The dwelling stands on the west side of Williams Street, roughly midway between Sims Road in the south and Dale Street in the north. The town centre of Kaiapoi is to the south. A picket fence defines the road boundary and the cottage is set back some distance from the road. The wider suburban residential setting contains a mix of later 19th and 20th century housing stock. The extent of scheduling is the land parcel on which the cottage is located.

HISTORY

Scottish immigrants William and Isabel Dickie arrived in New Zealand aboard the *Metropolis* in 1863. William Dickie worked as a farm labourer and came before the courts on a number of occasions for drunkenness and wandering stock. The Dickies acquired land in Williams Street in 1871 and appear to have built a cottage on the site before selling the property to William and Benjamin Smith in 1873. After passing through a number of hands the cottage was owned by the Thompson family between 1925 and 1989. It has changed hands a number of times since then and remains in residential use.

HISTORICAL AND SOCIAL SIGNIFICANCE

The former Dickie cottage has historical significance for its association with William and Isabella Dickie and, through much of the 20th century, the Thompson family. The house represents the colonial residential development of Kaiapoi by British immigrants.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The former Dickie cottage has cultural value as a demonstration of the way of life of its early residents.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The former Dickie cottage has architectural significance as a vernacular dwelling that retains a good level of authenticity. The designer/builder of the cottage is assumed to be William Dickie.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The former Dickie cottage has technological and craftsmanship value for the evidence it provides of mid-Victorian building materials and methods.

CONTEXTUAL SIGNIFICANCE

The former Dickie cottage has contextual significance for the contribution it makes to the historic character of its suburban setting and the visual evidence it provides of the colonial development of Kaiapoi.

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

As the cottage pre-dates 1900 its site has potential archaeological significance relating to the construction and early use of the property.

SUMMARY OF HERITAGE SIGNIFICANCE

The former Dickie cottage has overall significance to Kaiapoi and the Waimakariri district as a whole. The dwelling has historical significance for its association with William and Isabella Dickie and the Thompson family, as well as the residential development of colonial Kaiapoi, and cultural value as a demonstration of the way of life of its early residents. The former Dickie cottage has architectural significance as a colonial vernacular dwelling and technological and craftsmanship value for its mid-Victorian construction methods and materials. The former Dickie cottage has contextual significance for the contribution it makes to the historic character of Williams Street and its site has potential archaeological values in view of the dwelling's age.

HERITAGE CATEGORY

B

REFERENCES

- *Press* 8 May 1863, p. 3; 27 August 1872, p. 3; 5 January 1934, p. 2.
- *Lyttelton Times* 29 June 1870, p. 3; 25 May 1888, p. 4; 23 June 1913, p. 1.
- *North Canterbury Gazette* 5 January 1934, p. 2; 9 January 1934, p. 4.
- *Star* 7 September 1896, p. 3.
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- Archives New Zealand.
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REPORT COMPLETED 29 March 2019

AUTHOR Dr Ann McEwan / Heritage Consultancy Services



Extent of scheduling, former Dickie cottage, 259 Williams Street, Kaiapoi.

WAIMAKARIRI DISTRICT COUNCIL

HISTORIC HERITAGE ITEM RECORD FORM

2021 District Plan Item No.	**HH040**
HERITAGE ITEM NAME	former Hean cottage
ADDRESS	7 Meadow Street, Kaiapoi
PHOTOGRAPH	



(Dr A McEwan, 21 December 2018)

DISTRICT PLAN ITEM NO. (at time of assessment)	H022	**HNZ LIST NO. & CATEGORY**	3820 / 2
LEGAL DESCRIPTION	Lot 1 DP 27593		
VALUATION NUMBER	2175232700A		
DATE OF CONSTRUCTION	c. 1879?		
ARCHITECT / DESIGNER / BUILDER	Unknown		
STYLE	Colonial vernacular		

PHYSICAL DESCRIPTION

One-and-a-half-storey dwelling with rectangular footprint, double-gable saltbox roof and gabled addition at rear. Principal, south-facing elevation has convex veranda carried on plain posts with shaped boards; central entry with sidelights is flanked by paired double-hung sash windows. Some multi-pane casement windows.

MATERIALS / STRUCTURE

Timber framing and weatherboard cladding, corrugated metal roofing.

ADDITIONS / ALTERATIONS

Internal alterations and rear extension (date unknown).

SETTING

The dwelling stands on the north side of Meadow Street, east of its intersection with Cass Street and opposite its intersection with Oram Place. A paling fence defines the road boundary. There are two other dwellings on the same lot at the rear of the cottage. The wider suburban residential setting contains a mix of later 19th and 20th century housing stock; St Bartholomew's Anglican Church (H032) is to the west. 5 Meadow Street is also a scheduled heritage item (H015). The extent of scheduling is limited to the immediate setting of the cottage, notwithstanding the potential archaeological values of the land parcel as a whole.

HISTORY

In March 1856 the Canterbury Association transferred a large, triangular plot of land at Kaiapoi, bounded to the north by Smith Street and Beach Road and to the west by Cass Street, to the Church Property Trustees (Anglican). Part of RS 320, this parcel included the land on which Meadow Street was laid out in 1859. In August 1858 the CPT transferred the land to one of the Beswick brothers, possibly Dr Samuel Beswick, who in turn conveyed parts of the plot to various parties in late 1858 and early 1859. The plot on which 7 Meadow Street is now located was transferred to John Fuller in January 1859. Fuller conveyed the property to (?) Goodman in October 1877 and less than two years later (May 1879) Goodman sold the property to John Davis (Dorn?) Hean, who had previously lived in Peraki Street. Hean (c.1835-95?) spent time on the Australian goldfields after emigrating from England and arrived in New Zealand in c.1861. He then spent four years on the goldfields in Otago and the West Coast before settling in Kaiapoi, after a visit to England, in 1868. In Kaiapoi Hean and his wife Ann had eight children and John worked on the railways for nine years; it appears he built the cottage in Meadow Road after his retirement. Hean, who was a 'staunch advocate for temperance', owned the property until February 1887 when it was conveyed to (?) Graham. J & M Graham held the property in 1922; it was later owned by AJ Becks and, having changed hands, was subdivided to its current extent in 1962. The property was surveyed for three flats in 1997; the historic cottage remains in residential use.

HISTORICAL AND SOCIAL SIGNIFICANCE

The former Hean cottage has historical significance for its association with JD Hean and his family and the residential development of Kaiapoi in the late 19th century.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The former Hean cottage has cultural value as a demonstration of the way of life of its early residents.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The former Hean cottage has architectural significance as a vernacular dwelling that retains a good level of authenticity. The designer of the cottage is currently unknown.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The former Hean cottage has technological and craftsmanship value for the evidence it provides of Victorian building materials and methods. The builder of the cottage is currently unknown.

CONTEXTUAL SIGNIFICANCE

The former Hean cottage has contextual significance for the contribution it makes to the historic character of its suburban setting, its relationship to the contemporary cottages at 3 and 5 Meadow Street, and the visual evidence it provides of the colonial development of Kaiapoi.

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

As the cottage pre-dates 1900 its site may have potential archaeological significance relating to the construction and early use of the property.

SUMMARY OF HERITAGE SIGNIFICANCE

The former Hean cottage has overall significance to Kaiapoi and the Waimakariri district as a whole. The dwelling has historical significance for its association with John and Ann Hean and their family, as well as the residential development of colonial Kaiapoi, and cultural value as a

demonstration of the way of life of its early residents. The former Hean cottage has architectural significance as a colonial vernacular dwelling and technological and craftsmanship value for its Victorian construction methods and materials. The former Hean cottage has contextual significance for the contribution it makes to the historic character of Meadow Street and its relationship with the contemporary cottages in Meadow Street. The site of the cottage has potential archaeological values in view of the dwelling's age.

HERITAGE CATEGORY

B

REFERENCES

- *Press* 3 September 1864, p. 1; 2 April 1925, p. 13; 29 March 1997, p. 41.
- *Lyttelton Times* 6 April 1859, p. 3; 9 April 1859, p. 3; 11 December 1879, p. 13; 30 May 1895, p. 1.
- *Globe* 31 October 1879 p. 1.
- *Star* 1 June 1895, p. 7.
- *Cyclopedia of New Zealand – Canterbury Provincial District* Christchurch, 1903; available online.
- https://www.heritage.org.nz/the-list/details/3820
- Archives New Zealand.

REPORT COMPLETED 9 March 2019

AUTHOR Dr Ann McEwan / Heritage Consultancy Services



Extent of scheduling, limited to immediate setting, former Hean cottage, 7 Meadow Street, Kaiapoi.

WAIMAKARIRI DISTRICT COUNCIL

HISTORIC HERITAGE ITEM RECORD FORM

2021 District Plan Item No. **HH041**

HERITAGE ITEM NAME former Morgan / Sims house

ADDRESS 232 Williams Street, Kaiapoi

PHOTOGRAPH



(www)

DISTRICT PLAN ITEM NO. (at time of assessment) New **HNZ LIST NO. & CATEGORY** 3758 / 2

LEGAL DESCRIPTION Lot 1 DP 27664

VALUATION NUMBER 2175234504

DATE OF CONSTRUCTION c.1870?

ARCHITECT / DESIGNER / BUILDER Unknown (Thomas Ayers & Sons, bricklayers?)

STYLE Square plan villa

PHYSICAL DESCRIPTION

Single-storey dwelling with rectangular footprint and centre gutter hipped roof. Principal, west-facing elevation has an enclosed, cross-gabled entrance porch flanked by straight veranda with turned balusters, posts with capitals and a decorative, wave-pattern frieze. Veranda returns along north and south sides and is broken by a hipped bay on the latter. Bracketed eaves, corbelled chimneys, double-hung sash windows.

MATERIALS / STRUCTURE

Brick, cement plaster, timber and tile roofing.

ADDITIONS / ALTERATIONS

Earthquake damage (2010/11).

SETTING

The dwelling stands on the east side of Williams Street; midway between Cass Street in the south and Smith Street in the north and just south of the intersection with Davie Street. Neighbouring residential buildings are a mix of 19th and 20th century dwellings. The extent of scheduling is the land parcel on which the house is located.

HISTORY

This house appears to have been built by Captain William Morgan in c.1870. Morgan (1804-71) had emigrated to New Zealand with his wife and three daughters in 1855. The Morgans lived in the Heathcote Valley until the later 1860s, when they relocated to Kaiapoi. Captain Morgan laid the foundation stone for the Kaiapoi Methodist Church in 1870 and owned a number of residential properties in Kaiapoi. The Morgan villa was purchased from Mary Ann Morgan, Captain Morgan's eldest daughter, by John Sims in May 1881. Sims (1831-1919) was a timber merchant, sawmiller and ship owner and had emigrated to New Zealand from Birmingham, England in 1856. He settled in Kaiapoi in the following year and married Amelia Leigh (c.1828-1915) in 1872. Two years earlier Sims had been declared bankrupt after the failure of his flax milling business. He then returned to carting and went on to develop a successful shipping business based at Kaiapoi's port. The Sims' only child Emma married Herbert Meadowcroft, the stationmaster of the Kaiapoi Railway Station, in December 1899. John Sims retired in 1907 and died at his home in 1919; he was predeceased by his wife. On behalf of John Sims' estate, Meadowcroft subdivided the property in 1922. The house lot was further subdivided to its current extent in 1969; it remains in private residential use.

HISTORICAL AND SOCIAL SIGNIFICANCE

The former Morgan / Sims house has historical significance for its association with the Morgan and Sims families and, more generally, the early 20th century residential development of Kaiapoi.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The former Morgan / Sims house has cultural value as a demonstration of the way of life of its early owner/occupiers.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The former Morgan / Sims house has architectural significance as a Victorian square plan villa that may have been designed and built by Thomas Ayers & Sons. Thomas and Elizabeth Ayers from Turvey, Bedfordshire in England emigrated to New Zealand with their four eldest children in 1858. Once established at Woodend Thomas (c.1817-86) resumed his trade as a bricklayer; he trained and was later joined in business by his sons.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The former Morgan / Sims house has technological and craftsmanship significance for its brick construction and timber detailing. Three generations of Ayers bricklayers made a notable contribution to the North Canterbury construction industry in the second half of the 19th century and the early 20th century.

CONTEXTUAL SIGNIFICANCE

The former Morgan / Sims house has contextual significance as a local historic feature and it may also relate to buildings erected by the Ayers family, including Samuel and Sarah Ayers' 'Turvey House' in King Street, Rangiora (H047) and Ohoka homestead (H040).

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

As the house pre-dates 1900 its site may have potential archaeological values relating to its colonial use and development.

SUMMARY OF HERITAGE SIGNIFICANCE

The former Morgan / Sims house has overall significance to Kaiapoi and the Waimakariri district as a whole. The dwelling has historical significance for its association with the Morgan

and Sims families, as well as the residential development of Kaiapoi, and cultural value as a demonstration of the way of life of its early residents. The former Morgan / Sims house has architectural significance as a Victorian square plan villa that may have been designed and built by Thomas Ayers & Sons and technological and craftsmanship significance for its brick construction and timber detailing. The former Morgan / Sims house has contextual significance as a local historic feature; its site may have potential archaeological values in view of the dwelling's age.

HERITAGE CATEGORY

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REFERENCES

- *Press* 18 May 1869, p. 2; 20 May 1872, p. 2; 5 November 1881, p. 2; 5 January 1900, p. 1.
- *North Canterbury Gazette*
- *Globe* 30 July 1874, p. 3; 28 August 1882, p. 3.
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REPORT COMPLETED 7 April 2019

AUTHOR Dr Ann McEwan / Heritage Consultancy Services



Extent of scheduling, former Morgan / Sims house, 232 Williams Street, Kaiapoi.

WAIMAKARIRI DISTRICT COUNCIL

HISTORIC HERITAGE ITEM RECORD FORM

2021 District Plan Item No.	**HH042**
HERITAGE ITEM NAME	'Inglewood', former Threlkeld farmhouse
ADDRESS	98-100 Threlkelds Road, Ohoka
PHOTOGRAPH	



(WDC)

DISTRICT PLAN ITEM NO. (at time of assessment)	H024	**HNZ LIST NO. & CATEGORY**	1770 / 2
LEGAL DESCRIPTION	Lot 1 DP 82641		
SDC FILE NUMBER	2173069800		
DATE OF CONSTRUCTION	c.1867 + later addition(s)		
ARCHITECT / DESIGNER / BUILDER	Unknown		
STYLE	Domestic Gothic Revival		

PHYSICAL DESCRIPTION

Two-storey dwelling with an L-shaped, additive footprint and gabled roof forms. Principal, north-east elevation has cross-gabled bay with faceted bay window terminating a straight veranda beneath gabled dormers. Veranda on south-east elevation terminated by single-storey cross-gabled bay. Lean-to on north- and south-west elevations. Double-hung sash windows, decorative bargeboards, veranda posts and frieze. Brick chimneys, single-storey addition at rear (south-west elevation).

MATERIALS / STRUCTURE

Timber framing and weatherboard cladding, brick, corrugated metal roofing.

ADDITIONS / ALTERATIONS

Extension to north-east elevation (c.1979). Rear, hip-roofed family room addition (Colin Pilbrow, architect, c.1986). Office addition to east corner (c.1996). Post-EQ repairs (post-2011).

SETTING

The farmhouse is located on the south side of Threlkelds Road, south of Main Drain Road and to the east of Ohoka. The house can be glimpsed from the roadway and is associated with a number of outbuildings, including an early 20th century stable (H025). The extent of scheduling is the immediate garden setting of the dwelling, rather than the land parcel as a whole, and notwithstanding the potential archaeological values that may be present across the whole site.

HISTORY

Philip Collin Threlkeld (1832-1907) emigrated from England in 1855 and spent six years working as RH Rhodes' overseer at Purau on Banks' Peninsula, before taking up farming on his own account at Flaxton in 1862. Threlkeld married Eliza Cholmondeley (1841-1915), with whom he had eight children, in 1866 and went on to become a successful cattle and sheep breeder. Philip Threlkeld hosted the first meeting of the Flaxton school committee at his home in 1868, chaired the Mandeville and Rangiora Road Board in the late 1860s, and built the Inglewood Flour Mill (Evans' Mill) at Wetheral Railway Station, south of his farm, in 1890. Threlkeld sold a large part of his farm in 1897 and the remainder of the property was subdivided by his son in 1913. The homestead block was sold four years later. The property was owned by William Moir for 20 years (1919-38); it was then leased to Ken Austin, a thoroughbred horse breeder, who purchased 'Inglewood' in 1947. Austin established Inglewood Stud on the farm and hosted Queen Elizabeth the Queen Mother on two occasions during his tenure. The stud was in operation on the site until 1999, after which the property was subdivided to its current extent and then purchased by new owners. The house remains in private residential use and shares the property with a historic stable.

HISTORIC AND SOCIAL SIGNIFICANCE

'Inglewood' has historical significance for its association with PC Threlkeld and his family and, more generally, the farming history of North Canterbury. The house represents the colonial success of an English immigrant through the second half of the 19th century and is also notable for its association with Ken Austin and the Inglewood Stud.

CULTURAL AND SPIRITUAL SIGNIFICANCE

'Inglewood' has cultural value as a demonstration of the way of life of its early residents.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

'Inglewood' has architectural significance as a Domestic Gothic Revival style building that represents the popularity of the style, particularly for rural farmhouses, in the 1860s and 1870s. The house appears to have been built in two stages, with the earlier central section (veranda and gabled dormers) being extended by the cross-gabled bay at a later date.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

'Inglewood' has technological and craftsmanship value for the evidence it provides of 19th century construction methods and materials.

CONTEXTUAL SIGNIFICANCE

'Inglewood' has contextual value for the contribution it makes to the historic character of its rural property and in relation to the historic stable on the same site (H025).

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

As the farmhouse pre-dates 1900, its site has potential archaeological significance arising from the early use and development of the property.

SUMMARY OF HERITAGE SIGNIFICANCE

'Inglewood', the former Threlkeld farmhouse, has overall heritage significance to the Ohoka-Flaxton area and Waimakariri district as a whole. The farmhouse has historical significance for its association with PC Threlkeld and his family, as well as its 20th century association with the Inglewood Stud. 'Inglewood' has cultural value as a demonstration of the way of life of its early inhabitants and architectural significance as a Domestic Gothic Revival style dwelling. 'Inglewood' has technological and craftsmanship value for the evidence it provides of 19th

century construction methods and materials. 'Inglewood' has contextual value for the contribution it makes to its rural setting and its relationship with an early 20th century stable building; its site has potential archaeological significance given the property's pre-1900 development and use.

HERITAGE CATEGORY

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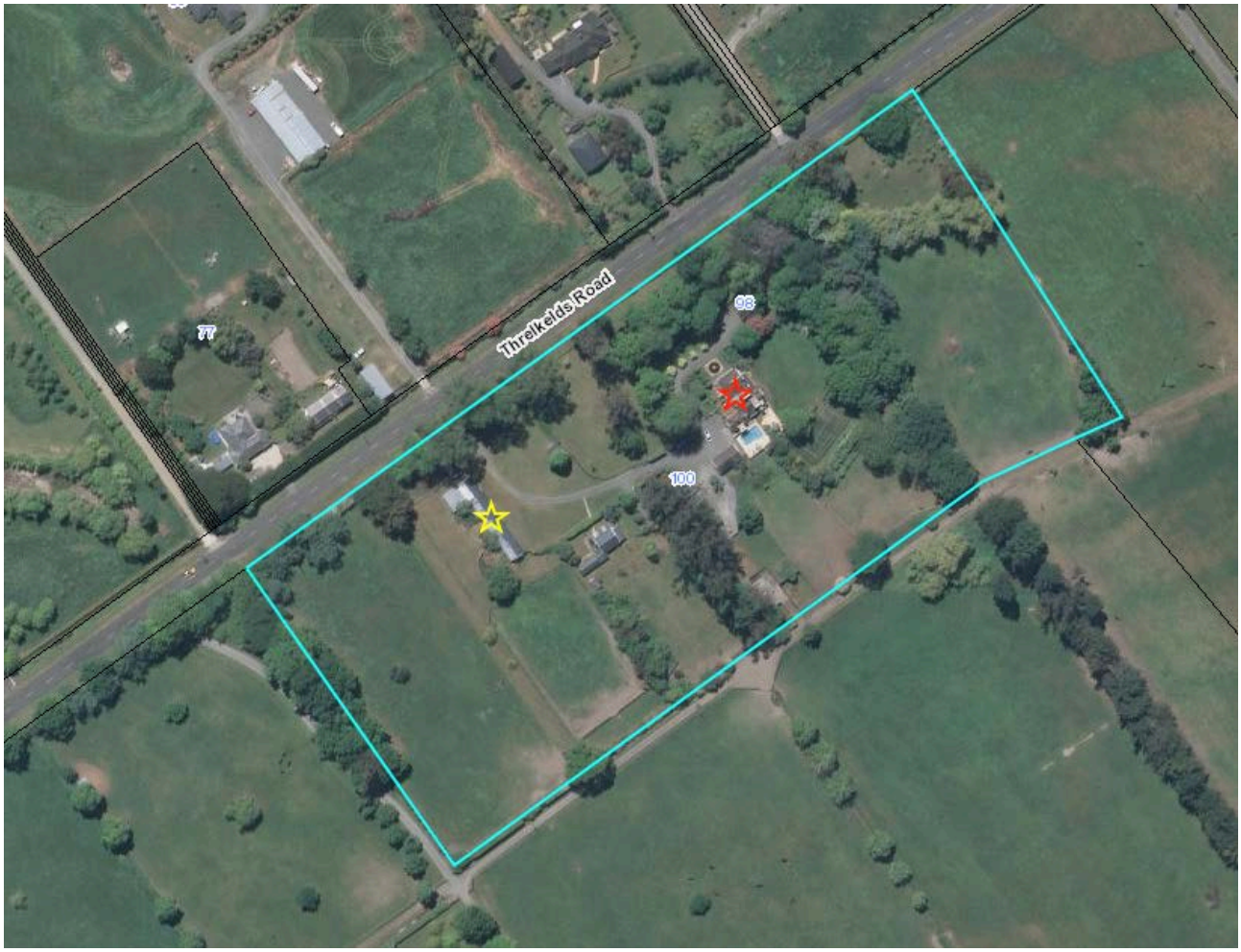
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REPORT COMPLETED 1 April 2019

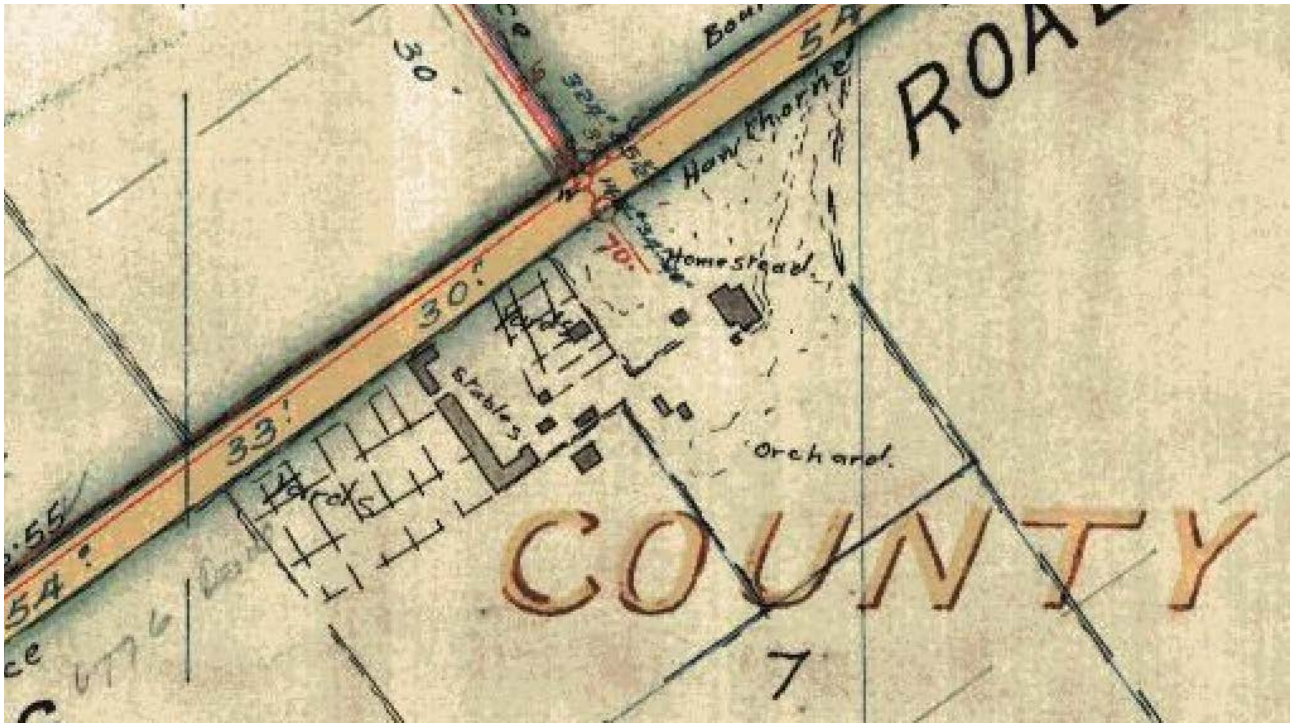
AUTHOR Dr Ann McEwan / Heritage Consultancy Services



Extent of scheduling, limited to immediate garden setting, 'Inglewood', 98-100 Threlkelds Road, Ohoka.



Land parcel as a whole, with farmhouse marked by red star and stable by yellow star.



Detail of DP 3655, prepared for CM Threlkeld and dated 24 February 1913, showing layout of homestead and farm buildings. Quickmap.





As built. WDC.

WAIMAKARIRI DISTRICT COUNCIL

HISTORIC HERITAGE ITEM RECORD FORM

2021 District Plan Item No.	**HH043**
HERITAGE ITEM NAME	former 'Inglewood Farm' stables
ADDRESS	98-100 Threlkelds Road, Ohoka
PHOTOGRAPH	



(www)

DISTRICT PLAN ITEM NO. (at time of assessment)	H025	**HNZ LIST NO. & CATEGORY**	1771 / 2
LEGAL DESCRIPTION	Lot 1 DP 82641		
SDC FILE NUMBER	2173069800		
DATE OF CONSTRUCTION	c. 1901?		
ARCHITECT / DESIGNER / BUILDER	Unknown		
STYLE	Agricultural vernacular		

PHYSICAL DESCRIPTION

Two, single-storey buildings aligned north-west to south-east having gabled roofs and L-shaped footprints. Vertical boarding set into gable ends. Clock with jockey motif (currently missing) set into gable end of smaller, northern building. Longer, southern stable has columns along principal, north-east elevation and a lean-to extension at north-west corner. Narrow gap between two buildings.

MATERIALS / STRUCTURE

Concrete, timber, corrugated metal roofing.

ADDITIONS / ALTERATIONS

South end of southern stable removed (between 1913 and c.1940). North-west lean-to on southern stable building enlarged/added (later 1940s/early 1950s).

SETTING

The stables are located on the south side of Threlkelds Road, south of Main Drain Road and to the east of Ohoka. The buildings can be seen from the roadway and are associated with a number of outbuildings as well as 'Inglewood', the former Threlkeld farmhouse (HH042). The extent of scheduling is the immediate setting of the stables, rather than the land parcel as a whole, and notwithstanding the potential archaeological values that may be present across the whole site.

HISTORY

Philip Collin Threlkeld (1832-1907) emigrated from England in 1855 and spent six years working as RH Rhodes' overseer at Purau on Banks' Peninsula, before taking up farming on his own account at Flaxton in 1862. Threlkeld married Eliza Cholmondeley (1841-1915), with whom he had eight children, in 1866 and went on to become a successful cattle and sheep breeder. Philip Threlkeld hosted the first meeting of the Flaxton school committee at his home in 1868, chaired the Mandeville and Rangiora Road Board in the late 1860s, and built the Inglewood Flour Mill (Evans' Mill) at Wetheral Railway Station, south of his farm, in 1890. It was reported in September 1906 that PC Threlkeld had just imported a Suffolk Punch stallion to add to his draught horse stud. Threlkeld sold a large part of his farm in 1897 and the remainder of the property was subdivided by his son in 1913. The homestead block was sold four years later. The property was owned by William Moir for 20 years (1919-38); it was then leased to Ken Austin, a thoroughbred horse breeder, who purchased 'Inglewood' in 1947. Austin established Inglewood Stud on the farm and hosted Queen Elizabeth the Queen Mother on two occasions during his tenure. The stud was in operation on the site until 1999, after which the property was subdivided to its current extent and then purchased by new owners. The farmhouse remains in private residential use and the historic stables are part of the dwelling's outbuildings.

HISTORIC AND SOCIAL SIGNIFICANCE

The former 'Inglewood Farm' stables have historical significance for their association with PC Threlkeld and his farming operations and, more generally, the farming history of North Canterbury. The stables are associated with the men and horses who worked on the farm and are also notable for their association with Ken Austin and the Inglewood Stud.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The former 'Inglewood Farm' stables have cultural value as a demonstration of the way of life of the property's staff and workers.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The former 'Inglewood Farm' stables have aesthetic value as early 20th century agricultural buildings that were designed to be fit for purpose. The designer of the stables is currently unknown.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The former 'Inglewood Farm' stables have technological and craftsmanship value for the evidence they provide of early 20th century construction methods and materials.

CONTEXTUAL SIGNIFICANCE

The former 'Inglewood Farm' stables have contextual value for the contribution they make to the historic character of their rural property and in relation to the historic farmhouse on the same site (H024).

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

Although the stables are believed to post-date 1900, their site has potential archaeological significance arising from the earlier use and development of the property.

SUMMARY OF HERITAGE SIGNIFICANCE

The former 'Inglewood Farm' stables have overall heritage significance to the Ohoka-Flaxton area and Waimakariri district as a whole. The stables have historical significance for their association with PC Threlkeld and his farming operations, as well as their 20th century

association with Ken Austin and the Inglewood Stud. The former 'Inglewood Farm' stables have cultural value as a demonstration of the way of life of their early users and aesthetic significance as agricultural vernacular structures that were designed to be fit for purpose. The former 'Inglewood Farm' stables have technological and craftsmanship value for the evidence they provide of early 20th century construction methods and materials and contextual value for the contribution they make to their rural setting and relationship with the historic 'Inglewood' farmhouse. The site of the stables has potential archaeological significance given the property's pre-1900 development and use.

HERITAGE CATEGORY

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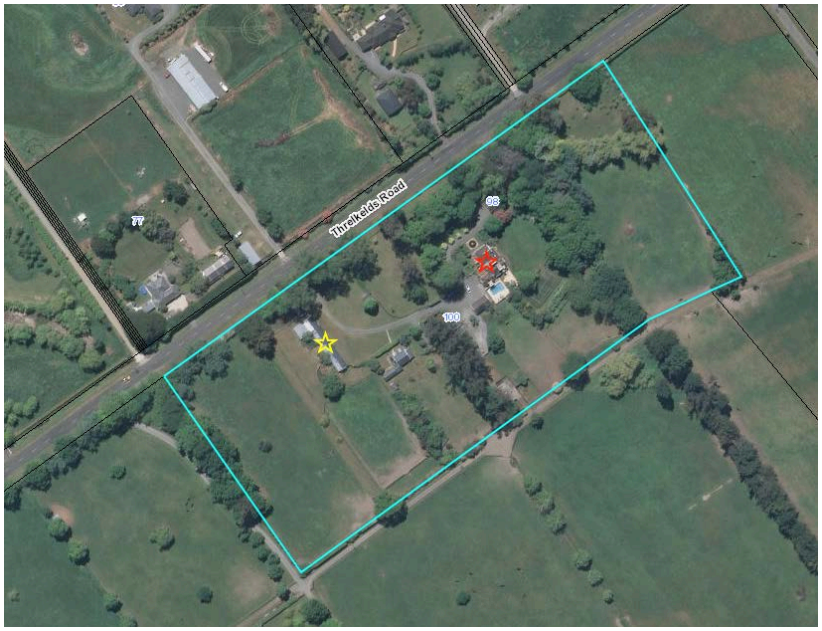
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REPORT COMPLETED 1 April 2019

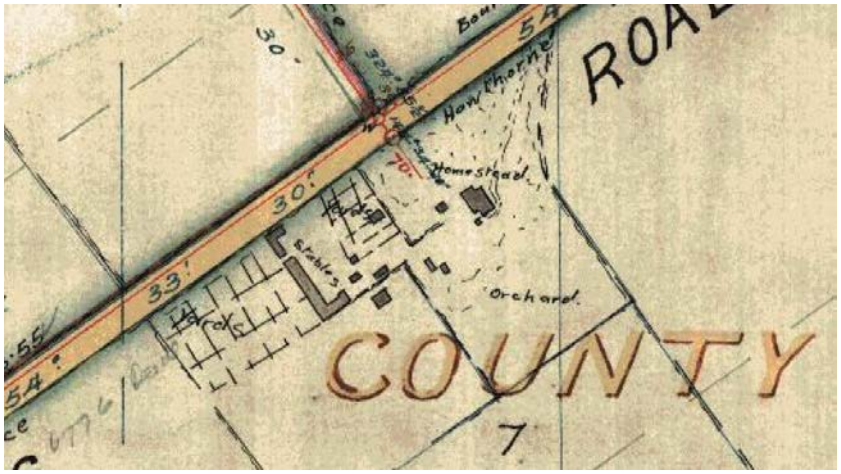
AUTHOR Dr Ann McEwan / Heritage Consultancy Services



Extent of scheduling, limited to immediate setting, former 'Inglewood Farm' stables, 98-100 Threlkelds Road, Ohoka.



Land parcel as a whole, with stables marked by yellow star and farmhouse by red star.



Detail of DP 3655, prepared for CM Threlkeld and dated 24 February 1913, showing layout of homestead and farm buildings, including stables. Quickmap.

WAIMAKARIRI DISTRICT COUNCIL

HISTORIC HERITAGE ITEM RECORD FORM

2021 District Plan Item No.	**HH044**
HERITAGE ITEM NAME	Kaiapoi Methodist Church / Kaiapoi Co-operating Parish Church
ADDRESS	53/53A Fuller Street, Kaiapoi
PHOTOGRAPH	



(Dr A McEwan, 22 December 2018)

DISTRICT PLAN ITEM NO. (at time of assessment)	H027	**HNZ LIST NO. & CATEGORY**	3760 / 2
LEGAL DESCRIPTION	Lot 1 DP 37286		
VALUATION NUMBER	2176145800		
DATE OF CONSTRUCTION	1934		
ARCHITECT / DESIGNER / BUILDER	Roy Lovell-Smith, architect; WC Tourell, builder		
STYLE	Neo-Norman		

PHYSICAL DESCRIPTION

Single-storey building with rectangular footprint and gabled roof. Battlemented tower at north-east corner and gabled vestry at south end of west elevation. South elevation connects to church hall (Wesley Centre). Gabled entrance porch at south end of east elevation. Paired arched windows with diamond-pattern leadlights; Norman arch over main entry within base of tower and above subsidiary door to vestry. Perpendicular Gothic tracery in north window. Scalloped bargeboards.

MATERIALS / STRUCTURE

Reinforced concrete, textured cement finish, timber, shingles.

ADDITIONS / ALTERATIONS

Christian Education/Wesley Centre erected at rear of church (Paul & Simon Pascoe, architects; 1978 & 2002). Church reroofed (1999). Stained glass window installed at liturgical west end (north elevation, 1982).

SETTING

The church is on the triangular lot formed by the intersection of Fuller and Peraki Streets to the west of the town centre. The former site of St Patrick's Catholic Church (1882-1978) is immediately to the south of the church on Peraki Street and the campus of St Patrick's School is to the east along Fuller Street, with the Kaiapoi Baptist Church (1977) beyond that.

The extent of setting is the land parcel on which the church is located, including the Wesley Centre that is connected to the church.

HISTORY

Wesleyan Methodist services were first held in Kaiapoi in August 1856. A church was built in Fuller Street in 1860; it was replaced by a larger church at the corner of Fuller and Peraki Streets in 1870. The foundation stone of the third church was laid on 1 September 1934, having been delayed a week due to inclement weather. The stone was laid by Miss SE Evans, who had been appointed treasurer of the new church fund in 1928. The church was opened on 9 February 1935. The new church incorporated the renovated organ from the 1870 church. The Kaiapoi Methodist and Presbyterian congregations merged in 1979 to become the Kaiapoi Co-operating Parish. Since 1996 the parish has been wholly based at the Methodist Church. In 2013 the brick parsonage beside the church was demolished because it had been damaged in the 2010/11 Canterbury earthquakes. The Sunday School hall on the site had earlier been demolished (1975).

HISTORICAL AND SOCIAL SIGNIFICANCE

The Kaiapoi Methodist Church has historical and social significance for its association with the Wesleyan Methodist congregation of Kaiapoi and the history of the church community since 1856. More recently the church has been associated with the Union Parish of Kaiapoi.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The Kaiapoi Methodist Church has cultural and spiritual significance as a place of Methodist-Presbyterian worship and fellowship.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The Kaiapoi Methodist Church has architectural significance as the work of Christchurch architect Roy Lovell-Smith (1884-1971), who served his articles with AH Hart and then established his own practice in 1905. Lovell-Smith also designed St Ninian's Presbyterian Church (1926) and St John's Methodist Church (1928-29) in Christchurch, St Paul's Presbyterian Church (1926-27) in Timaru, and St Andrew's United Church in Hokitika (1935). In order to supplement his income during the Depression, Lovell-Smith worked in the Valuation Department from 1933 until 1939. He designed rural, urban and suburban houses throughout his career, including the house 'Midway' for his parents William and Jennie and the suffragist Kate Sheppard (1920). Canterbury Museum holds a collection of Lovell-Smith's plans. His Kaiapoi church is comparable to Cecil Wood's Anglican Church of St Barnabas at Woodend (H086, 1932), but whereas that church references the Gothic Revival style, Lovell-Smith's Kaiapoi church employs the round arch of the Norman Romanesque.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The Kaiapoi Methodist Church has technological and craftsmanship significance for its interwar concrete construction and detailing by local builder WC Tourell. RA Blakeley of Kaiapoi was the cabinetmaker responsible for the pulpit and pews inside the church. The 1982 Evans and Blackwell memorial window as made by Graham Stewart of Christchurch.

CONTEXTUAL SIGNIFICANCE

The Kaiapoi Methodist Church has contextual significance as a historic feature in Kaiapoi and for its relationship within the streetscape with the Catholic presbytery on the adjacent site in Peraki Street; the two buildings providing evidence of the historic side-by-side arrangement of Kaiapoi's Catholic and Methodist churches.

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

Although the church post-dates 1900 its site has potential archaeological value relating to the earlier development of the property by the Methodist church.

SUMMARY OF HERITAGE SIGNIFICANCE

The Kaiapoi Methodist Church / Kaiapoi Co-operating Parish Church has overall heritage significance to Kaiapoi and Waimakariri district as a whole. The building has historic and social significance for its association with the Methodist congregation of Kaiapoi and cultural and spiritual significance for its religious use and purpose. The Kaiapoi Methodist Church has architectural significance as a Neo-Norman design by Christchurch architect Roy Lovell-Smith and technological and craftsmanship significance for its interwar reinforced concrete construction and detailing. The Kaiapoi Methodist Church has contextual significance as a historic feature in central Kaiapoi and for its streetscape relationship to the neighbouring Catholic presbytery. The church property has potential archaeological value in view of the prior development that occurred on the site.

HERITAGE CATEGORY

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REPORT COMPLETED 18 February 2019

AUTHOR Dr Ann McEwan / Heritage Consultancy Services



Extent of setting, 53/53A Fuller Street, Kaiapoi.

WAIMAKARIRI DISTRICT COUNCIL

HISTORIC HERITAGE ITEM RECORD FORM

2021 District Plan Item No.	**HH045**
HERITAGE ITEM NAME	former Kaiapoi Railway Station
ADDRESS	57 Charles Street, Kaiapoi
PHOTOGRAPH	



(D A McEwan, 22 December 2018)

DISTRICT PLAN ITEM NO. (at time of assessment)	H030	**HNZ LIST NO. & CATEGORY**	3761 / 2
LEGAL DESCRIPTION	Lot 11 DP 42864		
VALUATION NUMBER	2175202001		
DATE OF CONSTRUCTION	1903-4		
ARCHITECT / DESIGNER / BUILDER	George Troup, principal architect, NZ Railways Department; J Alexander, contractor		
STYLE	English Domestic Revival / Troup 'Vintage' station		

PHYSICAL DESCRIPTION

Single-storey building with irregular rectangular footprint and gabled roof forms. Half-timbered gable ends and walls, projecting bay with turret roof. Double-hung sash windows with multi-pane uppers. Cross-gabled entrance porch accessed via modern ramp.

MATERIALS / STRUCTURE

Timber framing and rusticated weatherboard cladding, clay tile roofing.

ADDITIONS / ALTERATIONS

Storm damaged and partially demolished (November 1976). Relocated to Charles Street and restored, including new tile roofing (2002-3). Relocated to current site following Canterbury EQs (September 2012).

SETTING

The former station building is temporarily located on a site bounded by the Kaiapoi River to the west, Charles Street to the west and Tom Ayers Drive to the south; it is north-east of the town centre. The extent of setting is limited to the footprint of the building, notwithstanding the potential archaeological values of the wider setting.

HISTORY

The Christchurch to Kaiapoi railway line opened on 29 April 1872. The station was located on the east side of the rail corridor on the land parcel to the south-west of the intersection of Williams and Fuller Streets. At the turn of the 20th century eight trains passed through the Kaiapoi station each day and the stationmaster, Herbert Meadowcroft, had a staff of four. Following local representations to central government requesting a new station building, Sir Joseph Ward opened the new station on 3 February 1904. The foundation stone for Kaiapoi's new Post and Telegraph office was laid by Ward on the same day. The new station building was advertised as being open for business on 14 March 1904. Around two-thirds of the building was removed after major storm damage in late 1976; the station building closed in 1986. After some years of neglect and vandalism the building was acquired by the Kaiapoi Railway Station Trust. The trust restored the building on its new riverbank site at 65 Charles Street and it was reopened as the town's information centre on 1 June 2003. Shifted on its foundations by the September 2010 Canterbury earthquake the building was once more moved to a site further north along Charles Street, pending a decision about its future use and siting. Since the relocation of the building the canopy that stood beside it has been in storage. The building was given Waimakariri Landmarks status on 16 August 2013 and is currently occupied by a café.

HISTORICAL AND SOCIAL SIGNIFICANCE

The former Kaiapoi Railway Station has historical and social significance for its association with the development of Canterbury's railways infrastructure since the early 1870s and as a demonstration of the extent of railway operations at Kaiapoi in the early 20th century which warranted a new station of this size and scale.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The former Kaiapoi Railway Station has cultural significance as a demonstration of the way of life of past station staff and patrons and for the esteem in which it is held by both the Kaiapoi Railway Station Trust (est. 2000) and the Rail Heritage Trust of New Zealand.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The former Kaiapoi Railway Station has architectural significance as the surviving portion of an English Domestic Revival style Edwardian railway station. Sir George Troup (1863-1941) was the principal architect of the Railways Department from 1888 until his retirement in 1925 and under his direction the department developed a set of standardised plans for railway buildings that were erected nationwide. Best-known for the Dunedin Railway Station (1904), Troup was also an active member of the Presbyterian church and served on Wellington City Council after his retirement from the NZ Railways. He was knighted in 1937. Troup was nicknamed 'Gingerbread George' because of the ornate character of the Dunedin Railway Station; the surviving portion of the Kaiapoi station building demonstrates the architect's generous use of decoration on 16 provincial stations that are described as the 'Vintage' Troup-era stations by the Rail Heritage Trust of NZ.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The former Kaiapoi Railway Station has technological and craftsmanship value for its Edwardian-era timber construction and detailing.

CONTEXTUAL SIGNIFICANCE

The former Kaiapoi Railway Station has contextual significance as a local historic feature within the town centre and in relation to the former Bank of New Zealand (H012) in Charles Street and the Kaiapoi River.

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

As the building was relocated in 2012 any potential archaeological values its site may have would necessarily concern unrelated pre-1900 development and use, possibly in regard to the Kaiapoi River. DP 919, dated 14 May 1889, shows a number of buildings on the north bank of the Kaiapoi River between Cookson (Williams) and Jones Streets.

SUMMARY OF HERITAGE SIGNIFICANCE

The former Kaiapoi Railway Station has overall heritage significance to Kaiapoi and to Waimakariri district as a whole. The building has historical and social significance for its association with the development of the town's transport infrastructure and cultural significance for the esteem in which it is held by the local community. The former Kaiapoi Railway Station has architectural significance as the surviving portion of a 'Vintage' Troup railway station and technological and craftsmanship value for the methods and materials used in its construction. The former Kaiapoi Railway Station has contextual significance as a local historic feature.

HERITAGE CATEGORY

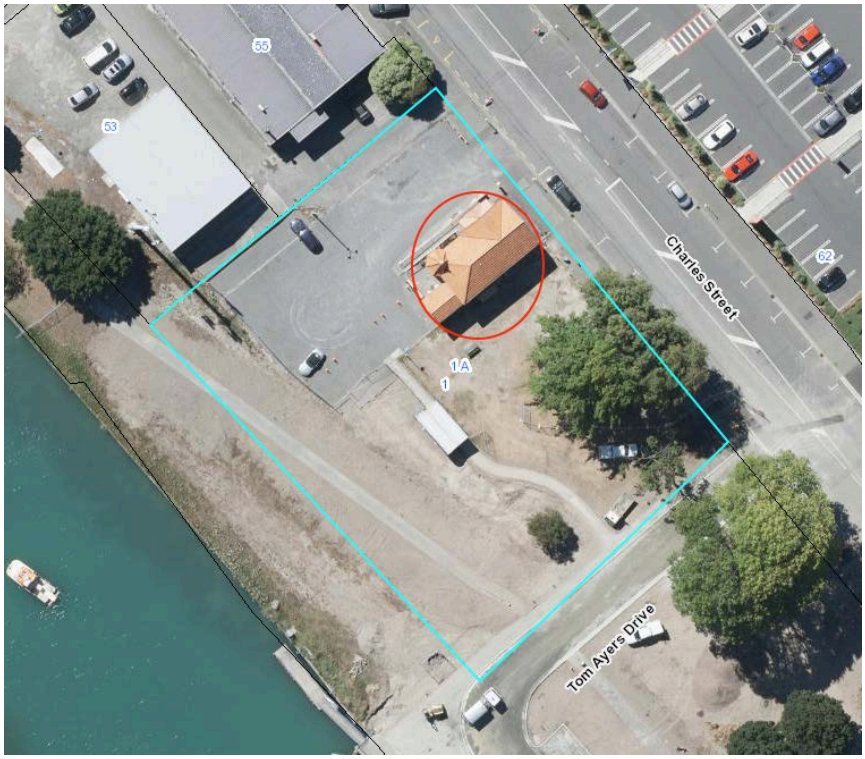
B

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REPORT COMPLETED 20 February 2019

AUTHOR Dr Ann McEwan / Heritage Consultancy Services



Extent of setting, limited to building footprint, former Kaiapoi Railway Station, 57 Charles Street, Kaiapoi.


Railway station on its original site in 1908. Kete Waimakariri.

WAIMAKARIRI DISTRICT COUNCIL

HISTORIC HERITAGE ITEM RECORD FORM

2021 District Plan Item No.	**HH046**
HERITAGE ITEM NAME	'Elmwood', former Pashby farmhouse (ka 'The Cream House')
ADDRESS	183 Main North Road, Kaiapoi
PHOTOGRAPH	
(www)	
DISTRICT PLAN ITEM NO. (at time of assessment)	H034 **HNZ LIST NO. & CATEGORY** 3741 / 2
LEGAL DESCRIPTION	Lot 1 DP 70266
SDC FILE NUMBER	2173006000
DATE OF CONSTRUCTION	1860s/early-1870s?
ARCHITECT / DESIGNER / BUILDER	Thomas Pashby, owner/builder?
STYLE	Domestic Gothic Revival

PHYSICAL DESCRIPTION

Two-storey dwelling with an L-shaped footprint and gabled roof forms. Principal, east-facing elevation has a cross-gabled bay with faceted bay windows at both levels and gabled dormers with cusped lancet-arched bargeboards. Gabled dormers on west elevation also. Cross-gabled bay terminates a concave veranda carried on plain posts. Main entry sheltered by veranda has side- and fanlights. Boxed bay window on south elevation. Lean-to at south-west corner. Singe-storey addition to north has steeply pitched gabled roof and bay window at end.

MATERIALS / STRUCTURE

Timber framing and weatherboard cladding, corrugated metal roofing.

ADDITIONS / ALTERATIONS

Cross-gabled south wing addition (1870s/1880s?) Veranda posts replaced and ornamentation removed; kitchen and service areas altered (pre-1968). Kitchen extension to northern elevation (2000-1). Earthquake damage repaired (c.2015).

SETTING

The farmhouse is located on the west side of Main North Road, immediately to the south of the historic southern entry to Kaiapoi. The property is bounded to the north by the Kaikainui Stream. The house can be glimpsed from the roadway and is associated with a number of outbuildings. The extent of scheduling is the immediate garden setting of the dwelling, rather

than the land parcel as a whole, and notwithstanding the potential archaeological values that may be present across the whole site.

HISTORY

Thomas Pashby (1828-1914) emigrated from Yorkshire, England in 1853 and was a carpenter in Ilam before becoming a sawyer in Kaiapoi district in c.1857. Pashby was in partnership with his brother-in-law George Edwards from c.1862-74, first leasing (1862) and then purchasing (1868) the Kaiapoi Island farm that he named 'Elmwood'. (Edwards farmed 'Okair' near Kaiapoi.) Pashby was a successful mixed farmer, winning acclaim for his crops and being recognised as a horse and sheep breeder. He co-founded the Northern Agricultural and Pastoral Association (1866) and served on the Eyreton Road Board, Kaiapoi School Committee, Waimakariri Harbour Board and the Water Supply Board. Pashby had married in England before he emigrated to New Zealand and he and his wife Caroline (nee Edwards, 1833-1925) had ten children. The Pashbys retired to a rural property in Woolston, Christchurch in the late 1890s and the farm has passed through a number of hands since that time. The property was subdivided to its current extent in 1995 and the house remains in private residential use.

HISTORIC AND SOCIAL SIGNIFICANCE

'Elmwood' has historical significance for its association with Thomas Pashby and his family and, more generally, the farming history of North Canterbury. The house represents the colonial success and civic engagement of an English immigrant through the second half of the 19th century.

CULTURAL AND SPIRITUAL SIGNIFICANCE

'Elmwood' has cultural value as a demonstration of the way of life of its early residents.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

'Elmwood' has architectural significance as a Domestic Gothic Revival style building that represents the popularity of the style, particularly for rural farmhouses, in the 1860s and 1870s. The house appears to have been built in two stages, with the earlier central section (veranda and gabled dormers) being extended by the cross-gabled bay at a later date. As a former carpenter and sawyer it seems likely Thomas Pashby had a hand in the house's design and construction. The single-storey extension to the north elevation has the appearance of a colonial cottage but is in fact the most recent addition (2000-1).

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

'Elmwood' has technological and craftsmanship value for the evidence it provides of 19th century construction methods and materials.

CONTEXTUAL SIGNIFICANCE

'Elmwood' has contextual value for the contribution it makes to the historic character of its rural property. The former Neeve farmhouse (H001), which dates to a similar period, is to the south-west of 'Elmwood'; together these farmhouses illustrate the colonial development of Kaiapoi Island.

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

As the dwelling pre-dates 1900, its site has potential archaeological value arising from the early use and development of the property.

SUMMARY OF HERITAGE SIGNIFICANCE

'Elmwood', the former Pashby farmhouse known as the Cream House, has overall heritage significance to Kaiapoi and Waimakariri district as a whole. The farmhouse has historical significance for its association with Thomas Pashby and his family and cultural value as a demonstration of the way of life of its early inhabitants. 'Elmwood' has architectural significance as a Domestic Gothic Revival style dwelling, which was likely built in two stages to the design of its first owner, and technological and craftsmanship value for its 19th century construction methods and materials. 'Elmwood' has contextual value for the contribution it makes to its rural setting and its site has potential archaeological value given the property's pre-1900 development and use.

HERITAGE CATEGORY

B

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REPORT COMPLETED 30 March 2019

AUTHOR Dr Ann McEwan / Heritage Consultancy Services



Extent of scheduling, limited to immediate garden setting and driveway, ‘Elmwood’, former Pashby farmhouse, 183 Main North Road, Kaiapoi.



Land parcel as a whole, with farmhouse marked by star.

WAIMAKARIRI DISTRICT COUNCIL

HISTORIC HERITAGE ITEM RECORD FORM

2021 District Plan Item No.	**HH047**
HERITAGE ITEM NAME	former Eyreton Road Board & Eyre County Council office / 'Eyre House'
ADDRESS	465 Mill Road, Ohoka
PHOTOGRAPH	



(WDC)

DISTRICT PLAN ITEM NO. (at time of assessment)	H037	**HNZ LIST NO. & CATEGORY**	3737 / 2
LEGAL DESCRIPTION	Lot 12 DP 60989		
VALUATION NUMBER	2174012500		
DATE OF CONSTRUCTION	1879		
ARCHITECT / DESIGNER / BUILDER	Robert Wright, designer; RJ Miller, builder		
STYLE	Bay villa		

PHYSICAL DESCRIPTION

Single-storey dwelling with irregular footprint and gabled roof forms. Principal, north-facing elevation has gabled bay terminating a concave veranda with plain posts and decorative brackets. Entry off veranda is set in to side wall of gabled bay, which has decorative bargeboards, string course over window and a finial. Paired, double-hung sash and casement windows. Veranda on west elevation connects to extension at south-west corner, which has a veranda and saltbox roof in imitation of a colonial cottage.

MATERIALS / STRUCTURE

Timber framing and weatherboard cladding, corrugated metal roofing.

ADDITIONS / ALTERATIONS

Gabled extensions to rear (south) elevation (c.1970 & c.1980). Alterations (c.1998). Addition to south-west corner; comprising bedrooms and internal garage (2002).

SETTING

The dwelling stands on the south side of Mill Road and is bordered to the east by Wilson Drive. The village centre of Ohoka is to the west along Mill Road and the setting is rural residential in character. The house is set back from the roadway but the site is open to view. The extent of scheduling is the land parcel on which the house is located, partly in view of the potential archaeological values of the property as a whole.

HISTORY

The Eyreton Road Board was created in January 1870. It met initially in Eyreton and then relocated to Kaiapoi in c.1877 before erecting its own offices in Ohoka in mid-1879; the village having been chosen for its central location. At the turn of the 20th century Ohoka was the base for the Mandeville and Rangiora River Board and the Eyreton and West Eyreton Road Boards; the district then had a population of c.430. The road board was superseded by the Eyre County Council in April 1912, the latter taking over the assets of the former at that time. In 1985 the county council demolished the surveyor's house on the same site as the council office; two years later the council relocated to Rangiora. Eyre County then merged with Rangiora District Council in April 1989, which later in the year became part of Waimakariri District Council. The Ohoka property was subdivided to its current extent in 1992 and was used as commercial premises before being converted for residential use.

HISTORICAL AND SOCIAL SIGNIFICANCE

The former Eyreton Road Board office has high historical significance for its association with the Eyreton Road Board, the Eyre County Council and, more generally, the history of local governance and infrastructural development in North Canterbury.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The former Eyreton Road Board office has cultural value as a demonstration of the way of life of its early owner/occupiers.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The former Eyreton Road Board office has architectural significance as a bay villa designed for local government office use. Before he joined the Eyreton Road Board staff, Robert Marshall Wright (1840-1917) was a contractor and builder in Kaiapoi. Wright served as the district surveyor and, later, county engineer, for the Eyreton and West Eyreton Road Boards, the Mandeville and Rangiora River Board and the Eyre County Council in the period 1873 to 1916.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The former Eyreton Road Board office has technological and craftsmanship value for the evidence it provides of Victorian building materials and methods.

CONTEXTUAL SIGNIFICANCE

The former Eyreton Road Board office has contextual significance for the contribution it makes to the historic character of its setting and the visual evidence it provides of the 19th century development of Ohoka.

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

As the building pre-dates 1900, its site has potential archaeological significance relating to the colonial development and use of the property.

SUMMARY OF HERITAGE SIGNIFICANCE

The former Eyreton Road Board & Eyre County Council office, known as 'Eyre House', has overall significance to Ohoka and the Waimakariri district as a whole. The building has high historical significance for its association with the Eyreton Road Board and the Eyre County Council and cultural value as a demonstration of the way of life of the boards' elected representatives, staff and ratepayers. The former Eyreton Road Board office has architectural value as a modified bay villa designed by RM Wright and technological and craftsmanship value for the evidence it provides of Victorian construction methods and materials. The

former Eyreton Road Board office has contextual significance for the contribution it makes to the historic character of Ohoka; its site has potential archaeological significance in view of the building's age.

HERITAGE CATEGORY

B

REFERENCES

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REPORT COMPLETED 5 April 2019

AUTHOR Dr Ann McEwan / Heritage Consultancy Services



Extent of scheduling, former Eyreton Road Board office, 465 Mill Road, Ohoka.

WAIMAKARIRI DISTRICT COUNCIL

HISTORIC HERITAGE ITEM RECORD FORM

2021 District Plan Item No.	**HH048**
HERITAGE ITEM NAME	former St Alban's Anglican Church vicarage / former Te Wai Pounamu Maori Girls' College
ADDRESS	536 Mill Road, Ohoka
PHOTOGRAPH	 (WDC file)
DISTRICT PLAN ITEM NO. (at time of assessment)	H041 **HNZ LIST NO. & CATEGORY** 3738 / 2
LEGAL DESCRIPTION	Lot 2 DP 396670
VALUATION NUMBER	2174004200
DATE OF CONSTRUCTION	1879-80
ARCHITECT / DESIGNER / BUILDER	CG & CJ Chapman, architects; Tweedie, Withell & Co., builders
STYLE	Domestic Gothic Revival

PHYSICAL DESCRIPTION

Two-storey building with rectangular footprint and gabled roof forms. Principal, north-facing elevation is symmetrical and features boxed bay windows, decorative bargeboards, rusticated weatherboards and quoins. Double-hung sash windows. Lean-to veranda on west elevation. Symmetrical, south-facing rear elevation has single-storey lean-to addition extending beyond the original width of the house.

MATERIALS / STRUCTURE

Timber frame and weatherboard cladding, corrugated metal roofing.

ADDITIONS / ALTERATIONS

South-facing lean-to addition (c.1982). Chimneys removed after EQ damage (September 2010).

SETTING

The dwelling is located on the north side of Mill Road, midway between Bradleys Road in the west and Whites Road in the east. The house is set back from the roadway within a mature garden and the site is bordered to the north by a branch of the Ohoka Stream. St Alban's Anglican Church (H123) is to the east of its former vicarage. The extent of setting is limited

to the front portion of the property on which the house is located, notwithstanding the potential archaeological values of the land parcel as a whole.

HISTORY

The Flaxton-cum-Eyreton vicarage was erected in Ohoka in 1879-80 because it was mid-way between the Anglican churches at Flaxton (1867) and Eyreton (1874). St Alban's Anglican Church was subsequently built at Ohoka and consecrated on 31 May 1882 by Bishop Harper of Christchurch. The Rev FR Inwood was the first resident vicar. In 1909 Te Wai Pounamu Maori Girls' College was established in the vicarage, which had become vacant with the merger of the St Stephen's, Tuahiwi and St Alban's parishes. The Anglican boarding school was established by the Rev Charles Fraer for the purpose of providing post-primary education to Maori girls from throughout the South Island and the Chatham Islands. Fraer (c.1871-1932) and his wife Annie (1868-1939) were based at Tuahiwi from 1904 until 1918, having worked amongst Maori communities for some years previously. The college was opened by Bishop Julius on 4 March 1909 with a roll of twelve pupils. The first teacher was Mrs Ethel Miller, who had previously taught at the Maori Church Mission School at Ohoka in Marlborough. Te Wai Pounamu relocated to Christchurch in 1921 and ten years later the house site was subdivided from the church property so that it could be sold by the Church Property Trustees. The church then passed in to private hands and a new vicarage at Kaiapoi (1932) was erected, with contributions from the parishioners of Kaiapoi, Ohoka, Eyreton and Flaxton. In a poor condition by the late 1970s, the house was restored by Ian and Lindsay Bisman, the former was a long-serving architect in the firm of Warren and Mahoney. More recently the property has been subdivided to its present extent; it remains in residential use and is featured in the Ohoka Stream Historic Walk.

HISTORICAL AND SOCIAL SIGNIFICANCE

The former St Alban's Anglican Church vicarage and Te Wai Pounamu Maori Girls' College has high historical and social significance for its association with the district's Anglican ministers from 1880 until 1907 and, in the early 20th century, with the establishment of Te Wai Pounamu Maori Girls' College (1909-90). Te Wai Pounamu was the only Maori boarding school established in the South Island and was described at its opening in March 1909 as continuing the earlier work of Canon Stack at Kaiapoi. The building is also significant for its association with Charles and Annie Fraer; a memorial to Rev Fraer was erected at Te Wai Pounamu College in Christchurch in December 1932.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The former St Alban's Anglican Church vicarage and Te Wai Pounamu Maori Girls' College has cultural significance as a former site of Anglican pastoral care and Maori education that is esteemed by Ngai Tahu, the Anglican Maori Diocese of Te Waipounamu (South Island), and the former pupils and staff of Te Wai Pounamu Maori Girls' College.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The former St Alban's Anglican Church vicarage and Te Wai Pounamu Maori Girls' College has architectural significance as a Domestic Gothic Revival style dwelling designed by Rangiora architects CG & CJ Chapman. The two men were cousins and also worked as commission agents and surveyors. Charles George Chapman (c.1838-82) was also an early teacher in the township and served as Rangiora's inaugural borough clerk from 1878 until his death four years later. The Chapmans also designed the Sunday School beside St John's Anglican Church (1879) and the Union Bank of Australia (1882), both in Rangiora.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The former St Alban's Anglican Church vicarage and Te Wai Pounamu Maori Girls' College has technological and craftsmanship value for its construction and detailing by Rangiora builders Tweedie, Withell & Co. Andrew Tweedie was a Scottish-born joiner who emigrated to New

Zealand in 1876. He erected a large number of school buildings and was resident in the Cheviot area by the mid-1890s.

CONTEXTUAL SIGNIFICANCE

The former St Alban's Anglican Church vicarage and Te Wai Pounamu Maori Girls' College has contextual significance as a historic feature in Ohoka and for its relationship with St Alban's Anglican Church (H123) in Ohoka and the Te Waipounamu Maori Cultural Centre of the Anglican Maori Diocese O Te Waipounamu, which stands on the former college site in Ferry Road, Christchurch.

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

As the former vicarage pre-dates 1900 its site has potential archaeological value relating to the structure's construction and early use.

SUMMARY OF HERITAGE SIGNIFICANCE

The former St Alban's Anglican Church vicarage and former Te Wai Pounamu Maori Girls' College has high overall heritage significance to Ohoka and Waimakariri district as a whole. The dwelling has high historic and social significance for its association with the early Anglican clergy of Ohoka and the establishment of Te Wai Pounamu Maori Girls' College, the only school of its kind in the South Island. The former vicarage and school has cultural significance for the esteem in which it is held by the Anglican Maori Diocese O Te Waipounamu and former pupils of the college. The former vicarage and school has architectural significance as a Domestic Gothic Revival style residence designed by Rangiora architects Charles and CJ Chapman and technological and craftsmanship value for its construction and detailing by Rangiora builders Tweedie, Withell & Co. The former St Alban's Anglican Church parsonage and former Te Wai Pounamu Maori Girls' College has contextual significance as a historic feature at Ohoka and for its relationship with both the neighbouring St Alban's Anglican Church and the Te Waipounamu Cultural Centre in Ferry Road, Christchurch. The site of the former vicarage and school has potential archaeological value in view of the structure's pre-1900 construction.

HERITAGE CATEGORY

A

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REPORT COMPLETED 11 February 2019

AUTHOR Dr Ann McEwan / Heritage Consultancy Services

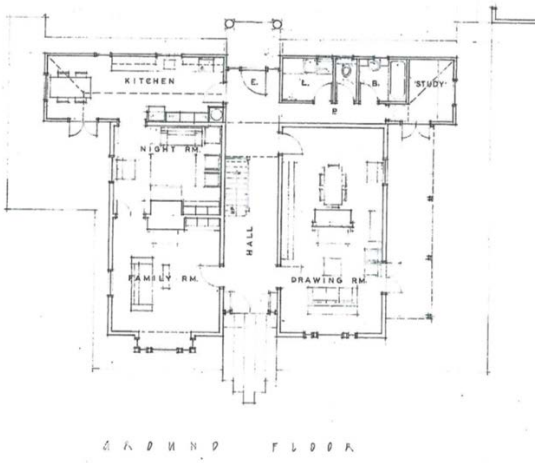


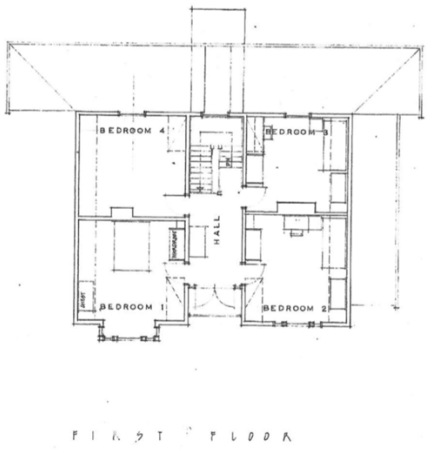
Extent of setting, limited to the front of the property, 536 Mill Road, Ohoka.



Great Grandma's Wicker Basket family history blog.
http://greatgrandmaswickerbasket.blogspot.com/2012/05/ohoka-photos-from-our-family-photo.html







WAIMAKARIRI DISTRICT COUNCIL

HISTORIC HERITAGE ITEM RECORD FORM

2021 District Plan Item No. **HH049**

HERITAGE ITEM NAME	Browns Rock water intake & tunnel
ADDRESS	Browns Rock, Waimakariri River, Burnt Hill
PHOTOGRAPH	



(WDC)

DISTRICT PLAN ITEM NO. (at time of assessment)	H043	**HNZ LIST NO. & CATEGORY**	7297 / 2
LEGAL DESCRIPTION	RES 3046 (in part)		
VALUATION NUMBER	2154005100		
DATE OF CONSTRUCTION	1895-96		
ARCHITECT / DESIGNER / BUILDER	George Johnston Webster, engineer; various contractors		
STYLE	Industrial		

PHYSICAL DESCRIPTION

River intake structure forms northern entry to 73-metre arched concrete tunnel. Memorial plaque mounted above portal at south end, which is flanked by retaining walls.

MATERIALS / STRUCTURE

Concrete, metal.

ADDITIONS / ALTERATIONS

Screw gates replaced with radial arms (1962). Mercury float switches installed (1985).

SETTING

The water intake and tunnel are located on the east bank of the Waimakariri River, south-west of the intersection of Thongcaster and Browns Rock Roads. The township of Oxford is to the north-east and Sheffield, within the Selwyn District Council, is across the river to the west. A modern intake and silt pond are to the south of the historic intake and tunnel. The extent of setting is limited to the immediate setting of the intake and tunnel, as mapped by

Heritage NZPT and notwithstanding the potential archaeological values of the water race system as a whole.

HISTORY

The Waimakariri-Ashley Water Supply Board was established by act of parliament in 1892. Tenders were called for an intake tunnel at Rock Ford in late 1893 following a legal challenge from Marmaduke Dixon who favoured a cheaper Brown's Rock option. Although Dixon lost his case in the Supreme Court the Rock Ford scheme was abandoned by a new board in 1894. The headworks at Brown's Rock were well advanced by November 1895; a number of contractors being engaged to construct the different elements of the intake. JW Thomas built the timber groyne to protect the bank on the opposite side of Brown's Rock beyond the tunnel. JW Thomas and EJ Craighead built the tunnel and some of the water races beyond it along with D Long, D McGrath and D Gundry for the rest. McGrath gave up his contract for earthworks and it was taken over by J Scanlan in early 1896. Likewise Craighead did not finish the tunnel and this fell to Thomas at the same time (March). A dispute with Long in December 1895 over disobeying board instructions led to his contract being abandoned and relet in February 1896, which also appears to have gone to Scanlan. The formal opening of the water supply works was finally held on 16 November 1896. Premier Richard Seddon attended the gala opening on that day. Intakes were also built at Rockford and Woodstock (neither now extant), as part of a water race system that served six districts between the Waimakariri and Ashley Rivers. The water supply board was dissolved in 1989, after which the water races were taken over by the district council. On 30 October 1999 the Waimakariri Irrigation Scheme opened and in the same year the historic intake at Browns Rock was superseded by new headworks to the south.

HISTORIC AND SOCIAL SIGNIFICANCE

The Browns Rock water intake & tunnel has historic significance for its association with the development of the Waimakariri-Ashley water race scheme and, more generally, the development of North Canterbury farming.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The Browns Rock water intake & tunnel has cultural value as a place of community identity and historic continuity.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The Browns Rock water intake & tunnel has aesthetic value as a late-Victorian water supply structure that was designed by George Johnston Webster (c.1866-1923), engineer to the Waimakariri-Ashley Water Supply Board. Webster layer worked as a surveyor in the Manawatu.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The Browns Rock water intake & tunnel has technological significance as a late 19th century concrete structure that involved tunnelling under a river terrace to create an opening large enough to carry the desired water flow and was able to be accessed for shingle clearance.

CONTEXTUAL SIGNIFICANCE

The Browns Rock water intake & tunnel has contextual significance as a local historic feature that can be seen in relation to the modern Browns Rock water supply intake. The race is also associated with the Cust Museum, which was previously the Waimakariri-Ashley Water Supply Board offices, and a water ranger's house built near the intake, the fate of which is currently unknown.

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

As the water intake and tunnel pre-date 1900, their site has potential archaeological significance relating to the intake's construction and subsequent use.

SUMMARY OF HERITAGE SIGNIFICANCE

The Browns Rock water intake & tunnel has overall heritage significance to the Burnt Hill/Oxford area and to Waimakariri district as a whole. The structure has historical significance for its association with the Waimakariri-Ashley water supply scheme and cultural value as a place of community identity. The Browns Rock water intake & tunnel has aesthetic value for its functional design and technological significance for its concrete construction and demonstration of late 19th century engineering methods and materials. The Browns Rock water intake & tunnel has contextual significance as a local historic feature and for its relationship with the modern-day Browns Rock water supply intake.

HERITAGE CATEGORY

B

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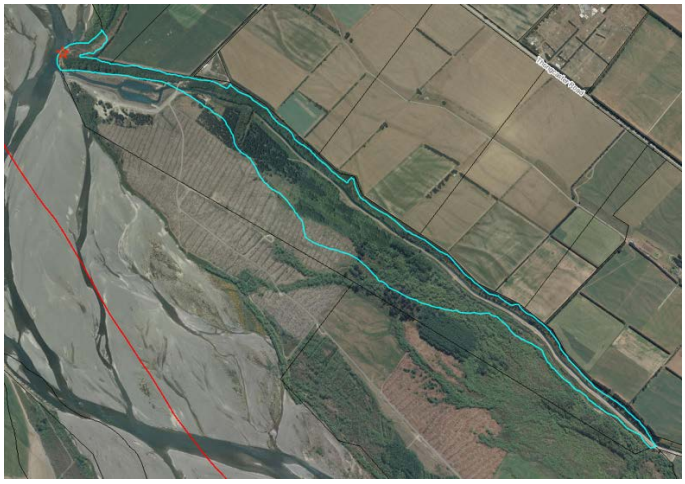
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REPORT COMPLETED 11 April 2019

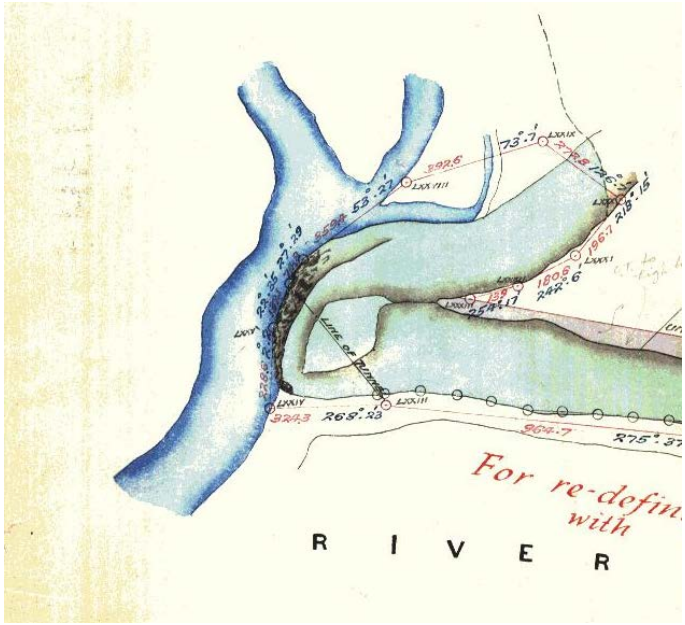
AUTHOR Dr Ann McEwan / Heritage Consultancy Services



Extent of scheduling, water intake & tunnel, Browns Rock, Waimakariri River, Burnt Hill. Source: HNZPT.



Land parcel as a whole, with intake marked by star.



Detail from DP 1559 showing line of tunnel. Source: QuickMap.



The new intake and the old tunnel (note the commemorative plaque). This tunnel is now registered as an "Historic Place". August 1999

WAIMAKARIRI DISTRICT COUNCIL

HISTORIC HERITAGE ITEM RECORD FORM

2021 District Plan Item No.	**HH050**
HERITAGE ITEM NAME	'Currilea', former Ingram house [ka 'Redwoods']
ADDRESS	17 Main Street, Oxford
PHOTOGRAPH	



(WDC)

DISTRICT PLAN ITEM NO. (at time of assessment)	H044	**HNZ LIST NO. & CATEGORY**	3073 / 2
LEGAL DESCRIPTION	Lot 1 DP 22696		
VALUATION NUMBER	2153200800		
DATE OF CONSTRUCTION	c.1896		
ARCHITECT / DESIGNER / BUILDER	Unknown		
STYLE	Bay villa		

PHYSICAL DESCRIPTION

Single-storey dwelling with irregular rectangular footprint and centre-gutter hipped roof. Principal elevations face north and east; former has segmental pediment that breaks through the bullnose veranda and frames central entry to the house. Veranda has decorative brackets and frieze, pediment has fretted detailing; entry has side- and fanlights and is flanked by Chicago windows. Veranda returns along east elevation and is terminated to the south by a cross-gabled bay with segmental pediment; a flight of steps provides access to the terraced garden. Double-hung sash windows, bracketed eaves and corbelled chimneys.

MATERIALS / STRUCTURE

Timber framing and weatherboard cladding, corrugated metal roofing.

ADDITIONS / ALTERATIONS

Rear, south-facing addition, with hipped roof (2011).

SETTING

The dwelling stands on the south side of Main Street, roughly midway between Burnett Street in the west and High Street in the east. The house is screened from the roadside by mature vegetation but its presence is signalled by decorative entrance gates. The extent of scheduling is the land parcel on which the house is located. It is noted that the HNZPT extent of list entry is as follows: *The extent is part of Lot 1 DP22696 (CT CB17F/827), Canterbury Land District and the building known as Redwoods thereon, with a buffer of approximately two metres around the house. The extent does not include the outbuildings, nor the addition*

at the rear (south) of the building which was constructed, in the same style as the original house, in 2011.

HISTORY

John Ingram (1848-1938), an Oxford auctioneer, was issued with title to a large block of land on the south side of Main Street in 1896. Previously the lot had been subject to a crown grant to (?) McMullen in 1860 and then passed through a number of hands, including Brittan in 1863 and Baxter in 1878. Ingram had emigrated from Scotland to South Africa in 1868 and then spent time in Australia before arriving in New Zealand in late 1869. He settled in the Oxford-Cust district in 1870 and worked for the Cust Road Board for about four years before starting business in Oxford as an estate agent and auctioneer. Ingram opened the first saleyards in the town in 1882. He married Mary Ann McEwan (c.1847-1936) in 1874, was secretary of the Oxford Domain Board for many years and served on the local road board and school committee. In December 1891 a public dinner was held in Oxford in John Ingram's honour; ten years later his business was taken over by his son Leonard, in partnership with Thomas Hunter. Ingram senior moved to Timaru after his retirement and 'Currilea' was reportedly used for a period as a private hospital until it was sold, minus a small portion taken for post office purposes in 1913, to Alexander Baxter, a retired local farmer, in 1919. Baxter undertook a number of small subdivisions along the roadside but retained the majority of the lot until his death in 1941. Thereafter his executors sold the property in 1944 to Pearl Stubbs, the wife of Reginald Stubbs, an Oxford council employee. The Stubbs further subdivided the lot and then sold the property, which was subdivided to its current extent by RH Rossiter in 1962. The house remains in private residential use.

HISTORICAL AND SOCIAL SIGNIFICANCE

'Currilea', the former Ingram house, has historical significance for its association with John Ingram and his family. Ingram was a respected local citizen and he represents the pursuit of commercial, political and social interests by a colonist that led to financial success and local appreciation.

CULTURAL AND SPIRITUAL SIGNIFICANCE

'Currilea', the former Ingram house, has cultural value as a demonstration of the way of life of its early owner/occupiers.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

'Currilea', the former Ingram house, has architectural significance as a late Victorian bay villa that retains a high level of authenticity and features ornate and distinctive architectural detailing on its two main elevations. The house's designer is currently unknown.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

'Currilea', the former Ingram house, has technological and craftsmanship value for the evidence it provides of late Victorian building materials and methods. The house's builder is currently unknown.

CONTEXTUAL SIGNIFICANCE

'Currilea', the former Ingram house, has contextual value for the contribution it makes to the historic character of its setting.

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

As the house pre-dates 1900 its site has potential archaeological values relating to the colonial development and use of the property.

SUMMARY OF HERITAGE SIGNIFICANCE

'Currilea', the former Ingram house now known as 'Redwoods', has overall significance to Oxford and the Waimakariri district as a whole. The dwelling has historical significance for its association with John Ingram and his family and cultural value as a demonstration of the way of life of its early residents. 'Currilea', the former Ingram house, has architectural significance as a bay villa with a distinctive form and ornate detailing and technological and craftsmanship value for its construction methods and materials. 'Currilea', the former Ingram house, has contextual value for the contribution it makes to the historic character of its setting and its site has potential archaeological values in view of the dwelling's likely age.

HERITAGE CATEGORY

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REFERENCES

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REPORT COMPLETED 26 March 2019

AUTHOR Dr Ann McEwan / Heritage Consultancy Services



East elevation.



Extent of scheduling, ‘Currilea’, 17 Main Street, Oxford.

WAIMAKARIRI DISTRICT COUNCIL

HISTORIC HERITAGE ITEM RECORD FORM

2021 District Plan Item No.	**HH051**
HERITAGE ITEM NAME	former West Oxford Police Station lock-up
ADDRESS	72 Main Street, Oxford
PHOTOGRAPH	



(DG McEwan, 10 July 2019)

DISTRICT PLAN ITEM NO. (at time of assessment)	H045	**HNZ LIST NO. & CATEGORY**	7196 / 2
LEGAL DESCRIPTION	Pt RS 1839		
VALUATION NUMBER	2153243900		
DATE OF CONSTRUCTION	1879		
ARCHITECT / DESIGNER / BUILDER	Colonial architect's office / Public Works Department		
STYLE	Victorian utility		

PHYSICAL DESCRIPTION

Single storey, two-cell building with rectangular footprint and hipped roof. Perforated steel plates above the doors for ventilation. No windows, two sturdy security doors with peepholes on principal (south-facing) elevation.

MATERIALS / STRUCTURE

Timber framing and weatherboard cladding. Corrugated iron roof.

ADDITIONS / ALTERATIONS

Relocated from Depot Road (1998 / 2002).

SETTING

The former West Oxford Police Station lock-up stands on the north side of Main Street, near the south-western corner of a large recreation reserve (Pearson Park) on which are also located playing fields, the Oxford Museum and Oxford Art Gallery. The building was relocated to this site in 2002. The building is set within a small garden with signage and replica stocks. The scheduled setting is limited to the immediate environs of the building, rather than the land parcel as a whole.

HISTORY

There was a police presence in Oxford by 1865 and the Oxford Police District, encompassing the Oxford road district as well as parts of the West Eyreton, Cust and Ashley districts, was established in c.1872. There was at least one lock-up in the settlement by June 1876. In late July 1878 a severe nor'westerly storm damaged the West Oxford lock-up. Both the East Oxford and West Oxford lock-ups were once again affected by nor'west gales in September of the same year; the latter, having been repaired, was blown off its piles and the former reportedly disappeared altogether. In November 1878 the Colonial Architect in Wellington requested authority to erect a new lockup at Oxford and it was reported in early February 1879 that the West Oxford police station lock-up had been rebuilt. The station was located at the corner of Commercial and Depot Roads, near the West Oxford railway station; by the turn of the 20th century it would appear that this was the settlement's only police station. The lock-up appears to have been in use until the early 1950s, after which the property passed in to private hands and the lock-up became a storage shed. The former lock-up was removed from Depot Road in March 1998 after its purchase by Keep Oxford Beautiful. It was restored by the local volunteer group and officially reopened on 3 March 2002 during the town's Heritage Day. The former lock-up continues to function as a visitor attraction and adjunct to the nearby Oxford Museum.

HISTORIC AND SOCIAL SIGNIFICANCE

The former West Oxford Police Station lock-up has historic significance for its association with policing in the district from 1879 until the mid-20th century. The building was used to temporarily accommodate prisoners before they were transferred to jail or to detain people who had been causing a public nuisance. The small-scale size and robust construction of New Zealand's Victorian lock-ups appear to have made them very easy to relocate. The relocation of Oxford's lock-up within the township has removed the building from its historic setting but maintained its connection to the community.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The former West Oxford Police Station lock-up has cultural significance as a site of community identity and historic continuity. The relocation project received media attention and considerable support from the community.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The former West Oxford Police Station lock-up has architectural significance as an example of a standardised Public Works Department design, one which retains a good level of authenticity. The department's standardisation of design in the later 19th and early 20th centuries led to a recognisable 'house style' for a wide range of governmental buildings throughout the country. Later lock-up designs, from c.1880, included a small anteroom from which the cells were accessed, as opposed to the direct entry provided at Oxford.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The former West Oxford Police Station lock-up has technological and craftsmanship significance as an example of late Victorian construction methods and techniques, particularly in regard to the security of those housed in its cells.

CONTEXTUAL SIGNIFICANCE

The former West Oxford Police Station lock-up has contextual significance as a local landmark, albeit a modern one given the relocation of the building in 2002. It has a relationship with other relocated and restored lock-ups in Duntroon and Darfield.

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

As the former lock-up has been relocated, any potential archaeological significance of the site would likely relate to its earlier use and development. The building has scientific value given its physical evidence of Victorian and early 20th century policing practices.

SUMMARY OF HERITAGE SIGNIFICANCE

The former West Oxford Police Station lock-up has overall heritage significance to Oxford and to the district of Waimakariri as a whole. The building has historical and social significance for its association with district policing and cultural significance as an esteemed place of community identity. The former West Oxford Police Station lock-up has architectural significance as a standardised government building and technological and craftsmanship significance for the quality of its construction and detailing. The former West Oxford Police Station lock-up has contextual significance as a local landmark and scientific value given its physical evidence of historic policing practices.

HERITAGE CATEGORY

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- WDC files.

REPORT COMPLETED 3 February 2019

AUTHOR Dr Ann McEwan / Heritage Consultancy Services



Extent of scheduling, limited to immediate environs, 72 Main Street, Oxford.



Land parcel as a whole with former lock-up marked by pin.

WAIMAKARIRI DISTRICT COUNCIL

HISTORIC HERITAGE ITEM RECORD FORM

HERITAGE ITEM NAME	'Bellgrove' farmhouse [aka 'Belgrove']
ADDRESS	46 Inch Crescent, Rangiora (formerly 52 Kippenberger Avenue)
PHOTOGRAPH	



(3 April 2023)

DISTRICT PLAN ITEM NO. (at time of assessment)	H049	**HNZ LIST NO. & CATEGORY**	1821 / 2
LEGAL DESCRIPTION	Lot 1400 DP 589492		
VALUATION NUMBER	2166200049		
DATE OF CONSTRUCTION	c.1880?		
ARCHITECT/DESIGNER/ BUILDER	Unknown		
STYLE	Domestic Gothic Revival		

PHYSICAL DESCRIPTION

Two-storey dwelling with irregular rectangular footprint and gabled roof forms. Principal, south facing elevation has symmetrical composition with recessed entry and balcony above between gabled bays with bay windows. Decorative bargeboards, finials, double-hung sash windows. Bullnose veranda on east elevation is partially glazed. Modern single-storey colonial cottage style extension at the rear (north elevation).

MATERIALS/STRUCTURE

Timber framing and weatherboard cladding, corrugated metal roofing.

ADDITIONS/ALTERATIONS

Unspecified alts/adds (c.1911). Replacement of service wing at rear of house with new single-storey living, dining and kitchen/laundry wing (Sheppard & Rout, architects, c.2002).

SETTING

The dwelling stands within a new residential subdivision on the north side of Kippenberger Avenue, west of its intersection with Golf Links Road and east of the Rangiora town centre. The Cam River/Ruataniwha runs along the rear of the property. The building is set well back from the road boundary but can be seen from the public domain. The extent of scheduling is the land parcel on which the dwelling is located.

HISTORY

George Hanmer (1833-1906) acquired RS 267 in the early 1850s and opened an accommodation house, called the Ashley Arms, on the property in 1854. Hanmer lost his license in 1855 but continued farming the property, which was sold by his brother Humphrey to Frederick Busch (Hans Johann Friedrich, 1833-1925) in 1878. Busch, his wife Sabina (nee Dew) and the first four of their eight children were living in the former accommodation house when it burnt to the ground in September 1880. Frederick Busch had emigrated from Germany to Nelson as a child and moved to Rangiora in the late 1870s. During the 1880s, in addition to farming, Busch was an auctioneer and general agent, unsuccessfully ran for a seat on the Rangiora Bourgh Council and the Rangiora and Mandeville Road Board and was a director of the Burton Brewery Company. It would appear that the Busch family may not have lived at 'Bellgrove' after the fire of 1880; instead residing at 'Northbrook' on the south side of Northbrook Road, east of Rangiora. During the 1890s Frederick Busch farmed and lived at 'Brooklands' near Southbridge before returning to 'Northbrook' in the late 1890s. Busch put 'Bellgrove' on the market in 1904 and it eventually sold in 1906 to William Cunningham, who may have leased the farm prior to this date. William Scoon purchased 'Bellgrove' in 1911 and, according to John Hendry, undertook unspecified alterations and/or additions at that time. Scoon sold 'Bellgrove' in 1916. The property was owned by members of the Inch family until the early 21st century and was subdivided to its current extent in 2023.

HISTORICAL AND SOCIAL SIGNIFICANCE

'Bellgrove' has historical significance for its association with the colonial pastoral development of Rangiora and its early owner/occupiers. The almost 100-year occupation of the farmhouse by members of the Inch family enhances the building's historic significance.

CULTURAL AND SPIRITUAL SIGNIFICANCE

'Bellgrove' has cultural value as a demonstration of the way of life of its early residents and several generations of the Inch family

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

'Bellgrove' has architectural significance as a Domestic Gothic Revival style villa that was possibly commissioned by George or Humphrey Hanmer in the 1870s, when the style was at the height of its popularity, or by Frederick Busch after the September 1880 fire. The designer/architect of the building is currently unknown.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

'Bellgrove' has technological and craftsmanship value for the evidence it provides of Victorian building methods and materials.

CONTEXTUAL SIGNIFICANCE

'Bellgrove' has contextual value as a historic feature within its rural setting and in relation to other heritage farmhouses around Rangiora, including 'Brooklands' (H051) and 'Stratford Grove' (H121).

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

As the house pre-dates 1900 its site has potential archaeological significance relating to the colonial development and use of the property.

SUMMARY OF HERITAGE SIGNIFICANCE

'Bellgrove' has overall significance to Rangiora and the Waimakariri district as a whole. The dwelling has historical significance for its association with the Busch and Inch families and cultural value as a demonstration of the way of life of its early residents. 'Bellgrove' has architectural significance as a Domestic Gothic Revival style villa and technological and craftsmanship value for its surviving Victorian fabric. 'Bellgrove' has contextual value as a historic feature on its rural property and its site has potential archaeological significance in view of the dwelling's age.

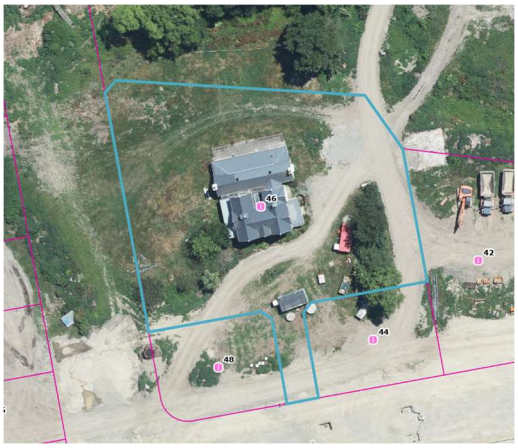
HERITAGE CATEGORY

B

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REPORT COMPLETED	20 March 2019
AUTHOR	Dr Ann McEwan / Heritage Consultancy Services
REPORT UPDATED	7 April 2023
AUTHOR	Dr Ann McEwan



Extent of scheduling, 'Bellgrove', 52 Kippenberger Avenue, Rangiora.

WAIMAKARIRI DISTRICT COUNCIL

HISTORIC HERITAGE ITEM RECORD FORM

2021 District Plan Item No.	**HH053**
HERITAGE ITEM NAME	former Fulton/Good house [aka 'Boraston' & 'Broadgreen']
ADDRESS	29 George Street, Rangiora
PHOTOGRAPH	



(www)

DISTRICT PLAN ITEM NO. (at time of assessment)	H050	**HNZ LIST NO. & CATEGORY**	3766 / 2
LEGAL DESCRIPTION	Lot 3 DP 36263		
VALUATION NUMBER	2165412700		
DATE OF CONSTRUCTION	1885		
ARCHITECT / DESIGNER / BUILDER	AJ Carmichael, architect		
STYLE	Bay villa		

PHYSICAL DESCRIPTION

Two-storey dwelling with irregular rectangular footprint and gabled roof forms. Principal, north-facing elevation has veranda with balcony above terminated by gabled bay with bay windows on both floors. Double-hung sash widows, braced gable end and finials, decorative veranda brackets and frieze panels. Main entry has side- and fanlights. Veranda on west elevation and gabled service wing at rear (south elevation).

MATERIALS / STRUCTURE

Timber framing and weatherboard cladding, brick, corrugated metal roofing.

ADDITIONS / ALTERATIONS

Southern service wing remodelled and extended (1990s).

SETTING

The dwelling stands on the south side of George Street, between King Street in the west and Ward Place in the east. Ward Park borders the property on its southern boundary. The house is set back from the roadway within a mature garden but can be glimpsed from the public domain. The wider suburban residential setting is predominantly 20th century housing stock. The extent of scheduling is the land parcel on which the house is located.

HISTORY

Tenders were called for a house for John and Catherine Fulton in January 1885, immediately after they had purchased the property from John Sansom. The house is believed to have been a belated wedding present from Catherine Fulton's parents. John Fulton (1850-93) was the manager of the Colonial Bank in Rangiora for sixteen years and the couple had five children. Fulton's premature death in 1893 led to the eventual sale of the property in 1898 by Catherine (nee Macfarlane) to Rangiora draper Edward Good junior (1850-1919), a borough councillor and three-time Mayor of Rangiora. The Goods named the house 'Boraston' after their home village in Shropshire, England. Edward Good's widow Rose (nee Lissaman) sold the house to Thomas McCormick in 1919 and since 1924 it has passed through a number of other hands. Starting in 1926 the property, which originally extended to King Street, was subdivided on several occasions, reaching its current extent in 1973. The house remains in private residential use.

HISTORICAL AND SOCIAL SIGNIFICANCE

The former Fulton/Good house has historical significance for its association with the Fulton and Good families and the contribution they made to colonial Rangiora. More generally the house is associated with the residential development of Rangiora in the later 19th century.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The former Fulton/Good house has cultural value as a demonstration of the way of life of its early owner/occupiers.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The former Fulton/Good house has architectural significance as a bay villa designed by AJ (Alfred John) Carmichael, a Scottish-born architect who practised in Rangiora from c.1885-87 and thereafter took up farming at 'Arthurstone', Loburn. Carmichael (1860-1943) commenced his training in Dundee and then competed his architectural studies in Dunedin in the early 1880s. He continued to practise after he had removed to Loburn, submitting a design for the Rangiora Volunteer Drill Hall in 1889, for example, but it does not appear that he registered in the early 20th century once the term 'architect' became protected by law.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The former Fulton/Good house has technological and craftsmanship value for the evidence it provides of late-Victorian building materials and methods.

CONTEXTUAL SIGNIFICANCE

The former Fulton/Good house has contextual value for the contribution it makes to the historic character of its suburban setting and the visual evidence it provides of the late 19th century residential development of Rangiora.

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

As the former Fulton/Good house pre-dates 1900, its site has potential archaeological significance relating to the early development and use of the property.

SUMMARY OF HERITAGE SIGNIFICANCE

The former Fulton/Good house, previously known as 'Boraston' and now known as 'Broadgreen', has overall significance to Rangiora and the Waimakariri district as a whole. The dwelling has historical significance for its association with the Fulton and Good families and the colonial residential development of Rangiora. The former Fulton/Good house has cultural value as a demonstration of the way of life of its early residents and architectural

significance as a bay villa style home designed by local architect AJ Carmichael. The former Fulton/Good house has technological and craftsmanship value for the evidence it provides of late-Victorian construction methods and materials and contextual value for the contribution it makes to the historic character of Rangiora. The site has potential archaeological significance in view of the dwelling's age.

HERITAGE CATEGORY

B

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REPORT COMPLETED 22 March 2019

AUTHOR Dr Ann McEwan / Heritage Consultancy Services



Extent of scheduling, former Fulton/Good house, 29 George Street, Rangiora.

WAIMAKARIRI DISTRICT COUNCIL

HISTORIC HERITAGE ITEM RECORD FORM

2021 District Plan Item No.	**HH054**
HERITAGE ITEM NAME	'Coldstream', former Macfarlane homestead
ADDRESS	11 Coldstream Road, Ashley, Rangiora
PHOTOGRAPH	



(www)

DISTRICT PLAN ITEM NO. (at time of assessment)	H054	**HNZ LIST NO. & CATEGORY**	3791 / 2
LEGAL DESCRIPTION	Lot 1 DP 44383		
VALUATION NUMBER	2159157400		
DATE OF CONSTRUCTION	mid-1860s? + 1892		
ARCHITECT / DESIGNER / BUILDER	Unknown + Frederick Strouts, architect		
STYLE	Villa		

PHYSICAL DESCRIPTION

Two-storey dwelling with irregular rectangular footprint and hipped and gabled roof forms. Principal, north-facing elevation has a veranda and first floor balcony carried on paired posts with decorative frieze on the ground floor and infill panels between floors. Turned spindle balustrading and glazed ends on balcony; return verandas on east and west elevations and service wing at rear (south elevation). Faceted bay windows on both floors flank main entrance door and access to balcony; main entry having side- and fanlights. Double-hung sash windows with fanlights, bracketed eaves and corbelled chimneys.

MATERIALS / STRUCTURE

Timber framing and weatherboards, brick and corrugated metal roofing.

ADDITIONS / ALTERATIONS

Additions (1892).

SETTING

'Coldstream' stands on the south side of Coldstream Road; the property is bordered to the east by Smarts Road. The Ashley River is to the north and the township of Rangiora to the west. The house is set back from the road and is screened from view; its presence indicated by entrance gates, hedging and mature trees. The extent of scheduling is limited to the immediate garden setting of the house, rather than the land parcel as a whole and notwithstanding the potential archaeological values of the property.

HISTORY

John Macfarlane (1817-84) emigrated from Scotland to Nelson in 1842 and later made a success of his farming concerns near Rangiora. He married Catherine Cameron in Wellington in 1848 and the couple had eleven children, ten born after they relocated to Loburn (named Lowburn by John Macfarlane) in 1851. In 1862 the Macfarlanes sold the Loburn run and acquired Rural Section 1636 south of the Ashley River near Rangiora. On this and a neighbouring section Macfarlane developed 'Coldstream Estate' from c.1867; in the intervening years the family had lived at their other property 'Whiterock', which was north of the Loburn run. 'Whiterock' was sold by the Macfarlanes in 1882. John Macfarlane gave land in Raven Quay for a reading room in Kaiapoi in 1864, was a supporter of the first Presbyterian church in Rangiora in 1872 and in 1876 was elected to the inaugural Ashley County Council. Macdonald chronicles John Macfarlane's farming activities at 'Coldstream' and other properties and writes of his success thus: 'so a second sheep farming dynasty was established, equalling or exceeding that of the Rutherfords'. Macdonald also records that John Macfarlane was the first settler to register his sheep brand in Canterbury. After her husband's death in 1884, at which time his estate was valued at £300,000, Catherine Macfarlane (died 1908) remained at 'Coldstream'; Christchurch architect Frederick Strouts was commissioned to enlarge the homestead in 1892. John and Catherine's eldest son Malcom (1849-1911) worked the farm until 1910, when the stock were sold and the property, divided into eight farms totalling 1282 acres, was put up for lease. The property was sold by the Macfarlane family in 1920-21 and, having passed through other hands, was subdivided to its current extent in 1981. The house became a guest lodge in 1986 but is now back in private residential use. The Coldstream Victorian Gardens are open by appointment.

HISTORIC AND SOCIAL SIGNIFICANCE

'Coldstream' has historic significance for its association with John Macfarlane, his family and heirs and, more generally, the farming history of North Canterbury. The two-stage building programme of the homestead demonstrates the rising fortunes of the family, which was derived from their large-scale sheep farming interests.

CULTURAL AND SPIRITUAL SIGNIFICANCE

'Coldstream' has cultural value as it demonstrates the way of life of its early owner-occupiers.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

'Coldstream' has architectural significance as an example, in part, of the work of notable Christchurch architect Frederick Strouts (1834-1919). Strouts designed Ivey Hall at Lincoln University (1878-81), Otahuna homestead for Sir Robert Heaton Rhodes (1895) and the Rhodes Convalescent Home in Christchurch (1885-87, demolished). He called tenders for additions to Coldstream in February 1892.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

'Coldstream' has technological and craftsmanship significance for the evidence it provides of Victorian construction methods and materials. The decorative detailing on the principal elevation of the homestead is of particular note.

CONTEXTUAL SIGNIFICANCE

'Coldstream' has contextual value for the contribution it makes to the historic character of its rural property. The principal elevation is similar to that of 'Northwood' at Swannanoa, which was designed by Christchurch architects Collins and Harman in 1885.

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

As the dwelling pre-dates 1900, its site has potential archaeological significance.

SUMMARY OF HERITAGE SIGNIFICANCE

'Coldstream', the former Macfarlane homestead, has overall heritage significance to Ashley, Rangiora and the Waimakariri district as a whole. The homestead has historic significance for its association with John and Catherine Macfarlane and their family and cultural value as a demonstration of the way of life of its early owners and occupants. 'Coldstream' has architectural significance as an example, in part, of the work of noted Christchurch architect Frederick Strouts and technological and craftsmanship significance for its Victorian construction and decorative detailing. 'Coldstream' has contextual value as a local historic feature and its site has potential archaeological significance given the development of the property since the 1860s.

HERITAGE CATEGORY

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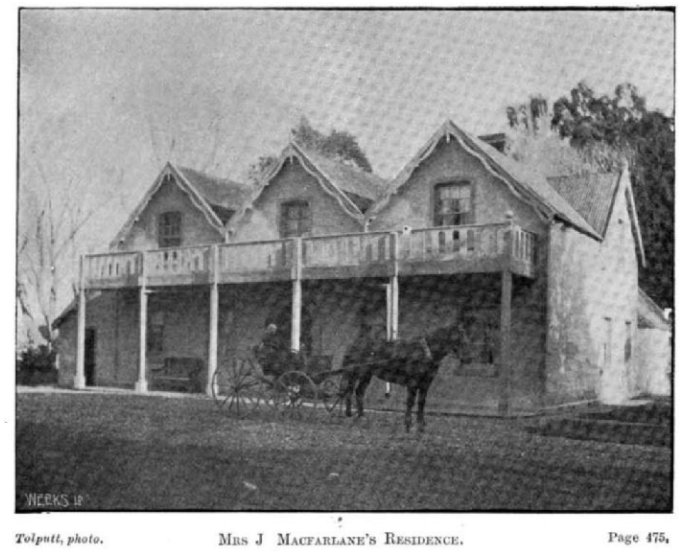
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REPORT COMPLETED 30 March 2019

AUTHOR Dr Ann McEwan / Heritage Consultancy Services



Extent of scheduling, limited to the immediate garden setting, 'Coldstream', 11 Coldstream Road, Ashley, Rangiora.



Tolputt, photo. MRS J MACFARLANE'S RESIDENCE. Page 475.

'Coldstream' before the 1892 alterations. *Cyclopedia of New Zealand*, available online.

WAIMAKARIRI DISTRICT COUNCIL

HISTORIC HERITAGE ITEM RECORD FORM

2021 District Plan Item No.	**HH055**
HERITAGE ITEM NAME	former Rowe cottage
ADDRESS	47 Edward Street, Rangiora
PHOTOGRAPH	



(www)

DISTRICT PLAN ITEM NO. (at time of assessment)	H057	**HNZ LIST NO. & CATEGORY**	3768 / 2
LEGAL DESCRIPTION	Lot 2 DP 22648		
VALUATION NUMBER	2166149700		
DATE OF CONSTRUCTION	c.1878? + c.1892?		
ARCHITECT / DESIGNER / BUILDER	Michael Rowe & JM Rowe, owner/builders?		
STYLE	Colonial vernacular		

PHYSICAL DESCRIPTION

Single-storey dwelling with irregular rectangular footprint and gabled roof forms. Principal, east-facing elevation has bullnose veranda carried on paired posts and terminated by gabled bay. Lower-level gabled brick wing at rear of house with lean-to on south side is the earliest part of the dwelling. Double-hung sash windows and panelled entrance door.

MATERIALS / STRUCTURE

Brick, timber framing and weatherboard cladding, corrugated metal roofing.

ADDITIONS / ALTERATIONS

Timber, villa style addition to east (c.1892?).

SETTING

The dwelling stands on the west side of Edward Street, close by its intersection with Wales Street. A picket fence and cottage garden define the road boundary. The wider suburban residential setting contains a mix of later 19th and 20th century housing stock. The extent of scheduling is the land parcel on which the cottage is located.

HISTORY

Rural Section 917 was subdivided by James (John?) Fitzgerald in the mid-1870s; this created Albert, Edward, Prince, Duke (previously Of Street) and Wales Streets. Michael Rowe (1837-1913) was an early North Canterbury settler who acquired the two parcels at the corner of Edward and Wales Streets in November 1878. Rowe established a brick and pipe works in Edward Street, opposite George Rowley's brick yard on the north side of Wales Street. It appears that the first, brick stage of the subject cottage was built by Rowe in the late 1870s. Rowe conveyed the property at 47 Edward Street to his son, John Michael Rowe (1864-1936), in June 1892. Five years later Rowe senior transferred five other parcels in the block to Rowe junior. Some of these sections were sold in 1921, with the remainder, including the subject parcel, remaining in the Rowe family. After c.1891 Rowe junior focused the family business on concrete pipe manufacture, a successful business he operated until shortly before his death at his Edward Street home in January 1936. JM Rowe was a member of the Loyal Rangiora Lodge for over 40 years and was married to Emily Jack, with whom he had five children, and Ellen Hall. The house remained in the Rowe family until 1960; it has since passed through a number of other hands but remains in residential use.

HISTORICAL AND SOCIAL SIGNIFICANCE

The former Rowe cottage has historical significance for its association with the Rowe family and, more generally, the residential development of Rangiora in the late 19th century. The cottage represents the typical 19th century pattern of manufacturers living close by their business premises and also indicates the influence of the railway line (opened 1872) in attracting industrial enterprises that wished to use it for carrying freight.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The former Rowe cottage has cultural value as a demonstration of the way of life of its early owner/occupiers.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The former Rowe cottage has architectural significance as an additive vernacular dwelling that was likely designed and built, in two stages, by Michael and JM Rowe. The later, timber addition overlooking Edward Street demonstrates the emerging influence of the villa style.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The former Rowe cottage has technological and craftsmanship significance for the evidence it provides of Victorian building materials and methods. It appears likely that bricks from Michael Rowe's brickworks were used in the construction of stage one of the cottage.

CONTEXTUAL SIGNIFICANCE

The former Rowe cottage has contextual significance for the contribution it makes to the historic character of its suburban setting and the visual evidence it provides of the colonial settlement and development of Rangiora.

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

As the former Rowe cottage pre-dates 1900 its site may have potential archaeological significance relating to the construction and early use of the property.

SUMMARY OF HERITAGE SIGNIFICANCE

The former Rowe cottage has overall significance to Rangiora and the Waimakariri district as a whole. The dwelling has historical significance for its association with the Rowe family and their local brick and pipe manufacturing business. The former Rowe cottage has cultural value

as a demonstration of the way of life of its early residents and architectural significance as a colonial vernacular dwelling built in two stages. The former Rowe cottage has technological and craftsmanship significance for its Victorian construction methods and materials and contextual significance for the contribution it makes to the historic character of Edward Street. The site of the former Rowe cottage has potential archaeological values in view of the dwelling's age.

HERITAGE CATEGORY

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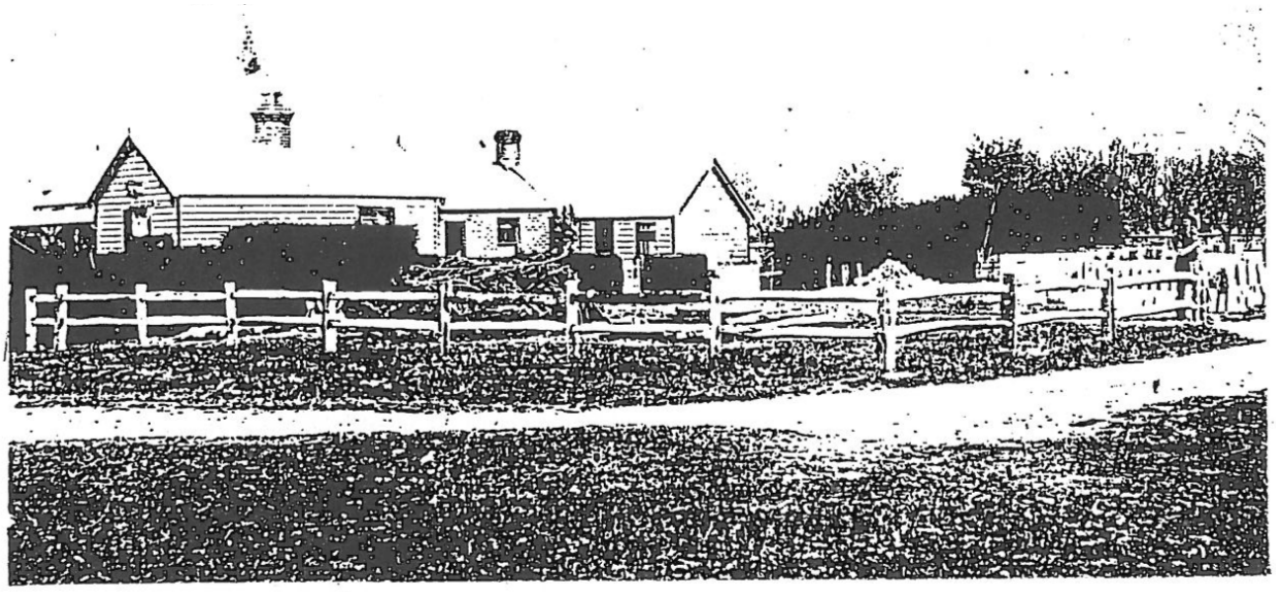
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REPORT COMPLETED 2 March 2019

AUTHOR Dr Ann McEwan / Heritage Consultancy Services



Extent of scheduling, former Rowe cottage, 47 Edward Street, Rangiora.



Early view of cottage at 47 Edward Street Rangiora
with original brick building in the centre.
Source: Rangiora Museum

WDC file.

WAIMAKARIRI DISTRICT COUNCIL

HISTORIC HERITAGE ITEM RECORD FORM

2021 District Plan Item No.	**HH056**
HERITAGE ITEM NAME	former Rangiora Courthouse
ADDRESS	143 Percival Street, Rangiora
PHOTOGRAPH	



(Dr A McEwan, 9 July 2019)

DISTRICT PLAN ITEM NO. (at time of assessment)	H059	**HNZ LIST NO. & CATEGORY**	3770 / 2
LEGAL DESCRIPTION	Section 2 SO 17511		
VALUATION NUMBER	2166104300		
DATE OF CONSTRUCTION	1893		
ARCHITECT / DESIGNER / BUILDER	John Campbell, Public Works Department, architect; George Thompson, builder		
STYLE	Queen Anne		

PHYSICAL DESCRIPTION

Single-storey building with irregular rectangular footprint and hipped roof forms. Principal, east-facing elevation has cross-gabled bay with rondel bearing building name and side entry off open porch. Windows with segmental heads have multi-pane uppers and keystones on gabled bay. Hip roofed entrance porch to north of gabled bay, enclosed entry to south. String course and keystones in contrasting stone. Modern hip-roofed addition at rear.

MATERIALS / STRUCTURE

Brick, stone, corrugated metal roofing.

ADDITIONS / ALTERATIONS

Extended to rear (1968); storeroom added on south side (c.1989); entrance porch and enclosed secondary entry added to facade (2004). Chimneys removed.

SETTING

The building stands on the west side of Percival Street, south of High Street and on the eastern edge of the Waimakariri District Council precinct. The extent of scheduling is the land parcel on which the building is located.

HISTORY

The first and only purpose-built Rangiora Magistrate's Court opened on 21 November 1893; the court having previously shared the offices of the Mandeville and Rangiora Road Board on High Street since 1865. Magistrate's Courts changed their names to District Courts in 1981. The building was not only a magistrate's/district court but also oversaw civil and family cases, hosted a youth court and disputes tribunal, and functioned as the office of the Registrar of Births, Deaths and Marriages and the Registrar of Electors. The building was recognised as a Waimakariri Landmark in 2003 and, after suffering some damage in the 2010/11 Canterbury earthquakes, it was closed temporarily in November 2011. After reopening for a short time, the decision to close the court permanently and transfer all proceedings to Christchurch was made in late 2013. The court was in session for the last time on 5 March 2014. More recently it has been available for lease for commercial use.

HISTORICAL AND SOCIAL SIGNIFICANCE

The former Rangiora Courthouse has historical and social significance for its association with the provision of judicial services in Rangiora between 1893 and 2014.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The former Rangiora Courthouse has cultural significance because it demonstrates the way of life of all those who worked in or were called to the court and is held in esteem as a district landmark.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The former Rangiora Courthouse has architectural significance as a late Victorian government building that demonstrates the standardisation of design that John Campbell promoted throughout his term as architect to the Public Works Department from 1889. Campbell went on to hold the title of Government Architect from 1909 until his retirement in 1922. The Queen Anne and English Domestic Revival styles were favoured for smaller scale government buildings, such as town courthouses and post offices, at the same time as Campbell's office produced major urban buildings in the Edwardian Baroque style. The design of the Rangiora courthouse was said to be similar to the Kaiapoi Courthouse (1890, demolished). Although William Crichton has been credited with both buildings he was made redundant in June 1891 and ultimate responsibility for all government architecture in the 1890s fell to Campbell, no matter which of his staff had worked on any given design.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The former Rangiora Courthouse has technological and craftsmanship value for its masonry construction and classical detailing. George Thompson (died 1906) was a Rangiora contractor and the building works were overseen by Augustus Schwartz of the Inspector of Works office in Christchurch.

CONTEXTUAL SIGNIFICANCE

The former Rangiora Courthouse has contextual significance as a historic feature on Percival Street and within the town centre streetscape. Together with the former Post Office (1936), which is located to the north along Percival Street, and the buildings associated with the Waimakariri District Council, the former courthouse provides evidence of the long-standing governmental hub located in this part of the Rangiora town centre. As Hawkins records the post office, magistrate's court, police station and residence, council chambers and fire station were all once lined up along the west side the Percival Street.

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

As the building pre-dates 1900, its site may have potential archaeological value in relation to the colonial use and development of the property.

SUMMARY OF HERITAGE SIGNIFICANCE

The former Rangiora Courthouse has overall heritage significance to Rangiora and the district of Waimakariri as a whole. The building has historical and social significance for its association with the judicial history of Rangiora and cultural significance as a place of community esteem and local identity. The former Rangiora Courthouse has architectural significance as a late Victorian Queen Anne design produced by the office of government architect John Campbell and technological and craftsmanship value for its original masonry construction and classical detailing. The former Rangiora Courthouse has contextual significance as a historic feature within the civic hub; its site has some potential archaeological value in view of the building's age.

HERITAGE CATEGORY

B

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REPORT COMPLETED 8 April 2019

AUTHOR Dr Ann McEwan / Heritage Consultancy Services



Extent of setting, former Rangiora Courthouse, 143 Percival Street, Rangiora.


As built. www.



Floor plan in 1989. WDC files.

WAIMAKARIRI DISTRICT COUNCIL

HISTORIC HERITAGE ITEM RECORD FORM

2021 District Plan Item No.	**HH057**
HERITAGE ITEM NAME	'Bush Farm' [ka 'Fleetwood'], former Williams/Foster farmhouse
ADDRESS	14 Strachan Place, Southbrook, Rangiora
PHOTOGRAPH	



(www)

DISTRICT PLAN ITEM NO. (at time of assessment)	H060	**HNZ LIST NO. & CATEGORY**	3771 / 2
LEGAL DESCRIPTION	Lot 94 DP 30729		
VALUATION NUMBER	2165533600		
DATE OF CONSTRUCTION	1882?		
ARCHITECT / DESIGNER / BUILDER	Hugh Boyd, designer/builder		
STYLE	Domestic Gothic Revival		

PHYSICAL DESCRIPTION

One-and-a-half-storey dwelling with irregular rectangular footprint and gabled roof forms. Principal, east-facing elevation has flared veranda carried on latticed posts and terminated by a gabled bay with faceted bay window. Gabled dormer over main entry. Decorative bargeboards and finals; double-hung sash and casement windows. North and west elevation lean-tos; auxiliary structures house service areas at rear (east-facing elevation).

MATERIALS / STRUCTURE

Timber framing and stucco cladding over weatherboards, brick, corrugated metal roofing.

ADDITIONS / ALTERATIONS

Stucco cladding & living room extension to north elevation (mid-20th century). Strachan Place formed (1972-3).

SETTING

The dwelling stands on the east side of Strachan Place, which is a cul de sac running off Bush Street. King Street, from which the house was originally accessed, is to the east. The rear of the house can be seen from Strachan Place and the principal elevation glimpsed from King Street. The wider suburban residential setting is predominantly later 20th century housing stock. The extent of scheduling is the land parcel on which the house is located and includes the historic outbuildings that survive.

HISTORY

'Bush Farm' was originally the property of William and Ann Williams, early settlers to Rangiora. William Williams (c.1818-87) had emigrated from Britain in c.1855 and after some time spent in Hutt district and Nelson, he settled in Rangiora in 1858. A sawyer turned farmer, Williams was an active member of the Northern Agricultural and Pastoral Association from its earliest days. Ann Boyd (c.1833-1922) had emigrated from Scotland with her parents and siblings in 1864 and married William Williams in the same year. A new house for the Williams at 'Farm Bush' is believed to have been designed and built by William Williams' brother-in-law Hugh Boyd in 1882. Alternatively, the house may have been erected for the Williams' daughter Annie and her new husband John Wilkinson Foster (1855-1931), as they married in 1882 and the earliest published references to 'Bush Farm' are in relation to the births of the couple's five children. Ownership of the farm passed to Annie Foster after her mother's death in 1922. One of the Fosters' five children, their daughter Agnes, sold the property in 1949 after her mother's death in the previous year. The property was subdivided to its current extent in 1973; it has passed through other hands since that time but remains in residential use.

HISTORICAL AND SOCIAL SIGNIFICANCE

The former Williams/Foster farmhouse has historical significance for its association with the Williams/Foster family and the contribution they made to colonial Rangiora. More generally the house is associated with the rural and residential development of Rangiora in the latter half of the 19th century.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The former Williams/Foster farmhouse has cultural value as a demonstration of the way of life of its early owner/occupiers.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The former Williams/Foster farmhouse has architectural significance as a Domestic Gothic Revival style dwelling reputedly designed by local contractor and politician Hugh Boyd. Boyd (1843-1924) was a Scottish-born carpenter and joiner who emigrated to New Zealand in 1864. He settled in Rangiora where family members were already resident and commenced business in 1865. Boyd entered into a 40-year partnership with Thomas Keir a year or so later; the two men having met on the voyage out to New Zealand. Boyd was an inaugural Rangiora Borough councillor, served a term as Mayor of Rangiora, and was prominently involved in local education matters for over 40 years. Boyd and Keir were also responsible for the Catholic Church of Sts Mary and Francis de Sales in Rangiora (1885), amongst very many other buildings. Although the northern elevation of the farmhouse has been modified and the external weatherboards clad in stucco, the house retains a good level of authenticity.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The former Williams/Foster farmhouse has technological and craftsmanship value for the evidence it provides of late-Victorian building materials and methods. Boyd and Keir were the preeminent building company in North Canterbury in the 19th and early 20th centuries.

CONTEXTUAL SIGNIFICANCE

The former Williams/Foster farmhouse has contextual value for the contribution it makes to the historic character of its suburban setting and the visual evidence it provides of the colonial settlement and development of Rangiora. Some of the outbuildings on the property, now put to different uses, are believed to date to the 1860s. Nearby Foster Place is named for the Foster family of 'Bush Farm'.

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

As the former Williams/Foster farmhouse pre-dates 1900, its site has potential archaeological significance relating to the early development and use of the property.

SUMMARY OF HERITAGE SIGNIFICANCE

'Bush Farm' [ka 'Fleetwood'], the former Williams/Foster farmhouse, has overall significance to Rangiora and the Waimakariri district as a whole. The dwelling has historical significance for its association with William and Ann Williams and their family and the colonial rural-residential development of Rangiora. The former Williams/Foster farmhouse has cultural value as a demonstration of the way of life of its early residents and architectural significance as a Domestic Gothic Revival style dwelling designed by noted local builder Hugh Boyd. The former Williams/Foster farmhouse has technological and craftsmanship value for its surviving late-Victorian construction methods and materials and contextual value for the contribution it makes to the historic character of Southbrook. The site of the dwelling has potential archaeological significance in view of the dwelling's age and the development of 'Bush Farm' since the early 1860s.

HERITAGE CATEGORY

B

REFERENCES

- *Press* 13 October 1887, pp. 4 & 5; 12 September 1924, p. 12; 28 March 1931, p. 21; 26 May 2001, p. 41.
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REPORT COMPLETED 21 March 2019

AUTHOR Dr Ann McEwan / Heritage Consultancy Services



Extent of scheduling, ‘Bush Farm’ farmhouse, 14 Strachan Place, Rangiora.


Williams/Foster family photograph.

WAIMAKARIRI DISTRICT COUNCIL

HISTORIC HERITAGE ITEM RECORD FORM

2021 District Plan Item No.	**HH058**
HERITAGE ITEM NAME	'Hillview' / 'Bucklands', former Dickinson / Lance farmhouse
ADDRESS	353 Ashley Road, Summerhill, Cust
PHOTOGRAPH	



(WDC)

DISTRICT PLAN ITEM NO. (at time of assessment)	H061	**HNZ LIST NO. & CATEGORY**	3081 / 2
LEGAL DESCRIPTION	RS 8115		
VALUATION NUMBER	2158000100		
DATE OF CONSTRUCTION	c.1865		
ARCHITECT / DESIGNER / BUILDER	JD Dickinson, owner/builder?		
STYLE	Colonial vernacular		

PHYSICAL DESCRIPTION

Single-storey dwelling with irregular square footprint and hipped roof forms. Multi-pane double hung sash and casement type fenestration. Overhanging eaves.

MATERIALS / STRUCTURE

Cob, timber, corrugated metal.

ADDITIONS / ALTERATIONS

Kitchen addition (1918). Reroofed (later 1950s). Living room addition (later 1960s). Veranda removed (date unknown).

SETTING

The dwelling stands on the south side of German Road at its intersection with Ashley Road. Although set back from the road boundary the house can be glimpsed from the public domain. A small weatherboard and corrugated iron hut with a brick external chimney is also on the site. The extent of scheduling is limited to the immediate setting of the house, rather than the land parcel as a whole and notwithstanding the potential archaeological values of the house lot within this historic rural property.

HISTORY

The cob house known as 'Hillview' and, later, 'Bucklands' is believed to have been built by Joseph Daniel Dickinson (c.1833-1916) in c.1865. Dickinson shared the property with his wife Anne Harriet (c.1838-1927) and reportedly, until their marriages, his sisters Isabella and Matilda. (Isabella Dickinson married William Beere in November 1867). JD Dickinson was elected to the Cust Road Board in 1886 and served as the Chairman of the Waimakariri-Ashley Water Supply Board in 1898, the year in which he sold his farm to TH Lance. Thomas Lance (1863-1922) was a member of the Cust Mounted Rifles and a son of JD Lance MHR of Horsley Down. Lance held the property until 1905, when it was bought by Patrick Fitzsimmons, also a Cust Road Board member. The farm was purchased by the Feary Brothers from Fitzsimmons's estate in August 1929. Since 1945 the property has passed through a number of hands. The roof was altered in the later 1950s and additions were made around a decade later. The farmhouse remains in rural residential use.

HISTORICAL AND SOCIAL SIGNIFICANCE

'Hillview' farmhouse has historical significance for its association with JD Dickinson and TH Lance and their families and, more generally, the mid-19th century pastoral development of Summerhill. The house is believed to be the only historic earth dwelling in the district that is still inhabited.

CULTURAL AND SPIRITUAL SIGNIFICANCE

'Hillview' farmhouse has cultural value as a demonstration of the way of life of its early owner/occupiers.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

'Hillview' farmhouse has architectural value as a modified vernacular colonial dwelling that was designed in keeping with the capabilities of its earth construction.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

'Hillview' farmhouse has technological and craftsmanship significance for the evidence it provides of Victorian earth building methods and techniques. Given the material used in its construction it is likely that JD Dickinson was involved in the farmhouse's erection.

CONTEXTUAL SIGNIFICANCE

'Hillview' farmhouse has contextual value for the contribution it makes to the historic character of its rural setting and the visual evidence it provides of the colonial settlement and development of Summerhill. German Road was previously Dickinson Road in recognition of the locale's early setters. Another scheduled building, the former Summerhill School building (H118), is located to the east of the house at the intersection of Ashley and Summerhill Roads.

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

As the farmhouse pre-dates 1900 its site may have potential archaeological significance relating to the construction and early use of the property.

SUMMARY OF HERITAGE SIGNIFICANCE

'Hillview' / 'Bucklands', former Dickinson / Lance farmhouse has overall significance to Summerhill and the Waimakariri district as a whole. The dwelling has historical significance for its association with JD Dickinson and TH Lance and their families and cultural value as a demonstration of the way of life of its early residents. 'Hillview' farmhouse has architectural value as a modified colonial vernacular dwelling and technological and craftsmanship

significance for its Victorian earth construction. 'Hillview' farmhouse has contextual value for the contribution it makes to the historic character of Summerhill and its site has potential archaeological values in view of the dwelling's age.

HERITAGE CATEGORY

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REFERENCES

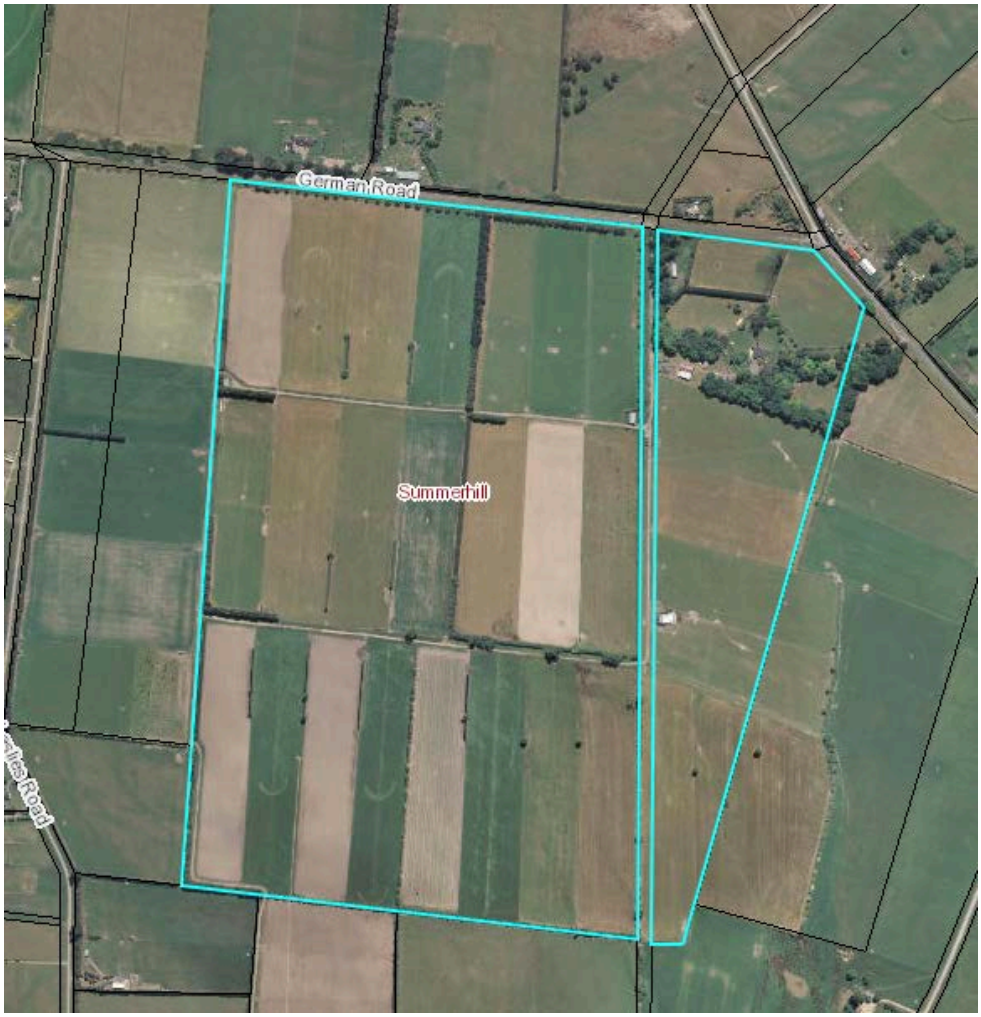
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REPORT COMPLETED 12 March 2019

AUTHOR Dr Ann McEwan / Heritage Consultancy Services



Extent of scheduling, limited to immediate setting of the house, 'Hillview', 353 Ashley Road, Summerhill, Cust.



Land parcel as a whole with house lot at upper right.

WAIMAKARIRI DISTRICT COUNCIL

HISTORIC HERITAGE ITEM RECORD FORM

2021 District Plan Item No.	**HH059**
HERITAGE ITEM NAME	former Payne rental cottage
ADDRESS	56 Church Street, Rangiora
PHOTOGRAPH	



(www)

DISTRICT PLAN ITEM NO. (at time of assessment)	H063	**HNZ LIST NO. & CATEGORY**	3774 / 2
LEGAL DESCRIPTION	Pt RS 53		
VALUATION NUMBER	216525000		
DATE OF CONSTRUCTION	c.1890?		
ARCHITECT / DESIGNER / BUILDER	John Payne, owner/builder?		
STYLE	Colonial vernacular		

PHYSICAL DESCRIPTION

Single-storey dwelling with rectangular footprint and saltbox roof. Concave veranda across principal, west-facing elevation shelters central entry flanked by two-light double-hung sash windows. Veranda end features vertical board infill finished with a drop moulding motif and bracket. Roof at rear (east elevation) partially extends to form a shelter over access to an outbuilding. External chimney on south wall.

MATERIALS / STRUCTURE

Timber framing and weatherboard cladding, corrugated metal roofing and south wall cladding.

ADDITIONS / ALTERATIONS

South wall window added (date unknown).

SETTING

The cottage stands on the east side of Church Street, immediately adjacent to its intersection with Queen Street. The dwelling is visible from the public domain behind a paling fence. The extent of scheduling is the land parcel on which the cottage is located.

HISTORY

The land ownership of that part of Rural Section 53 bounded by Church and Queen Streets is somewhat confusing but certainly by 1890 Rangiora asphalter John Payne was in possession of the subject site. Payne (c.1842-1912) had emigrated to New Zealand with his wife Eliza in 1865 and the couple settled in Rangiora in the following year. John worked for the builder John Robinson for many years before setting up his own business as an asphalter in the late 1880s; he and his wife had ten children. John Payne was president of the Loyal Onslow Lodge of Past Grands in 1891 and may have constructed three or more cottages for rent and family residence on his property (later subdivided). A news report in July 1909 noted that a cottage in Church Street that was owned by Mrs John Payne and occupied by Mr J Hillgrove had been gutted by fire. In addition to #56, 54 Church Street (demolished) and 49 Queen Street are also believed to have been Payne houses, the latter possibly the family home of both John and Eliza and, later, their son Edmund and his wife Jane. In 1927 Edmund Payne sold the cottage at 56 Church Street to William Carter, a labourer from Irwell. In the same year Payne junior also owned 47/47A Queen Street and 153 King Street. The cottage at 56 Church Street has passed through a number of hands since it was sold by Carter's executors in 1972; it remains in private residential use.

HISTORICAL AND SOCIAL SIGNIFICANCE

The former Payne rental cottage has historical significance for its association with John Payne, his family and their experience of colonial life in Rangiora. It is also representative of the residential development of Rangiora in the late 19th century.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The former Payne rental cottage has cultural value as a demonstration of the way of life of its early residents.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The former Payne rental cottage has architectural significance as a vernacular dwelling that retains a good level of authenticity. The designer of the cottage is assumed to be John Payne, based on his experience working for local builder JJ Robinson.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The former Payne rental cottage has technological and craftsmanship value for the evidence it provides of Victorian building materials and methods. The builder of the cottage is assumed to be John Payne.

CONTEXTUAL SIGNIFICANCE

The former Payne rental cottage has contextual significance for the contribution it makes to the historic character of Church Street and the visual evidence it provides of the colonial development of Rangiora.

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

As the cottage pre-dates 1900 its site may have potential archaeological significance relating to the construction and early use of the property.

SUMMARY OF HERITAGE SIGNIFICANCE

The former Payne rental cottage has overall significance to Rangiora and the Waimakariri district as a whole. The dwelling has historical significance for its association with John Payne and the residential development of colonial Rangiora, and cultural value as a demonstration of the way of life of its early residents. The former Payne rental cottage has architectural

significance as a colonial vernacular dwelling and technological and craftsmanship value for its Victorian construction methods and materials. The former Payne rental cottage has contextual significance for the contribution it makes to the historic character of Church Street and its site has potential archaeological value in view of the dwelling's age.

HERITAGE CATEGORY

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REFERENCES

- *Press* 20 September 1882, p. 3; 28 October 1889, p. 3; 13 July 1909, p. 5.
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REPORT COMPLETED 19 March 2019

AUTHOR Dr Ann McEwan / Heritage Consultancy Services

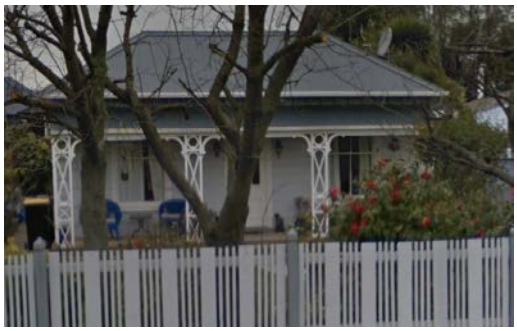


Extent of scheduling, former Payne rental cottage, 56 Church Street, Rangiora.

WAIMAKARIRI DISTRICT COUNCIL

HISTORIC HERITAGE ITEM RECORD FORM

2021 District Plan Item No.	**HH060**
HERITAGE ITEM NAME	former Jennings/Ivory cottage
ADDRESS	66B Ivory Street, Rangiora
PHOTOGRAPH	



(www)

DISTRICT PLAN ITEM NO. (at time of assessment)	H065	**HNZ LIST NO. & CATEGORY**	3779 / 2
LEGAL DESCRIPTION	Lot 2 DP 59835		
VALUATION NUMBER	2165429400A		
DATE OF CONSTRUCTION	c.1886?		
ARCHITECT / DESIGNER / BUILDER	W Charles Jennings, designer/builder?		
STYLE	Square-plan villa		

PHYSICAL DESCRIPTION

Single-storey dwelling with irregular rectangular footprint and hipped, centre gutter roof. Principal, west-facing elevation has central entry flanked by double-hung sash windows; straight veranda with ornamental latticed posts, bracketed eaves, rusticated weatherboards and quoins. Lean-to at rear (east elevation).

MATERIALS / STRUCTURE

Timber framing and weatherboard cladding, corrugated metal roofing.

ADDITIONS / ALTERATIONS

Lean-to extension to the south (c.1975?). Erection of another dwelling at rear of cottage (c.1990?).

SETTING

The dwelling stands on the east side of Ivory Street; south of its intersection with Doggett Place and close by the intersection with Queen Street. A single garage and paling fence define the road boundary of the property. The extent of scheduling is limited to the immediate surrounds of the cottage rather than the land parcel as a whole, notwithstanding the potential archaeological values of the entire site.

HISTORY

(William) Charles Jennings (1818-89) purchased part of RS 385 from JI Doggett, to whom he was related, in 1878. Jennings was a carpenter who had emigrated from England with his wife Sarah (nee Ivory) in 1857 to join other family members in Rangiora. It appears likely that Jennings, who lived on the west side of Ivory Road in the vicinity of Buckham Street, built the cottage for his son Charles Ivory Jennings (1860-1947). Jennings junior married Margaret Stapleforth in 1886, the same year in which he purchased the property from his father. The couple had three children and CI Jennings's occupation was variously given as a stationer and journalist in the 1890s. He went on to become a stalwart of Rangiora's governmental and civic life, serving two terms as mayor (1896-98 & 1914-21) amongst other leadership roles, and was awarded an MBE for services to the municipality in 1947. The Ivory Street property was subdivided and the subject site sold to William Ivory in 1899, the CI Jennings family taking up residence in Ashley Street. Ivory, who was also related to the Jennings, was the proprietor of the Rangiora Nursery in Ivory Street. After his death the property was acquired by Frederick Fennell, a gardener, in 1911. The house remained in Fennell family ownership into the 1960s and has passed through other hands since. A second dwelling was erected at the rear of the property in the late 20th century; the former Jennings cottage remains in private residential use.

HISTORICAL AND SOCIAL SIGNIFICANCE

The former Jennings/Ivory cottage has historical significance for its association with Charles Ivory Jennings and his family and, more generally, the later 19th century residential development of Rangiora. CI Jennings was the first local-born man to serve as Mayor of Rangiora and Hawkins records in his history of the town that towards the end of his life Jennings was known as 'Pa Jennings', the father of Rangiora. The cottage is also notable for its association with the inter-related Doggett, Jennings, and Ivory families and their contribution to the colonial beginnings of Rangiora.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The former Jennings/Ivory cottage has cultural value as a demonstration of the way of life of its early owner/occupiers.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The former Jennings/Ivory cottage has architectural significance as a late Victorian cottage in the square-plan villa style. The dwelling is typical of its era but also demonstrates a higher level of ornamentation on the façade that is consistent with a builder designing a house for either himself or family members.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The former Jennings/Ivory cottage has technological and craftsmanship value for the evidence it provides of late 19th century building methods and materials. W Charles Jennings was a carpenter, cabinet maker and undertaker in Rangiora from 1857 until the c.1874, at which time he became a stationer and bookseller, in to which business his son followed. The cottage is presumed to be a late example of Jennings senior's construction work expressly built for a family member.

CONTEXTUAL SIGNIFICANCE

The former Jennings/Ivory cottage has contextual significance as a local historic feature close to the town centre. The cottage is close to the former Keir house at 62 Ivory Street (H058) and also relates to the Jennings villa on the south side of the corner of Ashley Street and Jennings Place.

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

As the cottage pre-dates 1900 its site has potential archaeological significance relating to the colonial development and use of the property.

SUMMARY OF HERITAGE SIGNIFICANCE

The former Jennings/Ivory cottage has overall significance to Rangiora and the Waimakariri district as a whole. The dwelling has historical significance for its association with CI Jennings and his immediate and extended family, as well as the residential development of Rangiora, and cultural value as a demonstration of the way of life of its early residents. The former Jennings/Ivory cottage has architectural significance as a late Victorian square-plan villa designed by its builder and technological and craftsmanship value for its timber construction and detailing. The former Jennings/Ivory cottage has contextual significance as a local historic feature; its site has potential archaeological significance in view of the dwelling's age.

HERITAGE CATEGORY

B

REFERENCES

- *Press* 6 May 1889, p. 6.
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REPORT COMPLETED 21 March 2019

AUTHOR Dr Ann McEwan / Heritage Consultancy Services



Extent of scheduling, limited to immediate setting, former Jennings/Ivory cottage, 66B Ivory Street, Rangiora.

WAIMAKARIRI DISTRICT COUNCIL

HISTORIC HERITAGE ITEM RECORD FORM

2021 District Plan Item No.	**HH061**
HERITAGE ITEM NAME	former Ayers / Winskill house
ADDRESS	22 Seddon Street, Rangiora
PHOTOGRAPH	



(www)

DISTRICT PLAN ITEM NO. (at time of assessment)	H070	**HNZ LIST NO. & CATEGORY**	3782 / 2
LEGAL DESCRIPTION	Lot 1 DP 12159		
VALUATION NUMBER	2165240200		
DATE OF CONSTRUCTION	c.1911		
ARCHITECT / DESIGNER / BUILDER	Samuel & Cecil Ayers, designer/builders		
STYLE	Edwardian bay villa		

PHYSICAL DESCRIPTION

Single-storey dwelling with irregular rectangular footprint and hipped roof. Principal, south-facing elevation has bullnose veranda carried on timber posts with decorative cast iron brackets and frieze. Veranda shelters entry with side- and fanlights and is terminated by a faceted bay with conical roof. Decorative banding and diamond motif beneath eaves. Double-hung sash windows with aprons; corbelled chimneys. Lean-to has casement windows and continuation of banding on west elevation.

MATERIALS / STRUCTURE

Constructional polychromy with brick and stone (or plaster?), timber and corrugated metal roofing.

ADDITIONS / ALTERATIONS

Rear lean-to extended? (1980s?).

SETTING

The dwelling stands on the north side of Seddon Street; the property is bounded to the west by Ayers Street. The neighbouring houses date from the 1906/7 subdivision and development undertaken by Samuel and Cecil Ayers. The extent of scheduling is the land parcel on which the dwelling is located.

HISTORY

Thomas and Elizabeth Ayers from Turvey, Bedfordshire in England emigrated to New Zealand with their four eldest children in 1858. Once established at Woodend Thomas (c.1817-86) resumed his trade as a bricklayer; he trained and was later joined in business by his sons. After eldest son Samuel's (1846-1939) marriage to Sarah Ann Judson (1857- 1947) in 1875 he set up business on his own account in Rangiora. At the time of his 90th birthday it was reported in the *Press* that Samuel Ayers had 'opened up the north-western quarter' of Rangiora and 'built many of the houses in this area' (*Press* 11 September 1936, p. 18). Samuel Ayers served on the Rangiora Borough Council (1903-12) and vested Seddon and Ayers Streets with the council in 1908, having purchased part of the Ric(k)ton Estate in 1906/7. Samuel and Sarah's son Cecil (1881-1966), who was later Mayor of Rangiora (1929-31), worked with his father as a bricklayer, builder and developer. The Ayers built the house at 22 Seddon Street in c.1911 and Cecil is believed to have lived in it until 1915. He then sold the house to John Winskill, a retired farmer, who lived at #22 until his death in 1938. The house then passed to Winskill's widow Annie (nee Poole), who subdivided the property to its current extent in 1942. More recently the villa has passed through a number of hands; it remains in private residential use.

HISTORICAL AND SOCIAL SIGNIFICANCE

The former Ayers / Winskill house has historical significance for its association with Samuel and Cecil Ayers, John and Annie Winskill and, more generally, the early 20th century residential development of Rangiora.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The former Ayers / Winskill house has cultural value as a demonstration of the way of life of its early owner/occupiers.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The former Ayers / Winskill house has architectural significance as an Edwardian bay villa that is presumed to have been designed by Samuel and Cecil Ayers. The ornamental detailing on the exterior of the house is typical of villa styling in the Edwardian era.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The former Ayers / Winskill house has technological and craftsmanship significance for its polychromatic brick construction by Samuel and Cecil Ayers. Three generations of Ayers bricklayers made a notable contribution to the North Canterbury construction industry in the second half of the 19th century and the early 20th century.

CONTEXTUAL SIGNIFICANCE

The former Ayers / Winskill house has contextual significance as a local historic feature and in relation to other buildings built by the Ayers family, including Samuel and Sarah Ayers' 'Turvey House' in King Street, Rangiora (H047) and Ohoka homestead (H040). The house at 57 Ayers Street appears to be another Ayers 'design and build' dwelling; in that case in the emerging California bungalow style.

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

As the house post-dates 1900 its site may have limited potential archaeological values.

SUMMARY OF HERITAGE SIGNIFICANCE

The former Ayers / Winskill house has overall significance to Rangiora and the Waimakariri district as a whole. The dwelling has historical significance for its association with the Ayers

and Winskill families, as well as the residential development of Rangiora, and cultural value as a demonstration of the way of life of its early residents. The former Ayers / Winskill house has architectural significance as an Edwardian bay villa designed by its builder and technological and craftsmanship significance for its polychromatic brick construction and detailing. The former Ayers / Winskill house has contextual significance as a local historic feature; its site may have limited potential archaeological values in view of the dwelling's age.

HERITAGE CATEGORY

B

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REPORT COMPLETED 16 March 2019

AUTHOR Dr Ann McEwan / Heritage Consultancy Services



Extent of scheduling, former Ayers / Winskill house, 22 Seddon Street, Rangiora.

WAIMAKARIRI DISTRICT COUNCIL

HISTORIC HERITAGE ITEM RECORD FORM

2021 District Plan Item No.	**HH062**
HERITAGE ITEM NAME	Suffolk House, former Hunnibell's boot and shoe shop
ADDRESS	257 High Street, Rangiora
PHOTOGRAPH	



(Dr A McEwan, 9 July 2019)

DISTRICT PLAN ITEM NO. (at time of assessment)	H071	**HNZ LIST NO. & CATEGORY**	3274 / 2
LEGAL DESCRIPTION	Lot 1 DP 43552		
VALUATION NUMBER	2166105300		
DATE OF CONSTRUCTION	1871		
ARCHITECT / DESIGNER / BUILDER	Unknown		
STYLE	Colonial vernacular		

PHYSICAL DESCRIPTION

Two-storey building with rectangular footprint and centre gutter hipped roof. Lean-to at rear (south elevation) and veranda on north-facing façade. Multi-pane casement and double-hung sash windows. Convex veranda carried on cast iron posts with decorative brackets. Recessed entry at west end of principal elevation.

MATERIALS / STRUCTURE

Timber framing and weather board cladding, corrugated metal roofing.

ADDITIONS / ALTERATIONS

Shutters added, chimney removed, ground floor shopfront altered (date unknown). External stairs to first floor installed on west elevation (c.1970).

SETTING

The building stands on the south side of High Street at the western edge of the Rangiora town centre. King Street is to the west of the site and Percival Street is to the east. The extent of scheduling is the land parcel on which the building is located as well as that portion of the footpath (road reserve) in to which the veranda extends.

HISTORY

Luke Hunnibell (1838-1913) emigrated from Ipswich in Suffolk, England in late 1864 and soon after opened Rangiora's first boot shop in a sod cottage at the corner of Victoria Street and Northbrook Road. Hunnibell and his wife Sarah had arrived with two children and had a further five once settled in Rangiora. Luke Hunnibell acquired Rural Section 53 on the Harewood Road (High Street) in June 1870 and subsequently relocated his business to new premises closer to the town centre on 8 May 1871. It is assumed that the High Street building was erected at this time. The Hunnibell family lived in King Street but the upper floor of the High Street store was reportedly used to accommodate their staff. Luke Hunnibell was an Oddfellow, serving as lodge treasurer for 42 years, and a keen musician. The business was continued until 1954 by Alfred Hunnibell after his father's death in 1913 and the building was held in family ownership until 1966. Having been put to a number of commercial and hospitality uses over the last 50 years or so, the building was recognised as a Rangiora Landmark in December 2012.

HISTORICAL AND SOCIAL SIGNIFICANCE

The former Hunnibell's boot and shoe shop has high historical and social significance for its association with Luke Hunnibell and the early commercial development of Rangiora. It is believed to be the oldest surviving commercial building in High Street.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The former Hunnibell's boot and shoe shop has cultural value as a demonstration of the way of life of its early staff and customers; it is esteemed by the community as a Rangiora landmark.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The former Hunnibell's boot and shoe shop has architectural value as a vernacular commercial building that was designed to be fit for purpose. The designer is currently unknown.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The former Hunnibell's boot and shoe shop has technological and craftsmanship value for the evidence it provides of colonial construction methods and materials.

CONTEXTUAL SIGNIFICANCE

The former Hunnibell's boot and shoe shop has contextual significance as a notable historic feature within the Rangiora town centre. The building's veranda and overall form is in contrast to the modern commercial buildings in its immediate environs, serving as a reminder of an earlier era of town centre development.

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

As the building pre-dates 1900 its site has potential archaeological value arising from its colonial use and development.

SUMMARY OF HERITAGE SIGNIFICANCE

Suffolk House, the former Hunnibell's boot and shoe shop has overall heritage significance to Rangiora and Waimakariri district as a whole. The building has high historical and social significance for its association with Luke Hunnibell and the commercial development of the town centre since the early 1870s and cultural value as a heritage feature held in esteem by members of the community. The former Hunnibell's boot and shoe shop has architectural value as a mid-Victorian vernacular commercial building and technological and craftsmanship

value for the evidence it provides of colonial construction methods and materials. The former Hunnibell's boot and shoe shop has contextual significance as a landmark within the Rangiora town centre streetscape and its site has potential archaeological value in view of the building's age.

HERITAGE CATEGORY

B

REFERENCES

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REPORT COMPLETED 4 April 2019

AUTHOR Dr Ann McEwan / Heritage Consultancy Services



Extent of setting, including that part of the road reserve sheltered by the veranda, 257 High Street, Rangiora.



Building before ground floor modification and installation of shutters. www.

WAIMAKARIRI DISTRICT COUNCIL

HISTORIC HERITAGE ITEM RECORD FORM

2021 District Plan Item No.	**HH063**
HERITAGE ITEM NAME	former Junction Hotel facade
ADDRESS	112 High Street, Rangiora
PHOTOGRAPH	



(Dr A McEwan, 9 July 2019)

DISTRICT PLAN ITEM NO. (at time of assessment)	H073	**HNZ LIST NO. & CATEGORY**	3783 / 2
LEGAL DESCRIPTION	Pt Lot 3 DP 1569		
VALUATION NUMBER	2166113100		
DATE OF CONSTRUCTION	1879-80		
ARCHITECT / DESIGNER / BUILDER	TS Lambert, architect; WJ Williams, contractor		
STYLE	Renaissance palazzo		

PHYSICAL DESCRIPTION

Two-storey facade with symmetrical design. Six-bay façade; second and fifth project forward slightly and feature openings on both levels. Dentil cornice with solid parapet above. Balcony is carried on consoles and has wrought iron balustrading. Pairs of arched windows at bays 1, 3, 4 and 6 on the first floor and 3rd and 4th bays on the ground floor. First floor door and window openings have decorative semi-circular heads, keystones and pilasters. Ends bays on the ground floor have wide arched window openings and a rusticated wall surface. Ground floor entrances are framed by colonettes.

MATERIALS / STRUCTURE

Oamaru stone, wrought iron.

ADDITIONS / ALTERATIONS

Loss/removal of parapet and first floor balcony caused by earthquake damage (25 December 1922). Partial demolition, façade retention and new building development (2014/2016).

SETTING

The building stands on the north side of High Street in the Rangiora town centre. Good Street is to the west of the site and Ashley Street is to the east. Johnston's Building (H072) stands on the opposite side of High Street, on the corner of Victoria Street. The extent of scheduling is limited to the façade of the building.

HISTORY

The first Junction Hotel opened in the autumn of 1868. It was a timber building and was replaced by a brick and stone masonry structure in 1879-80. J Oram Sheppard was the owner and as it neared completion in July 1880 the hotel was reported as costing between £4000 and £5000; evidently the expense bankrupted Sheppard. On Christmas Day 1925 a magnitude 7 earthquake struck North Canterbury and resulted in the loss of the elaborate parapet and the first-floor balcony of the hotel. The Junction was soon back in business, however, and it was still in hospitality use when it was closed in January 2012 due to its earthquake-prone status in the wake of the 2010/11 Canterbury earthquakes. The façade was retained when the building was demolished in 2014 and in 2016 a new building on the site reopened for commercial use with the historic façade having been restored, with support from the Canterbury Earthquake Heritage Buildings Fund.

HISTORICAL AND SOCIAL SIGNIFICANCE

The former Junction Hotel façade has historical and social significance for its association with the colonial development of Rangiora, for the role that the hotel played in the life of the community, and as the survivor of major earthquakes in 1922 and 2010/11.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The former Junction Hotel façade has cultural value as a demonstration of heritage conservation beliefs; it is esteemed by the community as a Rangiora landmark.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The former Junction Hotel façade has architectural significance as an ornate Victorian commercial classical design by noted Christchurch architect TS Lambert. Thomas Lambert (1840-1915) was born and trained in Scotland and arrived in New Zealand in 1866. After a period in Wellington, he settled in Christchurch in 1874 and became known for his survey map which still provides valuable evidence of the city's early colonial development. Lambert designed the buildings for the 1882 Christchurch International Exhibition and was reported to have specialist knowledge of acoustics and ventilation. He also designed the second Theatre Royal in Christchurch (1876), the Lincoln Presbyterian Church (1881-82), and the Bank of New Zealand in Kaiapoi (H012, 1883). Lambert was contracted to the North Canterbury Education Board between 1878 and 1882, during which time he developed a standardised design for the board, some examples of which still survive.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The former Junction Hotel façade has technological and craftsmanship significance for its stone construction and ornamental detailing. WJ Williams was a Christchurch contractor with premises in Gloucester Street in 1880.

CONTEXTUAL SIGNIFICANCE

The former Junction Hotel façade has contextual significance for its relationship with Johnston's Building across the street and as a notable historic feature within the Rangiora town centre. The façade is a rare survivor of the historic streetscape that has largely been transformed by the redevelopment that has occurred since 2011.

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

Although the façade dates to 1880, and there has been development on this site since 1859, the site is likely to have little potential archaeological value given its redevelopment in 2016.

SUMMARY OF HERITAGE SIGNIFICANCE

The former Junction Hotel façade has overall heritage significance to Rangiora and Waimakariri district as a whole. The facade has historical and social significance for its association with the social and commercial development of the town centre since 1880 and cultural value as a heritage feature held in esteem by members of the community. The former Junction Hotel façade has architectural significance as a Renaissance palazzo design by Christchurch architect TS Lambert and technological and craftsmanship significance for its stone construction and ornamental detailing. The former Junction Hotel façade has contextual significance for the contribution it makes to the Rangiora town centre streetscape but limited potential archaeological values in light of the recent redevelopment of the site.

HERITAGE CATEGORY

B

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REPORT COMPLETED 9 February 2019

AUTHOR Dr Ann McEwan / Heritage Consultancy Services



Extent of setting, limited to the façade of the building, 112 High Street, Rangiora.


The façade before the 25 December 1922 earthquake. www.rangiora.com

WAIMAKARIRI DISTRICT COUNCIL

HISTORIC HERITAGE ITEM RECORD FORM

2021 District Plan Item No.	**HH064**
HERITAGE ITEM NAME	former Bank of New Zealand manager's residence / Rangiora Museum
ADDRESS	29 Good Street, Rangiora
PHOTOGRAPH	 (HNZPT)
DISTRICT PLAN ITEM NO. (at time of assessment)	New **HNZ LIST NO. & CATEGORY** 3089 / 2
LEGAL DESCRIPTION	Part RS 890
VALUATION NUMBER	2165209000
DATE OF CONSTRUCTION	1881
ARCHITECT / DESIGNER / BUILDER	WB Armson, architect?; Messrs Boyd & Keir, contractors
STYLE	Victorian commercial classicism

PHYSICAL DESCRIPTION

Single-storey building with rectangular footprint and mansard roof. Principal elevations are symmetrical; east-facing elevation previously overlooked High Street; north-facing elevation overlooked Ashley Street. East elevation has arched entry flanked by paired windows and topped by a cross-gabled pediment. North elevation has a cross-gabled pediment over a pair of arch-headed windows. Bracketed eaves, double-hung sash windows with hood moulds and, mostly, aprons. Decorative pilasters at building corners.

MATERIALS / STRUCTURE

Timber framing and rusticated weatherboard cladding, corrugated metal roofing.

ADDITIONS / ALTERATIONS

Relocated to current site (1967). Reroofed; display and archives extension added to west end (1971-72).

SETTING

The building stands on the southern portion of the Good Street Reserve, north of the Rangiora Bowling Club. Good Street borders the reserve to the east and Blackett Street is to the south. The museum stands close to a replica cob cottage and is partially screened from the road by trees and shrubs. The extent of scheduling is limited to that portion of the land parcel on which the building is located and is intended to protect sightlines from the roadway.

HISTORY

The Bank of New Zealand erected new premises at the corner of High and Ashley Streets in Rangiora in 1881, having had a branch in the town since 1872. The building opened for business in August 1881 and was operated by the bank until May 1967, after which time the upper floor of the building was removed to Good Street and the lower section was demolished. The Rangiora & Districts Early Records Society was incorporated in 1960 and it took over the relocated bank building in late 1967. The new Rangiora Museum was officially opened on 2 December of that year. A replica cob cottage, built largely from blocks sourced from a cottage built by the Doak family, was erected around the same time as the museum opened. The museum was recognised as a Waimakariri Landmark in 2003 and is open to the public for display and research purposes.

HISTORICAL AND SOCIAL SIGNIFICANCE

The former Bank of New Zealand manager's residence has historical and social significance for its association with the banking and commercial history of Rangiora between 1881 and 1967 and, since 1967, as the home of the Rangiora Museum.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The former Bank of New Zealand manager's residence has cultural significance as a demonstration of the way of life of its former bank managers, their families and customers. Bank managers were typically provided with on-site accommodation in the 19th and early 20th centuries. The esteem in which the building was, and is, held by the local community is demonstrated by its repurposing in 1967 and ongoing use as a local history museum.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The former Bank of New Zealand manager's residence has architectural significance as the upper floor of a Victorian commercial classical style building whose designer may have been WB Armson, the leading Christchurch architect responsible for a number of Bank of New Zealand buildings throughout Canterbury in the later 1870s and early 1880s. Armson (1832/3-83) specialised in bank design and given his involvement with premises for the BNZ in Temuka (1875), Lyttelton (1878), Rakaia and Ashburton (1881), and Geraldine (1883) it seems highly likely that he also designed the Rangiora building. The Kaiapoi BNZ (H012) was designed by TS Lambert, but only after Armson's death had curtailed his commission. Armson's Bank of New Zealand in Dunedin is considered to be his finest work (1879-83). He was an English-born, Australian trained architect who founded the firm that survived as Collins Architects until the late 20th century.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The former Bank of New Zealand manager's residence has technological and craftsmanship significance for its timber construction and classical detailing. Local contractor and politician Thomas Keir (1837-1910) was born in Scotland and emigrated to New Zealand in 1864. After two years working as a carpenter in Christchurch he settled in Rangiora, where he was a builder and contractor in partnership with Hugh Boyd for some 40 years. Boyd (1843-1924) was also a Scottish-born carpenter and joiner who emigrated to New Zealand in 1864. He settled in Rangiora where family members were already resident and commenced business in 1865. Boyd had met Keir on the voyage out to New Zealand. He was an inaugural Rangiora Borough councillor, served a term as Mayor of Rangiora, and was prominently involved in local education matters for over 40 years. Boyd and Keir also built the BNZ at Kaiapoi (H012, 1883-84) and Johnston's Buildings in Rangiora (H072, 1896-97).

CONTEXTUAL SIGNIFICANCE

The former Bank of New Zealand manager's residence has contextual value as a historic feature within the Good Street Reserve. Since 1967 it has stood near to the Rangiora Bowling Club (H078); the building is also associated with a replica cob cottage erected in 1972.

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

Although the former Bank of New Zealand manager's residence pre-dates 1900, its site has limited potential archaeological value in regard to the relocated building.

SUMMARY OF HERITAGE SIGNIFICANCE

The former Bank of New Zealand manager's house / Rangiora Museum has overall heritage significance to Rangiora and the district of Waimakariri as a whole. The building has historical and social significance for its association with the banking and commercial history of Rangiora and cultural significance as a place of community esteem that demonstrates the historic way of life of bank managers and their families. The former Bank of New Zealand manager's residence has architectural significance as a Victorian commercial classical design that may have been the work of leading Christchurch architect WB Armson and technological and craftsmanship significance for the quality of its timber construction and classical detailing by leading Rangiora builders Boyd and Keir. The former Bank of New Zealand manager's residence has contextual value as a historic feature just north of the town centre; its site has limited potential archaeological value in relation to the relocated building.

HERITAGE CATEGORY

B

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- *Press* 15 November 1880, p. 3; 31 January 1881, p. 3; 17 May 1881, p. 2; 26 November 1924, p. 15.
- *Star* 9 November 1880, p. 3; 1 August 1881, p. 2; 6 April 1898, p. 3.
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REPORT COMPLETED 8 April 2019

AUTHOR Dr Ann McEwan / Heritage Consultancy Services



Extent of setting, limited to that part of the site on which the building is located and maintaining sightlines from the public domain, former BNZ manger's residence / Rangiora Museum, 29 Good Street, Rangiora.

WAIMAKARIRI DISTRICT COUNCIL

HISTORIC HERITAGE ITEM RECORD FORM

2021 District Plan Item No. **HH065**

HERITAGE ITEM NAME	former Northern Agricultural and Pastoral Association building
ADDRESS	93 Ivory Street, Rangiora

PHOTOGRAPH



(Dr A McEwan, 9 July 2019)

DISTRICT PLAN ITEM NO. (at time of assessment)	H076	**HNZ LIST NO. & CATEGORY**	3772 / 2

LEGAL DESCRIPTION	Part Lot 3 DP 6146
VALUATION NUMBER	2166102100
DATE OF CONSTRUCTION	1924-25
ARCHITECT / DESIGNER / BUILDER	Guthrie Brothers, architects; T Shankland, builder
STYLE	Neoclassical

PHYSICAL DESCRIPTION

Single-storey building with rectangular footprint and half-hipped roof. Principal, north-facing elevation has a temple front façade divided in to three bays with paired columns and solid parapet bearing relief lettering 'Northern A & P Association'. Side entry on east elevation has been covered over. Windows on east and south elevations are multi-pane casements with plain surrounds.

MATERIALS / STRUCTURE

Reinforced concrete, cement plaster, corrugated metal.

ADDITIONS / ALTERATIONS

Façade altered with removal of original panelled doors and flanking multi-pane sash windows on façade (date unknown). New glass panels set into façade as part of building strengthening and refurbishment (2017-18).

SETTING

The building forms the backdrop of the Rangiora Soldiers' Memorial (H080) at the intersection of High and Ivory Streets. The site is bordered by Alfred Street to the south and is on the

eastern fringe of the town centre. The extent of setting is the footprint of the building, which covers the whole land parcel and may extend over in to the road reserve.

HISTORY

The Northern Agricultural and Pastoral Association was founded in 1866 and held its first show in the same year. The association erected a hall and offices, on land gifted by Charles Leech, in 1924-25; the building was officially opened on 30 March 1926 by the Hon OJ Hawken, Minister of Agriculture. In the mid-1960s the building was used briefly by the BNZ and ANZ banks while new banking chambers were being erected. It has been used for a variety of commercial uses since that time and reopened after strengthening and refurbishment as a bar and café in November 2018. The association is now based at the Rangiora Showgrounds at the northern end of Ashley Street and continues to organise the annual Rangiora Show. A 150th anniversary book was published about the association in 2016.

HISTORICAL AND SOCIAL SIGNIFICANCE

The former Northern Agricultural and Pastoral Association building has historic and social significance for its association with the Northern A & P Association and the development of Rangiora's rural economy.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The former Northern Agricultural and Pastoral Association building has cultural value as a building refurbished after the 2010/11 Canterbury earthquakes and as a demonstration of the way of life of the members of the Northern A & P Association in the former part of the 20th century.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The former Northern Agricultural and Pastoral Association building has architectural significance as the work of notable Christchurch architectural partnership the Guthrie Brothers. JS 'Jack' Guthrie (1883-1946) worked in partnership with his brother Maurice and in the 1910s and 1920s the firm was one of Christchurch's most successful. Jack Guthrie is a significant figure in New Zealand's architectural history owing to the design of the landmark California bungalow 'Los Angeles' (1909) and for introducing the American Colonial Georgian Revival style to New Zealand with Long Cottage (1917), both in Christchurch. In addition to a number of Canterbury homestead designs, including 'Rakahuri' at Glentui (1918, H111), the Guthrie Brothers were also responsible for the 1918 extension of Ivey Hall at Lincoln College and the main block at Christchurch Boys' High School (1926). The partnership was dissolved in 1926.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The former Northern Agricultural and Pastoral Association building has technological and craftsmanship value for the quality of its reinforced concrete construction and classical detailing. Thomas Shankland (c.1881-1932) was a Rangiora builder who had served his apprenticeship with William Wadey and had premises in Ashley Street.

CONTEXTUAL SIGNIFICANCE

The former Northern Agricultural and Pastoral Association building has contextual significance as a local historic feature within the Rangiora town centre and in relation Rangiora Soldiers' Memorial.

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

As the building post-dates 1900 and fully occupies the land parcel on which it stands, its site appears likely to have limited potential archaeological value.

SUMMARY OF HERITAGE SIGNIFICANCE

The former Northern Agricultural and Pastoral Association building has overall heritage significance to Rangiora and the district of Waimakariri. The building has historical and social significance for its association with the Northern A & P Association and North Canterbury farmers and cultural value as a refurbished heritage building. The former Northern Agricultural and Pastoral Association building has architectural significance for its Neoclassical design by the Guthrie Brothers and technological and craftsmanship value for its reinforced concrete construction and classical detailing. The former Northern Agricultural and Pastoral Association building has contextual significance as a Rangiora town centre historic feature.

HERITAGE CATEGORY

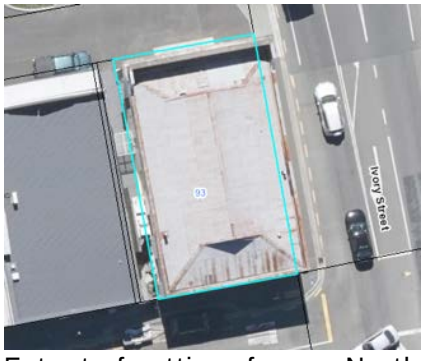
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REPORT COMPLETED 9 April 2019

AUTHOR Dr Ann McEwan / Heritage Consultancy Services



Extent of setting, former Northern A & P building, 93 Ivory Street, Rangiora.





Opening of hall and as built. Kete Waimakariri.

WAIMAKARIRI DISTRICT COUNCIL

HISTORIC HERITAGE ITEM RECORD FORM

2021 District Plan Item No. **HH066**

HERITAGE ITEM NAME Rangiora Town Hall

ADDRESS 303 High Street & 175 King Street, Rangiora

PHOTOGRAPH



(Dr A McEwan, 9 July 2019)

DISTRICT PLAN ITEM NO. (at time of assessment) H079 **HNZ LIST NO. & CATEGORY** 3788 / 2

LEGAL DESCRIPTION Part RS 53

VALUATION NUMBER 2166110010

DATE OF CONSTRUCTION 1925-26

ARCHITECT / DESIGNER / BUILDER H St A Murray, architect; F Williamson, builder

STYLE Neoclassical

PHYSICAL DESCRIPTION

Two-storey building set within larger complex has rectangular footprint and hipped and gabled roof forms. Principal elevations face north and east and are linked by a corner dome and rounded corner. High Street elevation is divided into five bays with recessed entry at west end; first floor windows are arched with multiple panes. String course over first floor windows, with rondels between each one. Square-headed ground floor windows have hood moulds. Foundation stone set into base near corner entry, latter has rusticated wall surface with keystones above arched openings. Metal balconies beneath first floor windows under corner dome; windows are separated by pilasters and topped by words 'Town Hall.' in relief. King Street elevation has secondary treatment with one bay having two narrow ground floor windows and arched window above. Remainder of King Street façade is largely blank with pilasters and double string course. Modern additions to both facades and at rear.

MATERIALS / STRUCTURE

Reinforced concrete, cement plaster, corrugated metal roofing.

ADDITIONS / ALTERATIONS

King Street windows lighting auditorium covered over (c.1936?). Seating in auditorium reduced and ground floor office space extended (1970). Site redevelopment for cinema complex, town hall strengthening and refurbishment (Fulton Ross Team Architects, 2014-15).

SETTING

The building stands at the south-west corner of the intersection of High and King Streets. The town centre is to the east and the Anglican Church of St John the Baptist (H052) is to the west. Rangiora Borough School is to the south along King Street. The extent of scheduling is the land parcel on which the building is located and that part of the road reserve on to which the building appears to encroach. It is noted that the 2014-15 additions to the building are excluded from the Heritage NZPT extent of registration.

HISTORY

The Rangiora Town Hall and Library opened on 27 May 1926, the occasion being marked by two choral concerts, the evening one organised by local professional musician G Gibbs-Jordan. Originally the public library shared the ground floor with the auditorium and there was a large reading room on the first floor beneath the dome. Auditorium seating for 600 people was manufactured by local furnishers Hargreaves and Harper and from the town hall's opening the auditorium was a cinema called Everybody's and, later, the Regent. The new town hall replaced the Rangiora Institute Hall and Library that was erected in 1872 and burnt down in 1925. The Rangiora Borough Council occupied the building from 1967, when the library moved in to the former borough council chambers in Percival Street, until 1981. Movies were shown in the auditorium up until the September 2010 Darfield earthquake. The town hall was recognised as a Waimakariri Landmark in May 2010 and reopened after redevelopment and refurbishment on 7 March 2015. It continues to function as a cinema, public hall and function venue.

HISTORICAL AND SOCIAL SIGNIFICANCE

The Rangiora Town Hall has high historical and social significance for its association with the civic and social life of the people of Rangiora and district since 1926. It is also associated with the provision of local government services between 1926 and 1981 and with community efforts to preserve local heritage buildings after the 2010 and 2011 Canterbury earthquakes.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The Rangiora Town Hall has cultural significance because it is esteemed by the community as a Waimakariri Landmark.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The Rangiora Town Hall has architectural significance as the work of Christchurch architect Henry St Aubyn Murray. Murray (1886-1943) was born and educated in Christchurch and served his articles with Fred Barlow, the designer of the Rangiora Borough Council Chambers (H077). In 1908 he was one of four New Zealanders who represented Australia at the Olympic Games held in London that year. Murray also designed a number of Catholic churches in Canterbury, including the Church of the Holy Name in Ashburton (1930), as well as the Akaroa (1922-23) and Leeston (1924) war memorials.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The Rangiora Town Hall has technological and craftsmanship value for its reinforced concrete construction and classical detailing. F Williamson was a Christchurch builder.

CONTEXTUAL SIGNIFICANCE

The Rangiora Town Hall has contextual significance as a historic landmark on High Street and within the town centre streetscape. The building defines the street corner on which it is

located and stood diagonally opposite John Knox Church for many years (1922-2014), until the latter was demolished following the Canterbury earthquakes.

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

As the building post-dates 1900 and the property has been extensively redeveloped, its site may have limited potential archaeological value.

SUMMARY OF HERITAGE SIGNIFICANCE

The Rangiora Town Hall has overall heritage significance to Rangiora and the district of Waimakariri as a whole. The building has high historical and social significance for its association with the civic and social life of the people of Rangiora since 1926 and cultural significance as a place of community esteem and local identity. The Rangiora Town Hall has architectural significance as a Neoclassical design by Christchurch architect Henry Murray and technological and craftsmanship value for its reinforced construction and classical detailing. The Rangiora Town Hall has contextual significance as a historic landmark within the town centre; its site has limited potential archaeological value.

HERITAGE CATEGORY

B

REFERENCES

- *Press* 22 July 1925, p. 14; 15 August 1925, p. 16; 17 August 1925, p. 10; 18 August 1925, p. 7; 19 August 1925, p. 11; 7 November 1925, p. 20; 2 May 1926, p. 8; 9 September 1926, p. 5.
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REPORT COMPLETED 9 April 2019

AUTHOR Dr Ann McEwan / Heritage Consultancy Services



Extent of setting, including that part of the building that appears to extend out in to the road reserve, Rangiora Town Hall, 303 High Street, Rangiora.

WAIMAKARIRI DISTRICT COUNCIL

HISTORIC HERITAGE ITEM RECORD FORM

2021 District Plan Item No.	**HH067**
HERITAGE ITEM NAME	Rangiora Soldiers' Memorial
ADDRESS	Kippenberger War Memorial Reserve, 55 High Street, Rangiora
PHOTOGRAPH	 (Dr A McEwan, 9 July 2019)
DISTRICT PLAN ITEM NO. (at time of assessment)	H080 **HNZ LIST NO. & CATEGORY** 3789 / 2
LEGAL DESCRIPTION	Lot 1 DP 476581
VALUATION NUMBER	2166102201
DATE OF CONSTRUCTION	1923-24
ARCHITECT / DESIGNER / BUILDER	Victor Hean, designer
STYLE	Obelisk

PHYSICAL DESCRIPTION

Obelisk with rectangular cross-section is mounted on a stepped base. Memorial panels are inset on the north, east and west faces; north-facing panel has pedimented frame with carved wreath above. Classically detailed cornice.

MATERIALS / STRUCTURE

Ashlar Sydney sandstone, blue & Aberdeen granite.

ADDITIONS / ALTERATIONS

Addition of plaques around base commemorating service in World War II (post-1945). Forecourt redevelopment (2014). Name of Lance Corporal Jacinda Baker inscribed on memorial (2016).

SETTING

The war memorial is set within a paved forecourt which is bounded by High Street to the north and Ivory Street to the east. The backdrop of the memorial is the former Northern A & P Association building (heritage item H076). The extent of setting is the land parcel on which the memorial is located.

HISTORY

Discussions about a soldiers' memorial for Rangiora were under way by early 1919 and it was announced in March of that year that local farmer Charles Leech (c.1859-1941) had gifted a central Rangiora site for the memorial. It was not until mid-1924 however that the Rangiora Soldiers' Memorial was erected. The official unveiling by Governor-General Viscount Jellicoe took place on 13 August 1924 and the memorial was dedicated to the soldiers of both the borough and the county. The memorial was jointly funded by both local councils as well as by public subscription and it remains the focus for local ANZAC Day commemorations.

HISTORICAL AND SOCIAL SIGNIFICANCE

The Rangiora Soldiers' Memorial has historic and social significance for its association with the local commemoration of World War I and II and, more generally, the proliferation of ornamental war memorials that were erected throughout New Zealand in the 1920s. It is directly connected to the people, and their families, whose names are inscribed upon the monument. The memorial is also associated, by virtue of the name of the reserve in which it is located, with Major General Sir Howard Kippenberger (1897-1957), a distinguished World War II commander who was a Rangiora lawyer and borough councillor before the war.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The Rangiora Soldiers' Memorial has cultural significance as a place of community identity and historic continuity. The memorial has commemorative significance and remains the focus for local ANZAC Day commemorations.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The Rangiora Soldiers' Memorial has architectural significance as an example of the classically-inspired work of Christchurch architect Victor Hean. Hean (1901-79) submitted the design chosen for the Rangiora memorial at a time when he was still training to become an architect. He completed that training in 1927 and was registered as an architect two years later. Hean worked for Christchurch City Council from 1925 until the late 1930s, during which time he was responsible for the Women's Rest Rooms in Cathedral Square (1932) and the MED building in Manchester Street (1939), both now demolished, as well as the Edmonds' Band Rotunda (1929, deconstructed). He later worked for the Public Works Department in Christchurch, was chair of the Canterbury branch of the NZ Institute of Architects and was made a life member of the NZIA in 1966.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The Rangiora Soldiers' Memorial has craftsmanship significance for the quality of its stone construction and classical detailing. The contractor for the memorial is currently unknown.

CONTEXTUAL SIGNIFICANCE

The Rangiora Soldiers' Memorial has contextual significance as a local landmark within the Rangiora town centre and in relation to the former Northern A & P Association building (heritage item H076), the site of which was also gifted by Charles Leech.

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

As the memorial post-dates 1900, any potential archaeological significance of the site would likely relate to its earlier use and development. Survey plan A.9034, which is dated February 1900, appears to show that the site was occupied prior to the erection of the memorial. It is noted, however, that the memorial reserve was substantially redeveloped in 2014.

SUMMARY OF HERITAGE SIGNIFICANCE

The Rangiora Soldiers' Memorial has overall heritage significance to Rangiora and the district of Waimakariri. The memorial has historical and social significance for its association with the local men who died serving in foreign wars and cultural significance given its commemorative purpose. The Rangiora Soldiers' Memorial has architectural significance for its design by 22-year-old Victor Hean before he launched his architectural career and craftsmanship significance for the quality of its stone construction and classical detailing. The Rangiora Soldiers' Memorial has contextual significance as a landmark within the Rangiora town centre.

HERITAGE CATEGORY

B

REFERENCES

- *Press* 28 March 1923, p. 14; 14 July 1923, p. 3; 10 December 1923, p. 3; 23 April 1924, p. 1; 2 July 1924, p. 10; 8 July 1924, p. 11; 16 July 1924, p. 6; 17 July 1924, p. 10; 11 August 1924, p. 3; 13 August 1924, p. 8; 8 September 1941, p. 6; 19 August 2016 (available online).
- *Star* 20 March 1919, p. 4; 13 August 1924, p. 4.
- *Ashburton Guardian* 21 May 1919, p. 7.
- *The News* 19 November 2015, p. 15.
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- http://christchurchcitylibraries.com/Heritage/Publications/ChristchurchCityCouncil/ArchitecturalHeritage/PavilionsTemplesFourSquareWalls/1877313092.pdf

REPORT COMPLETED 4 February 2019

AUTHOR Dr Ann McEwan / Heritage Consultancy Services



Extent of setting, Kippenberger War Memorial Reserve, 55 High Street, Rangiora.

WAIMAKARIRI DISTRICT COUNCIL

HISTORIC HERITAGE ITEM RECORD FORM

2021 District Plan Item No.	**HH068**
HERITAGE ITEM NAME	'Beach Glen', former Orchard farmhouse / 'Polesworth Villa', former Cross house
ADDRESS	1461 Main North Road (SH 1), Waikuku
PHOTOGRAPH	



(WDC)

DISTRICT PLAN ITEM NO. (at time of assessment)	H083	**HNZ LIST NO. & CATEGORY**	3796 / 2
LEGAL DESCRIPTION	Lot 4 DP 55678		
VALUATION NUMBER	2159163404		
DATE OF CONSTRUCTION	1860s?		
ARCHITECT / DESIGNER / BUILDER	William and/or Hiram Orchard, owner/builder?		
STYLE	Domestic Gothic Revival		

PHYSICAL DESCRIPTION

Two-storey dwelling with T-shaped footprint, plus western addition, and gabled roof forms. Principal, east-facing elevation has partially glazed bullnose veranda with plain posts. Cross-gabled bay has boxed bay with Chicago window. Rusticated weatherboards on façade, double-hung sash windows, glazed panel door. Rear lean-to; gabled outbuilding linked to house by lean-to structure.

MATERIALS / STRUCTURE

Timber framing and weatherboard cladding, brick, corrugated metal roofing.

ADDITIONS / ALTERATIONS

Quoins, bargeboards, finials, veranda brackets and first floor window decoration removed; gable end window above bay replaced with single pane casement (date unknown).

SETTING

The dwelling stands on the west side of Main North Road, north of its intersection with Macdonalds Lane and south of the intersection with Waikuku Beach Road. The house is set back from the roadway behind a picket fence. The extent of scheduling is limited to the immediate garden setting of the house, rather than the land parcel as a whole, notwithstanding the potential archaeological values that may be present across the site.

HISTORY

William and Mary Orchard emigrated from Polesworth, Warwickshire in England to New Zealand with the first five of their nine children aboard the *Randolph* in 1850. The family lived in Christchurch initially and then relocated to Waiuku in the late 1850s. William (1813-92) was a sawyer and builder before taking up farming; he was declared bankrupt in early 1873. Orchard's son-in-law GF Lovegrove had to bail him out and in late 1874 Lovegrove offered 'Beach Glen' farm at Waikuku for sale. By that time there was a 7-room house on the property, which suggests that the house now known as 'Polesworth Villa' had been erected by this date. Despite the sale offer the Orchard family remained on the Waikuku farm. William and Mary both died in 1892, but their eldest son Hiram (1839-1903) seems to have already taken over the farm by this time. Hiram had married Margaret Thompson (1848-1901) in 1868 and the couple had eight children. The Orchards' dairy farm was advertised for let by tender for a period of five years in 1899; although at the time of Margaret Orchard's death in 1901 it appears that Hiram was back (or still?) in residence. Hiram and Margaret's son George married Mary Jane Brown in 1906 and died two years later, after which it is reported that Mary Jane ran the local post office from the Orchard farmhouse. The property was transferred to Joseph and Emily Cross in 1928; by the mid-1920s, if not earlier, the house was known as 'Polesworth Villa'. Having changed hands several times since the 1960s, the property was subdivided to its current extent in 1989. It remains in private residential use.

HISTORICAL AND SOCIAL SIGNIFICANCE

The former Orchard farmhouse has historical significance for its association with the Orchard family and the pastoral and residential development of Waikuku during the colonial period.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The former Orchard farmhouse has cultural value as a demonstration of the way of life of its early owner/occupiers.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The former Orchard farmhouse has architectural value as a modified Domestic Gothic Revival style building that retains its original form although its decorative detailing has largely been removed.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The former Orchard farmhouse has technological and craftsmanship value for the evidence it provides of Victorian building materials and methods.

CONTEXTUAL SIGNIFICANCE

The former Orchard farmhouse has contextual significance for the contribution it makes to the historic character of its setting and the visual evidence it provides of the 19th century pastoral and residential development of Waikuku.

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

As the former Orchard farmhouse pre-dates 1900, its site has potential archaeological significance relating to the colonial development and use of the property.

SUMMARY OF HERITAGE SIGNIFICANCE

The former Orchard farmhouse, known as 'Beach Glen' and 'Polesworth Villa', has overall significance to Waikuku and the Waimakariri district as a whole. The dwelling has historical significance for its association with the Orchard family and the colonial development of Waikuku and cultural value as a demonstration of the way of life of its early residents. The

former Orchard farmhouse has architectural value as a modified Domestic Gothic Revival style dwelling and technological and craftsmanship value for the evidence it provides of Victorian construction methods and materials. The former Orchard farmhouse has contextual significance for the contribution it makes to the historic character of Waikuku; its site has potential archaeological significance in view of the dwelling's age.

HERITAGE CATEGORY

B

REFERENCES

- *Press* 18 June 1898, p. 1; 27 December 1899, p. 8; 31 January 1901, p. 8; 26 February 1903, p. 1; 28 February 1903, p. 7; 16 January 1913, p. 5; 22 September 1925, p. 3; 26 March 1928, p. 3; 12 November 1929, p. 3.
- *Lyttelton Times* 4 August 1868, p. 2; 8 January 1873, p. 4; 12 March 1873, p. 3; 9 November 1874, p. 3; 6 October 1877, p. 4; 18 December 1900, p. 6; 2 March 1903, p. 5; 13 May 1908, p. 1; 15 June 1915, p. 1.
- *Star* 24 May 1892, p. 2; 6 August 1892, p. 2.
- *Marlborough Express* 21 November 1908, p. 4.
- *North Canterbury Gazette* 14 July 1933, p. 5.
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- Macdonald Dictionary of Canterbury Biography, Canterbury Museum; available online.

REPORT COMPLETED 23 March 2019

AUTHOR Dr Ann McEwan / Heritage Consultancy Services



Extent of scheduling, former Orchard farmhouse, 1461 Main North Road, Waikuku.



HNZPT.

WAIMAKARIRI DISTRICT COUNCIL

HISTORIC HERITAGE ITEM RECORD FORM

2021 District Plan Item No.	**HH069**
HERITAGE ITEM NAME	Woodend Methodist Church
ADDRESS	86 Main North Road (SH 1), Woodend
PHOTOGRAPH	



(HNZPT)

DISTRICT PLAN ITEM NO. (at time of assessment)	H085	**HNZ LIST NO. & CATEGORY**	3795 / 2
LEGAL DESCRIPTION	Part RS 367B		
VALUATION NUMBER	2161302600		
DATE OF CONSTRUCTION	1910-11		
ARCHITECT / DESIGNER / BUILDER	Edward England, England Brothers, architect; Messrs Wadey & Efford, contractors; Messrs Ayers & Son, bricklayers		
STYLE	Gothic Revival hall type		

PHYSICAL DESCRIPTION

Single-storey building with rectangular footprint and gabled roof forms. Lower-level vestry at rear of church opposite main entry on west elevation. Paired lancet-arched windows, buttresses, cement plaster detailing including door and window surrounds. Circular motif on façade bears name and date of building.

MATERIALS / STRUCTURE

Brick, cement, timber, concrete, corrugated metal.

ADDITIONS / ALTERATIONS

Church hall relocated from Sefton; kitchen and lounge added on site (1973). Post-EQ repairs and strengthening, including replacement of slate roof with corrugated metal (c.2018).

SETTING

The church is on the east side of Main North Road, north of its intersection with Woodend Road. A churchyard is to the rear (east) of the church and to its north-east is located a stand-alone church hall. The wider setting is largely residential in nature. The extent of setting is the land parcel on which the church, hall and churchyard are all located.

HISTORY

The first Methodist services were held in Woodend in late 1858. A Sunday School (1861) and church (1864 + 1877) followed. A new brick church was dedicated on 18 May 1911, tenders having been called in September of the previous year and the foundation stone laid on 22 December 1910. The Prime Minister, the Rt Hon GW Forbes, was present at the unveiling of jubilee memorial tablet at the church on 26 November 1933. Also present was Samuel Ayers, who had attended the first church service in his father's house in 1858. The church celebrated its 150th year in October 2008 and is now part of the Rangiora Methodist Parish. Services are currently being held in the hall while the church is being repaired and strengthened following the damage caused by the 2010/11 Canterbury earthquakes.

HISTORICAL AND SOCIAL SIGNIFICANCE

The Woodend Methodist Church has historical and social significance for its association with the Methodist congregation of Woodend and the history of the church community since 1858.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The Woodend Methodist Church has cultural and spiritual significance as a place of Methodist worship and fellowship. The church is held in esteem by members of the community who have supported the repair and strengthening of the building.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The Woodend Methodist Church has architectural significance as the work of leading Christchurch architects, the England Brothers. Robert England junior (1863-1908) established his practice in Christchurch in 1886, being joined in partnership by his brother Edward (1875-1949) in 1906. After Robert died in 1908, Eddie Edward continued the practice, specialising in large timber homes for wealthy clients. 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. From the time the practice was established the England Brothers also designed Methodist churches, including the Leeston Wesleyan Church (1889) and the Dunsandel Methodist Church (1911-12). A number of the firm's Christchurch buildings were demolished following the Canterbury earthquakes.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The Woodend Methodist Church has technological and craftsmanship significance for its brick and cement construction and detailing by Rangiora building contractors Wadey and Efford. The firm was also responsible for erecting the band rotunda in Victoria Park (1906) and the Catholic convent (1907), both in Rangiora, as well as the later St Barnabas's Anglican Church at Woodend (1932-33, H086). The Ayers family were well-known North Canterbury bricklayers and also members of the Methodist church. Amongst a number of brick buildings erected by Samuel Ayers that are scheduled on the district plan is the family home in Rangiora (aka Turvey House, 1875, H047).

CONTEXTUAL SIGNIFICANCE

The Woodend Methodist Church has contextual significance as a historic feature in central Woodend. It is a notable masonry survivor of the 2010/11 earthquakes in North Canterbury.

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

Although the church post-dates 1900 its site has potential archaeological value relating to the earlier development of the property by the Methodist church.

SUMMARY OF HERITAGE SIGNIFICANCE

The Woodend Methodist Church has overall heritage significance to Woodend and Waimakariri district as a whole. The building has historic and social significance for its association with the Methodist congregation of Woodend and cultural and spiritual significance for its religious use and purpose. The Woodend Methodist Church has architectural significance as a Gothic Revival hall type church designed by notable Christchurch architectural practice the England Brothers and technological and craftsmanship significance for its Edwardian brick and cement construction and detailing. The Woodend Methodist Church has contextual significance as a historic feature in central Woodend and for its relationship to the churchyard and hall on the same site. The church property has potential archaeological value in view of the prior development that occurred on the site.

HERITAGE CATEGORY

B

REFERENCES

- *Press* 17 November 1908, p. 7; 9 December 1910, p. 5; 23 December 1910, p. 3; 19 May 1911, p. 7; 10 April 1913, p. 2; 28 August 1933, p. 16; 27 November 1933, p. 16.
- *North Canterbury Gazette* 19 May 1933, p. 8; 29 August 1933, p. 4; 28 November 1933, p. 5; 10 November 1938, p. 2.
- *Star* 23 December 1910, p. 1.
- *Lyttelton Times* 24 September 1910, p. 7; 19 May 1911, p. 4; 25 May 1912, p. 10.
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- https://libraries.waimakariri.govt.nz/heritage/local-history/places-of-the-waimakariri/surrounding-areas/history-of-the-churches-of-tuahiwi,-waikuku-and-woodend
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- http://www.methodist.org.nz/files/docs/wesley%20historical/6(4)%20parts%20of%20his%20ways%20.pdf

REPORT COMPLETED 19 February 2019

AUTHOR Dr Ann McEwan / Heritage Consultancy Services



Extent of setting, 86 Main North Road, Woodend.



Press 28 August 1933, p. 16. PapersPast.

WAIMAKARIRI DISTRICT COUNCIL

HISTORIC HERITAGE ITEM RECORD FORM

2021 District Plan Item No.	**HH070**
HERITAGE ITEM NAME	St Barnabas's Anglican Church and Lychgate
ADDRESS	147 Main North Road (SH 1), Woodend
PHOTOGRAPH	



(www)

DISTRICT PLAN ITEM NO. (at time of assessment)	H086	**HNZ LIST NO. & CATEGORY**	3797 / 2
LEGAL DESCRIPTION	Part RS 358		
VALUATION NUMBER	2159168800		
DATE OF CONSTRUCTION	1932-33 (church) & 1903 (lychgate)		
ARCHITECT / DESIGNER / BUILDER	Cecil Wood, architect; Messrs Wadey & Efford, contractors (church); DC Shilton, designer/builder (lychgate)		
STYLE	Arts & Crafts / Gothic Revival		

PHYSICAL DESCRIPTION

Single-storey building with L-shaped footprint and gabled and mansard roof forms. Church has gabled vestry on south elevation and a battlemented tower on northern elevation; latter is at the meeting point with the church hall, which is at right angles to the church. Flagpole atop tower, niche with figure of St Barnabas above main entry set within base of tower. Splayed buttresses, paired windows with pointed tops and geometric tracery. Shingled gable ends. Gothic Revival style lychgate has scalloped bargeboards and shingled gable roof.

MATERIALS / STRUCTURE

Reinforced concrete cavity walls, textured cement finish, timber, shingles.

ADDITIONS / ALTERATIONS

Hall addition (Don Donnithorne, architect, 1993).

SETTING

The church is set back from the road boundary on the west side of Main North Road and at the north-eastern edge of Woodend. The churchyard is to the south of the church and the lychgate stands on the road boundary directly opposite the entry to the church. The extent of setting is the land parcel on which the church and lychgate are located, notwithstanding that archaeological values may be present on the church property as a whole, which includes the two parcels on to which the churchyard extends.

HISTORY

Woodend's first Anglican church was erected in 1860; a vicarage followed in 1876. A lychgate in memory of HB Gresson (1809-1901) was erected at the entry to the church property in 1903. It was consecrated by Bishop Julius on 19 April of that year; Judge Henry Barnes Gresson having been provincial solicitor for the Canterbury Provincial Council, a judge on the Supreme Court (1858-75), and a committed member of the Anglican church. Gresson farmed at Woodend in the later 1870s and 1880s and was buried in St Barnabas's churchyard along with his wife Anne. The last service to be held in the original timber church occurred on 11 June 1928, after the building had been condemned by the Church Property Trustees. Services were then held in the Sunday School hall until a new church was built on the same site. Initial plans for a stone church were amended to achieve greater economy with the use of reinforced concrete. The foundation stone of the second church was laid by Archbishop Julius on 1 October 1932. The church opened on 10 June 1933 and was finally consecrated on 11 June 1938. A vicarage also built to the design of Cecil Wood was erected across the road from the church in 1950 (144 Main North Road). The church is now part of the Woodend-Pegasus Anglican Parish and hosts morning and afternoon services each Sunday.

HISTORICAL AND SOCIAL SIGNIFICANCE

St Barnabas's Anglican Church and Lychgate have historical and social significance for their association with the Anglican congregation of Woodend and the history of the church community since 1860.

CULTURAL AND SPIRITUAL SIGNIFICANCE

St Barnabas's Anglican Church has cultural and spiritual significance as a place of Anglican worship and fellowship. The Gresson memorial lychgate has cultural significance for its commemorative purpose.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

St Barnabas's Anglican Church has architectural significance as the work of acclaimed Christchurch architect Cecil Wood (1878-1947). Wood was one of New Zealand's most successful and highly regarded inter-war architects. He trained with Frederick Strouts and went on to design the Hare Memorial Library (1915) and Memorial Dining Hall (1923-25) at Christ's College; Tai Tapu's St Paul's Anglican Church (1930-31) and Public Library (1931-32), and St James's Anglican Church at Cust (1935, H005). His Woodend church is comparable to Roy Lovell-Smith's Kaiapoi Methodist Church (H027, 1934), but whereas that church references the Norman Romanesque style, Wood's church employs the lancet arch of the Gothic Revival. St Barnabas's was one of only five New Zealand buildings, and the only church design, included in the centenary exhibition of the Royal Institute of British Architects titled 'International Architecture 1924-1934', which was held in London in 1934. Although he did not live to complete the building, Wood also designed the Cathedral of St Paul in Wellington (1937-47). While Don Donnithorne is a noted architect in his own right, his 1993 addition to the church is considered to have 'severely compromised … the visual impact of Wood's original design' (Helms, Vol. 2, p. 76).

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

St Barnabas's Anglican Church has technological and craftsmanship significance for its interwar concrete construction and detailing by Rangiora building contractors Wadey and Efford. The firm was also responsible for erecting the band rotunda in Victoria Park (1906) and the Catholic convent (1907), both in Rangiora. The figure of St Barnabas above the entry was carved by Christchurch master carver, and frequent Cecil Wood collaborator, Frederick Gurnsey. The Gresson memorial lychgate has craftsmanship value having been made by Daniel Shilton (c.1857-1920), a local carpenter and a member of the church vestry. Shilton Street in Pegasus is named for him.

CONTEXTUAL SIGNIFICANCE

St Barnabas's Anglican Church and Lychgate have contextual significance as historic features in Woodend and for their relationship with the churchyard on the same and adjacent sites. The church property is also associated with the Wood-designed vicarage on the opposite side of Main North Road.

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

Although the lychgate and church both post-date 1900 their site has potential archaeological significance relating to the earlier development of the property by the Anglican church.

SUMMARY OF HERITAGE SIGNIFICANCE

St Barnabas's Anglican Church and Lychgate have overall heritage significance to Woodend and Waimakariri district as a whole. The two structures have historic and social significance for their association with the Anglican congregation of Woodend and cultural and spiritual significance for their religious use and commemorative purpose. St Barnabas's Anglican Church has architectural significance as an Arts and Crafts design by pre-eminent Christchurch architect Cecil Wood and both structures have technological and craftsmanship significance for the quality of their construction and detailing. St Barnabas's Anglican Church and Lychgate have contextual significance as historic features on the outskirts of Woodend and for their relationship with the churchyard and nearby vicarage. The church property has potential archaeological significance in view of the prior development that occurred on the site.

HERITAGE CATEGORY

B

REFERENCES

- *Press* 22 April 1902, p. 2; 8 April 1903, p. 7; 20 April 1903, p. 6; 24 April 1909, p. 15; 16 September 1915, p. 2; 17 November 1920, p. 8; 13 June 1928, p. 14; 9 July 1932, p. 20; 3 October 1932, pp. 6 & 8; 6 October 1932, p. 11; 12 June 1933, p. 3; 15 June 1934, p. 10; 2 July 1934, p. 17; 13 June 1938, p. 15; 15 December 2017 (available online).
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- *North Canterbury Gazette* 26 August 1932, p. 6; 16 June 1933, p. 8; 9 February 1937, p. 2; 25 June 1937, p. 5; 9 June 1938, pp. 1 & 3.
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- M Stocker *Angels and Roses – the art of Frederick George Gurnsey* Christchurch, 1997.

REPORT COMPLETED	19 February 2019
AUTHOR	Dr Ann McEwan / Heritage Consultancy Services



Extent of setting, lychgate marked by star, 147 Main North Road (SH 1), Woodend.

WAIMAKARIRI DISTRICT COUNCIL

HISTORIC HERITAGE ITEM RECORD FORM

2021 District Plan Item No.	**HH071**
HERITAGE ITEM NAME	former Thomas Ayers jnr house
ADDRESS	128 Main North Road, Woodend
PHOTOGRAPH	



(www)

DISTRICT PLAN ITEM NO. (at time of assessment)	H087	**HNZ LIST NO. & CATEGORY**	3799 / 2
LEGAL DESCRIPTION	Pt RS 685		
VALUATION NUMBER	2161100700		
DATE OF CONSTRUCTION	c.1877?		
ARCHITECT / DESIGNER / BUILDER	Thomas & Thomas Ayers, designer/builders		
STYLE	Colonial vernacular villa		

PHYSICAL DESCRIPTION

One-and-a-half-storey dwelling with irregular rectangular footprint and gabled roof forms. Principal, west-facing elevation has straight veranda carried on timber posts with decorative brackets; terminated by gabled bay with flared bay window. Double-hung sash windows. Lean-to and hip roofed extension at rear (east elevation).

MATERIALS / STRUCTURE

Brick, cement plaster, timber and corrugated metal roofing.

ADDITIONS / ALTERATIONS

North-east addition (c.1911). Slate roof replaced by corrugated metal; bay window replaced by three-sash casement type (1950s?). Exterior painted (1970s). Bay window reinstated on façade (post-1993).

SETTING

The dwelling stands on the east side of Main North Road, just north of its intersection with Chinnerys Road. The house is set back from the roadway but plainly visible behind a low picket fence. Two brick outbuildings are at the rear of the house. The extent of scheduling is limited to the immediate setting of the house, rather than the land parcel as a whole and notwithstanding the potential archaeological values of the entire property.

HISTORY

Thomas and Elizabeth Ayers from Turvey, Bedfordshire in England emigrated to New Zealand with their four eldest children in 1858. They settled at Woodend, joining Elizabeth's brothers James and George Gibbs, who were already resident there. Once established at Woodend Thomas (c.1817-86) resumed his trade as a bricklayer; he trained and was later joined in business by his sons. After eldest son Samuel's (1846-1939) marriage to Sarah Ann Judson in 1875 he set up business on his own account in Rangiora. As both Thomas and his son Thomas were married to women called Elizabeth the history of the house in Main North Road is not entirely clear. It would appear however that Thomas senior and Thomas junior both built houses on Rural Section 685 at Woodend (128 and 132 Main North Road); the southern house dating to c.1877, the year Thomas junior (1854-1917) married Elizabeth Stephens (aka Stevens). The Macdonald Dictionary of Canterbury Biography entry for Thomas Ayers junior accords with this reading of the evidence and is consistent with the addition made to the house in c.1911. The Ayers family were active members of the Methodist church and Thomas and Elizabeth Ayers senior's home was the venue for the first Methodist services at Woodend. Both Elizabeth Ayers senior (nee Gibbs, 1818-1900) and her daughter-in-law Elizabeth Ayers junior signed the suffrage petition in 1893. The latter died in 1928 and was survived by seven of her nine children. Elizabeth had sold her Woodend home a year before her death. The property has since passed through a number of hands and was known for many years as the 'Woodend orchard house' because of the apple trees planted on the property in the mid-20th century. The house remains in private residential use.

HISTORICAL AND SOCIAL SIGNIFICANCE

The former Thomas Ayers jnr house has historical significance for its association with Thomas and Elizabeth Ayers junior, their family and, more generally, the colonial development of Woodend.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The former Thomas Ayers jnr house has cultural value as a demonstration of the way of life of its early owner/occupiers.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The former Thomas Ayers jnr house has architectural significance as a colonial vernacular villa that is presumed to have been designed by Thomas and Thomas Ayers. The form of the gabled bay at the front of the house suggests a Domestic Gothic Revival style influence on the house's design. The modern bay window is sympathetic to house's original fenestration.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The former Thomas Ayers jnr house has technological and craftsmanship significance for its double brick construction by Thomas and Thomas Ayers. Thomas Ayers senior and his sons made a notable contribution to the North Canterbury construction industry in the second half of the 19th century.

CONTEXTUAL SIGNIFICANCE

The former Thomas Ayers jnr house has contextual significance for the contribution it makes to the historic character of Woodend and in relation to other buildings built by the Ayers family, including Ohoka homestead (H040) and the former Samuel Ayers house in Rangiora (H047).

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

As the house pre-dates 1900 its site has potential archaeological significance relating to the colonial development and use of the property.

SUMMARY OF HERITAGE SIGNIFICANCE

The former Thomas Ayers jnr house has overall significance to Woodend and the Waimakariri district as a whole. The dwelling has historical significance for its association with Thomas and Elizabeth Ayers junior, their family and descendants and cultural value as a demonstration of the way of life of its early residents. The former Thomas Ayers jnr house has architectural significance as a colonial vernacular villa designed by its builders and technological and craftsmanship significance for its brick construction and detailing. The former Thomas Ayers jnr house has contextual significance for the contribution it makes to the historic character of Woodend and its site has potential archaeological significance in view of the dwelling's age.

HERITAGE CATEGORY

B

REFERENCES

- *Press* 13 February 1917, p. 1; 17 December 1923, p. 3; 29 January 1927, p. 23; 28 January 1928, p. 2; 11 September 1936, p. 18; 25 February 1939, p. 15; 27 February 1939, p. 3.
- *North Canterbury Gazette* 2 March 1939, p. 5.
- *Star* 20 July 1886, p. 2; 23 June 1915, p. 6; 9 January 1917, p. 5.
- *Lyttelton Times* 9 December 1870, p. 2; 18 June 1875, p. 2; 13 December 1898, p. 1; 24 July 1900, p. 3; 16 June 1917, p. 11.
- *Sun* 9 January 1917, p. 4.
- http://www.heritage.org.nz/the-list/details/3799
- https://nzhistory.govt.nz/suffragist/elizabeth-ayers
- DN Hawkins *Beyond the Waimakariri: a regional history*, Christchurch, 201; available online.
- GR Macdonald Dictionary of Canterbury Biographies, Canterbury Museum; available online.
- Archives New Zealand.

REPORT COMPLETED 15 March 2019

AUTHOR Dr Ann McEwan / Heritage Consultancy Services



Extent of scheduling, limited to house site, former Ayers villa, 128 Main North Road, Woodend.



Brick house at Woodend
built by Thomas Ayers and Sons
lived in by Thomas Ayers, brother of Samuel

https://nzhistory.govt.nz/suffragist/elizabeth-ayers

WAIMAKARIRI DISTRICT COUNCIL

HISTORIC HERITAGE ITEM RECORD FORM

2021 District Plan Item No.	**HH072**
HERITAGE ITEM NAME	former Waikuku Wesleyan Methodist Church
ADDRESS	1403 Main North Road (SH 1), Waikuku
PHOTOGRAPH	



(HNZPT)

DISTRICT PLAN ITEM NO. (at time of assessment)	H088	**HNZ LIST NO. & CATEGORY**	3794 / 2
LEGAL DESCRIPTION	Part RS 1235		
VALUATION NUMBER	2159164800		
DATE OF CONSTRUCTION	1899-1900		
ARCHITECT / DESIGNER / BUILDER	J Withers, designer/builder		
STYLE	Gothic Revival vernacular hall type		

PHYSICAL DESCRIPTION

Single-storey building with rectangular footprint and gabled roof forms. Entrance porch with cross-gables on principal, east-facing elevation. Lower-level gabled vestry at rear (west elevation). Lancet-arched windows, decorative bargeboards and finial. Diamond-pattern leadlights.

MATERIALS / STRUCTURE

Timber frame and weatherboard cladding, corrugated metal.

ADDITIONS / ALTERATIONS

Entrance porch & vestry added (1919).

SETTING

The former church is on the west side of Main North Road (SH 1), north of its intersection with Gressons Road. The wider setting is largely residential within a rural landscape. The extent of setting is the land parcel on which the church is located.

HISTORY

Methodist services in Waikuku were held in the local schoolroom from 1873 until a church was erected over the summer of 1899-1900. Local farmer Charles Skevington gifted the land for the church and it was opened on 8 February 1900. The church was extended in 1919 with the addition of an entrance porch and vestry. The last service was held in the church on 2 December 1990. The building was subsequently sold and was used until c.2007 by the Gospel Way Outreach church. It remains in private ownership.

HISTORICAL AND SOCIAL SIGNIFICANCE

The former Waikuku Wesleyan Methodist Church has historical and social significance for its association with the Methodist congregation of Waikuku and the history of the local church community from 1900 until 1990. The 1919 additions to the church, as well as its closure in 1990, demonstrate the ebb and flow of church adherents in the locality.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The former Waikuku Wesleyan Methodist Church has cultural and spiritual value as a former place of Methodist worship and fellowship.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The former Waikuku Wesleyan Methodist Church has architectural significance as a Gothic Revival vernacular hall type church designed by Southbrook builder James Withers. Withers (1843-1910) was a member of the Methodist church and also responsible for erecting the Anglican church at Southbrook in 1880. The designer of the 1919 additions to the church is currently unknown.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The former Waikuku Wesleyan Methodist Church has technological and craftsmanship value for its late Victorian timber construction and detailing.

CONTEXTUAL SIGNIFICANCE

The former Waikuku Wesleyan Methodist Church has contextual significance as a historic feature in Waikuku. Although it is no longer used as a church the building can easily be read as an ecclesiastical building from the public domain.

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

As the church dates to 1899-1900 its site has potential archaeological value relating to the development of the property by the Methodist church.

SUMMARY OF HERITAGE SIGNIFICANCE

The former Waikuku Wesleyan Methodist Church has overall heritage significance to Waikuku and Waimakariri district as a whole. The building has historic and social significance for its association with the Methodist congregation of Waikuku and cultural and spiritual value for its former religious use and purpose. The former Waikuku Wesleyan Methodist Church has architectural significance as a Gothic Revival vernacular hall type church and technological and craftsmanship value for its late Victorian timber construction and detailing. The former Waikuku Wesleyan Methodist Church has contextual significance as a historic feature in Waikuku and the church property has potential archaeological value in view of the development that occurred on the site at the turn of the 20th century.

HERITAGE CATEGORY

B

REFERENCES

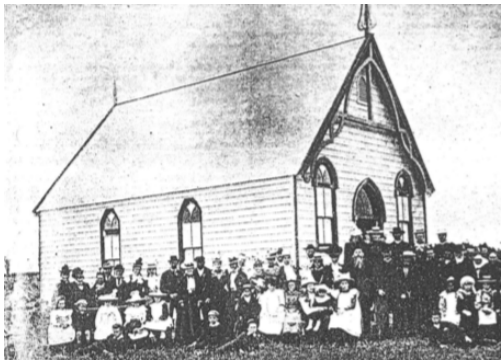
- *Press* 16 March 1880, p. 2; 10 February 1900, p. 9; 12 July 1919, p. 10; 10 April 1920, p. 12; 6 September 1932, p. 11.
- *North Canterbury Gazette* 2 November 1934, p. 3.
- *Timaru Herald* 7 March 1900, p. 3.
- *Star* 26 July 1910, p. 3.
- *Lyttelton Times* 8 August 1873, p. 2; 18 February 1886, p. 7; 28 October 1899, p. 5; 11 December 1899, p. 3; 10 February 1900, p. 7; 16 October 1911, p. 11.
- http://nzetc.victoria.ac.nz/tm/scholarly/tei-Cyc03Cycl-t1-body1-d4-d11.html
- http://www.methodist.org.nz/archives/canterbury_methodist_churches
- http://www.heritage.org.nz/the-list/details/3794
- https://libraries.waimakariri.govt.nz/heritage/local-history/places-of-the-waimakariri/surrounding-areas/history-of-the-churches-of-tuahiwi,-waikuku-and-woodend
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- https://www.southbrook.school.nz/southbrook-school/history

REPORT COMPLETED 19 February 2019

AUTHOR Dr Ann McEwan / Heritage Consultancy Services



Extent of setting, 1403 Main North Road, Waikuku.



Church at opening in 1900. WDC files.

WAIMAKARIRI DISTRICT COUNCIL

HISTORIC HERITAGE ITEM RECORD FORM

2021 District Plan Item No.	**HH073**
HERITAGE ITEM NAME	'Bankhead Farm' stable
ADDRESS	1455 Cust Road, Cust
PHOTOGRAPH	



(WDC)

DISTRICT PLAN ITEM NO. (at time of assessment)	H089	**HNZ LIST NO. & CATEGORY**	n / a
LEGAL DESCRIPTION	Part RS 4254		
VALUATION NUMBER	2158005600		
DATE OF CONSTRUCTION	1870s?		
ARCHITECT / DESIGNER / BUILDER	Alexander Garland, owner/builder?		
STYLE	Agricultural vernacular		

PHYSICAL DESCRIPTION

Utilitarian agricultural building with rectangular footprint and saltbox roof. Six door openings, some with split doors. Trellis style ventilation panels on same, north-west facing elevation. Gable end window.

MATERIALS / STRUCTURE

Timber, corrugated iron.

ADDITIONS / ALTERATIONS

Extended (c.1911). Replacement of roofing iron (early 2000s).

SETTING

The stable stands within a group of outbuildings on a rural property on the south side of Cust Road, west of its intersection with Talbots Road. The building is located to the east of the house that replaced the 'Bankhead' homestead after it was gutted by fire in 2011 and subsequently demolished. The stable can be glimpsed from the roadway. The scheduled setting encompasses the immediate environs of the stable building, rather than the land parcel as a whole and notwithstanding the potential archaeological values of the wider site.

HISTORY

Alexander Garland (1829-81) was born in Scotland and emigrated to Canterbury with his wife in 1859. After leasing a farm on Banks' Peninsula and running a cartage business at Heathcote for a short time, the Garlands received, by way of crown grant, Rural Section 4254 at Cust in May 1864. They also had another farm at Carleton, east of Oxford. After Alexander's death in 1881, his widow Helen (aka Ellen, nee Blackwood, c.1834-1910) ran the farm and cared for the couple's ten children. The property was sold to Samuel Smith (b. 1870), formerly of West Eyreton, in 1910 after Helen Garland's death. The clearing sale notice for the property listed seven horses in addition to 389 sheep, ten house cows and 50 head of poultry. Stabling for eight horses had been itemised in the earlier sale notice for the farm itself. The property has been held by the Smith family since 1910 and the stable was unaffected by the fire in October 2011 that gutted the homestead.

HISTORIC AND SOCIAL SIGNIFICANCE

The 'Bankhead Farm' stable has historic significance for its association with the Garland and Smith families and, more generally, the history of North Canterbury farming. The building also illustrates the importance of horses to colonial farming operations and a pattern of intergenerational farm ownership.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The 'Bankhead Farm' stable has cultural value as a demonstration of the working life of a colonial farming family.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The 'Bankhead Farm' stable has architectural significance as a mid-19th century agricultural building that was designed to be fit for purpose. Alexander Garland may have been the designer/builder of the stable.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The 'Bankhead Farm' stable has technological and craftsmanship value for its mid-Victorian century timber and iron construction.

CONTEXTUAL SIGNIFICANCE

The 'Bankhead Farm' stable has contextual value as a historic feature within a complex of farm outbuildings and in relation to the site of the historic homestead.

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

As the stable pre-dates 1900, its site has potential archaeological significance.

SUMMARY OF HERITAGE SIGNIFICANCE

The 'Bankhead Farm' stable has overall heritage significance to Cust and to the district of Waimakariri as a whole. The building has historical significance for its association with the Garland and Smith families and cultural value as a demonstration of the way of life experienced on a colonial farm. The 'Bankhead Farm' stable has architectural significance as a 19th century vernacular agricultural building and technological and craftsmanship value for its Victorian timber and iron construction. The 'Bankhead Farm' stable has contextual value for the contribution it makes to the historic character of its setting and its site has potential archaeological significance in view of the colonial development of the property.

HERITAGE CATEGORY

B

REFERENCES

- *Lyttelton Times* 8 April 1881, p. 1; 12 October 1882, p. 1; 29 April 1881, p. 5; 25 July 1885, p. 1; 13 March 1886, p. 8; 9 April 1910, p. 16.
- *Press* 13 November 1897, p. 9; 3 February 1910, p. 1; 4 February 1910, p. 9; 19 March 1910, p. 15; 7 November 1918, p. 12.
- *Star* 11 April 1881, p. 2; 8 April 1908, p. 3.
- *Globe* 7 April 1881, p. 2.
- *Northern Outlook* 12 October 2011 (available online).
- G Thornton *The New Zealand Heritage of Farm Buildings* Auckland, 1986.
- *Cyclopedia of New Zealand - Canterbury Provincial District* Christchurch, 1903; http://nzetc.victoria.ac.nz/tm/scholarly/tei-Cyc03Cycl-t1-body1-d4-d14.html

REPORT COMPLETED 15 March 2018

AUTHOR Dr Ann McEwan / Heritage Consultancy Services



Extent of scheduling, limited to immediate environs, 'Bankhead Farm' stable, 1455 Cust Road, Cust.



Land parcel as a whole.

WAIMAKARIRI DISTRICT COUNCIL

HISTORIC HERITAGE ITEM RECORD FORM

2021 District Plan Item No.	**HH074**
HERITAGE ITEM NAME	Cust War Memorial
ADDRESS	2 Mill Road, Cust
PHOTOGRAPH	



(Dr A McEwan, 10 July 2019

DISTRICT PLAN ITEM NO. (at time of assessment)	H091	**HNZ LIST NO. & CATEGORY**	n / a
LEGAL DESCRIPTION	Lot 3 DP 38440		
VALUATION NUMBER	2158017501		
DATE OF CONSTRUCTION	1922		
ARCHITECT / DESIGNER / BUILDER	GW Parsons, monumental mason		
STYLE	Obelisk		

PHYSICAL DESCRIPTION

Obelisk with square cross-section is mounted on a stepped base and surmounted by a column and funerary urn. Memorial inscriptions and plaques on south-face.

MATERIALS / STRUCTURE

Granite, concrete, river stones & pipe railing.

ADDITIONS / ALTERATIONS

Addition of further names and plaques around base commemorating service in World War II and other conflicts and rededication of memorial in 2013 (c. 1998 / 2013). Post-EQ reconstruction (c.2012, Kevin Stringer, stonemason).

SETTING

The war memorial is situated on a triangular parcel of land bounded by Cust Road to the south and Mill Road to the north-east. A stone chip forecourt is bounded by a pillar and rail fence set on a base of random rubble river stones. The western boundary of the plot is bounded by an unformed road. The extent of setting is the land parcel on which the memorial is located and it includes the post and rail fencing and the field gun mounted beside the memorial.

HISTORY

When the Cust Roll of Honour was unveiled in July 1920 plans for a memorial obelisk were already well advanced. The Cust War Memorial was duly unveiled on 30 April 1922 by Colonel R Young, Commanding Officer of the Canterbury Military District. It was positioned to overlook the railway station and shared the site with a German field gun until it was scrapped for metal in 1941. A Howitzer gun, which had been used by the New Zealand army during the Vietnam war, was installed beside the memorial in 1998. The memorial was toppled in the September 2010 Canterbury earthquake and subsequently reconstructed. It was rededicated on ANZAC Day 2013 and remains the focus for local ANZAC Day commemorations.

HISTORICAL AND SOCIAL SIGNIFICANCE

The Cust War Memorial has historic and social significance for its association with the local commemoration of World War I and II and, more generally, the proliferation of ornamental war memorials that were erected throughout New Zealand in the 1920s. It is directly connected to the people, and their families, whose names are inscribed upon the monument.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The Cust War Memorial has cultural significance as a place of community identity and historic continuity. The memorial has commemorative significance and remains the focus for local ANZAC Day commemorations.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The Cust War Memorial has aesthetic value as a conventional obelisk bearing a classical column and funerary urn.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The Cust War Memorial has craftsmanship value for the quality of its stone construction and classical detailing. The original contractor for the memorial was GW Parsons of Christchurch, who was also responsible for the North Loburn Soldiers' Memorial (1919) and the Temuka War Memorial (1922).

CONTEXTUAL SIGNIFICANCE

The Cust War Memorial has contextual significance as a local landmark and for its relationship with a number of other features on the site, including the Howitzer gun, a memorial tree, which was planted in 1995 to commemorate the 50th anniversary of the end of World War II, and a seat and flagpole installed in 2016.

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

As the memorial post-dates 1900, any potential archaeological significance of the site would likely relate to its earlier use and development. The site is believed to have been previously occupied by the local Road Board office.

SUMMARY OF HERITAGE SIGNIFICANCE

The Cust War Memorial has overall heritage significance to Cust and the district of Waimakariri. The memorial has historical and social significance for its association with the local men who served in foreign wars and cultural significance given its commemorative purpose. The Cust War Memorial has aesthetic value as a conventional classical obelisk and craftsmanship value for the quality of its stone construction and classical detailing. The Cust War Memorial has contextual significance as a landmark within the village streetscape.

HERITAGE CATEGORY

B

REFERENCES

- *Press* 21 March 1919, p. 7; 10 July 1920, p. 5; 24 July 1920, p. 3; 30 November 1920, p. 3; 1 May 1922, p. 13; 15 May 1922, p. 5; 28 April 1932, p. 3; 28 April 1936, p. 4; 27 April 1939, p. 7; 27 April 1998, p. 4; 31 October 2014 (available online).
- *Temuka Leader* 18 May 1922, p. 2.
- *Lyttleton Times* 23 September 1908, p. 16.
- J Phillips & C Maclean *The Sorrow and the Pride – New Zealand War Memorials* Wellington, 1990.
- https://nzhistory.govt.nz/media/photo/cust-war-memorial
- http://ketechristchurch.peoplesnetworknz.info/en/site/topics/show/2092-monumental-stonemasons-who-worked-in-linwood-cemetery#.XFiwraeB1EJ

REPORT COMPLETED 5 February 2019

AUTHOR Dr Ann McEwan / Heritage Consultancy Services



Extent of setting, 2 Mill Road, Cust.

WAIMAKARIRI DISTRICT COUNCIL

HISTORIC HERITAGE ITEM RECORD FORM

2021 District Plan Item No.	**HH075**
HERITAGE ITEM NAME	'Erindale', former O'Farrell farmhouse
ADDRESS	141 Mill Road (O'Farrells Road frontage), Cust
PHOTOGRAPH	



(WDC)

DISTRICT PLAN ITEM NO. (at time of assessment)	H092	**HNZ LIST NO. & CATEGORY**	n / a
LEGAL DESCRIPTION	Lot 2 DP 459205		
VALUATION NUMBER	2158007200		
DATE OF CONSTRUCTION	c.1869		
ARCHITECT / DESIGNER / BUILDER	Unknown		
STYLE	Colonial vernacular		

PHYSICAL DESCRIPTION

Single-storey dwelling with rectangular footprint and saltbox roof form. Principal, east-facing elevation has bullnose veranda carried on plain posts. Double-hung sash windows; central entrance door on symmetrical facade.

MATERIALS / STRUCTURE

Timber framing and weatherboard cladding, corrugated metal roofing.

ADDITIONS / ALTERATIONS

Unknown, if any.

SETTING

The dwelling stands on the north side of O'Farrells Road, west of its intersection with Mill Road. Hedging defines the house lot from the rural land parcel as a whole. The house has an eastern outlook and can be seen from Mill Road. The extent of scheduling is limited to the immediate setting of the house, rather than the land parcel as a whole and notwithstanding the potential archaeological values of the house lot within the rural property.

HISTORY

A crown grant to Thomas O'Farrell for rural section 8499 north of the village of Cust was made in November 1868. Irish-born Thomas Farrell (1835-1916) was clerk to the Cust Road Board for almost 25 years until its cessation in 1912, ran the public pound at his farm, was an active member of St James' on the Cust Anglican Church, a member of the Oddfellows, and served on both the local school committee and the domain board. He had married Jane Meredith (1835-1900) in 1856 and the couple emigrated to New Zealand with the first of their nine children in 1861. The O'Farrells lived in Christchurch for four years before moving to Cust. Jane died at 'Erindale' in July 1900. Thomas advertised the farm, including its 6-room house, for lease in March 1913 and he left the district shortly thereafter. He died on 15 August 1916 and was buried in the Cust cemetery along with his wife. The executors of the O'Farrells' estate sold the farm to George Watson in 1918. The property was held by members of the Watson family from 1918 until 1962 and since 1964 has been owned by the Kingsbury family. It was subdivided to its current extent in 2013.

HISTORICAL AND SOCIAL SIGNIFICANCE

'Erindale', the former O'Farrell farmhouse has historical significance for its association with Thomas and Jane O'Farrell and their family and, more generally, the rural-residential development of Cust Valley in the later 19th century.

CULTURAL AND SPIRITUAL SIGNIFICANCE

'Erindale', the former O'Farrell farmhouse has cultural value as a demonstration of the way of life of its early owner/occupiers.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

'Erindale', the former O'Farrell farmhouse has architectural significance as a vernacular colonial dwelling. The house's designer is currently unknown.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

'Erindale', the former O'Farrell farmhouse has technological and craftsmanship value for the evidence it provides of Victorian building materials and methods. The house's builder is currently unknown.

CONTEXTUAL SIGNIFICANCE

'Erindale', the former O'Farrell farmhouse has contextual significance for the contribution it makes to the historic character of its rural setting and the visual evidence it provides of the colonial settlement and development of Cust Valley.

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

As the farmhouse pre-dates 1900 its site may have potential archaeological significance relating to the construction and early use of the property.

SUMMARY OF HERITAGE SIGNIFICANCE

'Erindale', the former O'Farrell farmhouse has overall significance to Cust and the Waimakariri district as a whole. The dwelling has historical significance for its association with Thomas and Jane O'Farrell and their family and cultural value as a demonstration of the way of life of its early residents. 'Erindale', the former O'Farrell farmhouse has architectural significance as a colonial vernacular dwelling and technological and craftsmanship value for its Victorian construction methods and materials. 'Erindale', the former O'Farrell farmhouse has contextual significance for the contribution it makes to the historic character of Cust Valley and its site has potential archaeological values in view of the dwelling's age.

HERITAGE CATEGORY

B

REFERENCES

- *Press* 22 October 1875, p. 5; 12 September 1896, p. 1; 16 July 1900, p. 8; 14 July 1903, p. 1; 25 March 1913, p. 11; 16 August 1916, p. 9; 6 March 1918, p. 12; 23 August 1918, p. 1.
- *Star* 7 September 1880, p. 2; 12 September 1896, p. 4; 16 July 1900, p. 3; 26 August 1916, p. 4.
- *Lyttelton Times* 24 July 1861, p. 4; 22 September 1886, p. 6; 17 June 1889, p. 3; 26 August 1893, p. 1; 8 February 1908, p. 3; 27 April 1912, p. 14; 25 March 1913, p. 11; 9 May 1913, p. 16; 5 June 1913, p. 19.
- *Cyclopedia of New Zealand – Canterbury Provincial District* Christchurch, 1903; available online.
- https://collection.canterburymuseum.com/objects/715802

REPORT COMPLETED 9 March 2019

AUTHOR Dr Ann McEwan / Heritage Consultancy Services



Extent of scheduling, limited to immediate setting of the house, 'Erindale', former O'Farrell farmhouse, 141 Mill Road, Cust.



Land parcel as a whole with house lot at lower right.

WAIMAKARIRI DISTRICT COUNCIL

HISTORIC HERITAGE ITEM RECORD FORM

2021 District Plan Item No.	**HH076**
HERITAGE ITEM NAME	Eyreton Anglican Church / St Thomas's Anglican Church
ADDRESS	590 South Eyre Road, Eyreton
PHOTOGRAPH	



(www)

DISTRICT PLAN ITEM NO. (at time of assessment)	H095	**HNZ LIST NO. & CATEGORY**	n / a
LEGAL DESCRIPTION	Pt RS 8992		
VALUATION NUMBER	2175042800		
DATE OF CONSTRUCTION	1873-74		
ARCHITECT / DESIGNER / BUILDER	William Marley, architect; Messrs Price, builders		
STYLE	Colonial Gothic Revival		

PHYSICAL DESCRIPTION

Single-storey building with rectangular footprint, apsidal east end and gabled roof forms. Church has gabled vestry on north elevation and an arcaded, gabled entrance porch on the southern elevation. Multi-pane lancet arched windows, with triangular window at west end; louvred vent in same.

MATERIALS / STRUCTURE

Timber framing and weatherboard cladding with stucco covering, corrugated metal roofing.

ADDITIONS / ALTERATIONS

Stuccoed (date unknown).

SETTING

The church is set back from the road boundary on the north side of South Eyre Road, its churchyard being located at 596 and 598 South Eyre Road. The road boundary is fenced and entry to the site is provided via a timber post and rail gate with acorn finials. Mature trees partly screen the church from view. The extent of setting is the land parcel on which the church is located.

HISTORY

Anglican services were held in the local schoolroom until a church was built in Eyreton in 1873-74. The church was consecrated by Bishop Harper on Shrove Tuesday (17 February) 1874. A luncheon afterwards was held in a large tent pitched beside the church. The site had been gifted by Marmaduke and Eliza Dixon of 'Eyrewell', the former (1828-95) having chaired the church building committee since November 1872. The Dixons' son James was the first burial (1880) in the churchyard. The first vicar was the Rev CJ Merton (1849-1916); the church became known as St Thomas's in 1890. Diamond jubilee celebrations held in 1934 included a service conducted by Bishop West-Watson and the Rev CL Sparrow before a packed church. St Thomas's is now part of the Kaiapoi Anglican Parish and services are held on the fourth Sunday of the month.

HISTORICAL AND SOCIAL SIGNIFICANCE

St Thomas's Anglican Church has historical and social significance for its association with the Anglican congregation of Eyreton since 1874 and the early supporters of the church, including the Dixons of 'Eyrewell'.

CULTURAL AND SPIRITUAL SIGNIFICANCE

St Thomas's Anglican Church has cultural and spiritual significance as a place of Anglican worship and fellowship. The building also has commemorative purpose in the memorial furnishings gifted by the grandchildren of Marmaduke and Eliza Dixon in 1966.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

St Thomas's Anglican Church has architectural significance as the work of Christchurch architect William Marley. Marley (1816-96) was a pioneer Canterbury builder and architect; he also designed the second stage of Riccarton House for Jane Deans in 1874, Homebush Station's woolshed (1878-79) and St Stephen's Anglican Church in Peel Forest (1885). He is credited as being the co-designer of All Saints' Anglican Church at Burnham (1864) and also designed the first St John's Anglican Church at Hororata (1875).

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

St Thomas's Anglican Church has technological and craftsmanship value for the evidence it provides of mid-Victorian construction methods and materials. Messrs Price were Kaiapoi builders.

CONTEXTUAL SIGNIFICANCE

St Thomas's Anglican Church has contextual significance as a historic landmark in Eyreton and for its relationship with the adjacent churchyard. The only other church in Eyreton (Methodist, 1875) was relocated to Leigh Camp (Rangiora Leigh Holiday Park) at Loburn in 1961.

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

As the church pre-dates 1900 its site has potential archaeological significance relating to the colonial development of the property by the Anglican church.

SUMMARY OF HERITAGE SIGNIFICANCE

St Thomas's Anglican Church has overall heritage significance to Eyreton and Waimakariri district as a whole. The church has historic and social significance for its association with the Anglican community of Eyreton since 1874 and cultural and spiritual significance for its religious use and commemorative function. St Thomas's Anglican Church has architectural significance as a Colonial Gothic Revival style building designed by pioneer architect William

Marley and technological and craftsmanship value for its mid-Victorian construction and detailing. St Thomas's Anglican Church has contextual significance as a local historic feature and for its relationship with the neighbouring churchyard. The church property has potential archaeological significance in view of its 19th century development and use.

HERITAGE CATEGORY

B

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REPORT COMPLETED 8 March 2019

AUTHOR Dr Ann McEwan / Heritage Consultancy Services



Extent of setting, with churchyard on adjacent properties to the west, St Thomas's Anglican Church, 590 South Eyre Road, Eyreton.

WAIMAKARIRI DISTRICT COUNCIL

HISTORIC HERITAGE ITEM RECORD FORM

2021 District Plan Item No.	**HH077**
HERITAGE ITEM NAME	former Smith farmhouse (ka 'The Kauri House')
ADDRESS	1015 Downs Road, West Eyreton
PHOTOGRAPH	



(WDC)

DISTRICT PLAN ITEM NO. (at time of assessment)	H096	**HNZ LIST NO. & CATEGORY**	n / a
LEGAL DESCRIPTION	Lot 1 DP 57739		
SDC FILE NUMBER	2170003702		
DATE OF CONSTRUCTION	c.1870-75		
ARCHITECT / DESIGNER / BUILDER	Unknown		
STYLE	Domestic Gothic Revival		

PHYSICAL DESCRIPTION

One- and-a-half storey dwelling with irregular rectangular footprint and gabled roof forms. Principal, east-facing elevation has two, cross-gabled dormers with decorative bargeboards and a straight veranda with scalloped frieze boards. Multi-pane casement windows and glazed French doors. Finials. Lean-tos on north and west sides; gabled addition to south.

MATERIALS / STRUCTURE

Timber framing and weatherboard cladding, corrugated metal roofing.

ADDITIONS / ALTERATIONS

South addition (early 1950s?).

SETTING

The farmhouse is located on the west side of Downs Road; to the south is the Eyre River and to the north the settlement of West Eyreton. The house can be glimpsed from the roadway, its presence signalled by the fencing, garden plantings and a shelter belt running along the southern boundary. The extent of scheduling is the immediate garden setting of the dwelling, rather than the land parcel as a whole, and notwithstanding the potential archaeological values that may be present across the whole site.

HISTORY

Rural section 10035 was granted in November 1868 by the crown to (?) Walker. Adam Smith (c.1846-77), who had arrived in Canterbury as an assisted migrant from County Down, Ireland in 1862, leased Walker's section as well as RS 12723, which was granted by the crown to (?) Anderson in December 1869. In the mid-1860s Smith had been a small-scale farmer near Rangiora. Smith's farm was 150 acres in extent at the time of his death in 1877, just a year after his marriage to Mary Ann Deal. The property appears to have been freeholded by his heirs in the late 1870s. Smith bequeathed his house and land to his wife Mary Ann (c.1858-1907), with whom he had had one son (Adam Ernest, 1877-1928), and brother William but his will was contested by his mother and six other siblings. The legal proceedings undertaken by Ellen Smith et al were eventually settled in favour of Mary Ann Smith and William Frizzell, as executors. The property remained in the Smith family until 1960 and later owners subdivided it to its current extent in 1990. The house remains in private residential use.

HISTORIC AND SOCIAL SIGNIFICANCE

The former Smith farmhouse has historical significance for its association with the Smith family and, more generally, the farming history of North Canterbury. The house represents the fortunes of a tenant farmer and successive generations of his family, in contrast to the experience of the wealthy runholders of North Canterbury who built architecturally-design homesteads for their country homes.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The former Smith farmhouse has cultural value as a demonstration of the way of life of its early residents.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The former Smith farmhouse has architectural significance as a Domestic Gothic Revival style building that represents the popularity of the style, particularly for rural farmhouses, in the 1870s. The designer of the house is currently unknown.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The former Smith farmhouse has technological and craftsmanship value for the evidence it provides of 19th century construction methods and materials.

CONTEXTUAL SIGNIFICANCE

The former Smith farmhouse has contextual value for the contribution it makes to the historic character of its rural property.

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

As the dwelling pre-dates 1900, its site has potential archaeological value arising from the colonial development of the property.

SUMMARY OF HERITAGE SIGNIFICANCE

The former Smith farmhouse has overall heritage significance to West Eyreton and Waimakariri district as a whole. The homestead has historical significance for its association with the Smith family and cultural value as a demonstration of the way of life of its early inhabitants. The former Smith farmhouse has architectural significance as a Domestic Gothic Revival style dwelling and technological and craftsmanship value for its 19th century construction methods and materials. The farmhouse has contextual value for the contribution

it makes to its rural setting and its site has potential archaeological value given the property's pre-1900 development and use.

HERITAGE CATEGORY

B

REFERENCES

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REPORT COMPLETED 15 March 2019

AUTHOR Dr Ann McEwan / Heritage Consultancy Services



Extent of scheduling, limited to immediate garden setting, former Smith farmhouse, 1015 Downs Road, West Eyreton.

WAIMAKARIRI DISTRICT COUNCIL

HISTORIC HERITAGE ITEM RECORD FORM

2021 District Plan Item No.	**HH078**
HERITAGE ITEM NAME	'Eyrewell', former Dixon homestead
ADDRESS	2024 South Eyre Road, Eyrewell
PHOTOGRAPH	



(WDC)

DISTRICT PLAN ITEM NO. (at time of assessment)	H098	**HNZ LIST NO. & CATEGORY**	n / a
LEGAL DESCRIPTION	RS 9952, 10118		
VALUATION NUMBER	2170014400		
DATE OF CONSTRUCTION	c.1900?		
ARCHITECT / DESIGNER / BUILDER	Unknown		
STYLE	English Domestic Revival		

PHYSICAL DESCRIPTION

Two-storey homestead with rectangular footprint and centre gutter hipped roof. Return veranda carried on timber posts with decorative brackets. Symmetrical façade has twin, cross-gabled bays with finials and solid gable ends; veranda broken by gabled porch sheltering entry. Double-hung sash windows.

MATERIALS / STRUCTURE

Timber framing and weatherboard cladding, corrugated metal roofing.

ADDITIONS / ALTERATIONS

Garage alterations (2002).

SETTING

The homestead is accessed via a long drive off the north side of South Eyre Road, east of its intersection with Downs Road. To the north is the Eyre River and, beyond the river, the settlement of West Eyreton. The extent of scheduling is the immediate garden setting of the homestead, rather than the land parcel as a whole, notwithstanding the potential archaeological values of the wider property.

HISTORY

Eyrewell run was taken up in 1853 by Marmaduke Dixon (1828-95), an English immigrant who settled in New Zealand in 1852. Dixon lived in a whare on his run for five years and then built a house on the current homestead site. He married Eliza Wood (died 1905) in England in 1859 and on his return to Canterbury entered provincial politics. Marmaduke Dixon served on a number of local road boards, was an innovative farmer and enthusiastic advocate for irrigation; he and his wife gave the site for the Eyreton Anglican Church (H095, 1873-74). The Dixons' son James was the first burial (1880) in the churchyard; another son, Marmaduke (known as Duke, 1862-1918) took over the farm after his father's death and reputedly built the third homestead on the property, possibly to coincide with his marriage to Mabel Courage of Seadown, Amberley in 1897. The couple had six children and Duke Dixon was both a co-founder of the NZ Alpine Club and closely involved with the Waimakariri-Ashley water supply scheme. 'Eyrewell' remained in family ownership until 1961; more recently it has passed through a number of hands but remains in private residential use. The farm was converted to dairying in 2001.

HISTORIC AND SOCIAL SIGNIFICANCE

'Eyrewell' has historical significance for its association with the pioneering Dixon family and, more generally, the farming history of North Canterbury. The house represents the changing fortunes and family circumstances of the Dixon family and demonstrates the way in which some of North Canterbury's colonial settlers combined farming with civic, political and commercial life.

CULTURAL AND SPIRITUAL SIGNIFICANCE

'Eyrewell' has cultural value as a demonstration of the way of life of its former residents.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

'Eyrewell' has architectural significance as an English Domestic Revival style dwelling that is believed to date to the turn of the 20th century. The designer of the house is currently unknown.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

'Eyrewell' has technological and craftsmanship value for the evidence it provides of late Victorian construction methods and materials. The builder of the house is currently unknown.

CONTEXTUAL SIGNIFICANCE

'Eyrewell' has contextual value for the contribution it makes to the historic character of the property. Although the homestead cannot be seen from the roadway, its presence is suggested by the entrance gates framed by picket fences and the tree-lined drive. The property is related to the Brown's Rock irrigation inlet and tunnel (H043) by virtue of both Marmaduke Dixons' involvement in the district's irrigation scheme.

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

As the homestead site pre-dates 1900, the property has potential archaeological value.

SUMMARY OF HERITAGE SIGNIFICANCE

'Eyrewell', the former Dixon homestead, has overall heritage significance to Eyrewell and Waimakariri district as a whole. The homestead has historical significance for its association with several generations of the Dixon family and cultural value as a demonstration of the way of life of its former inhabitants. 'Eyrewell' has architectural significance as an English Domestic Revival style dwelling and technological and craftsmanship value for its late

Victorian construction methods and materials. The homestead has contextual value for the contribution it makes to its rural setting and its site has potential archaeological value given the property's colonial development and use.

HERITAGE CATEGORY

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REFERENCES

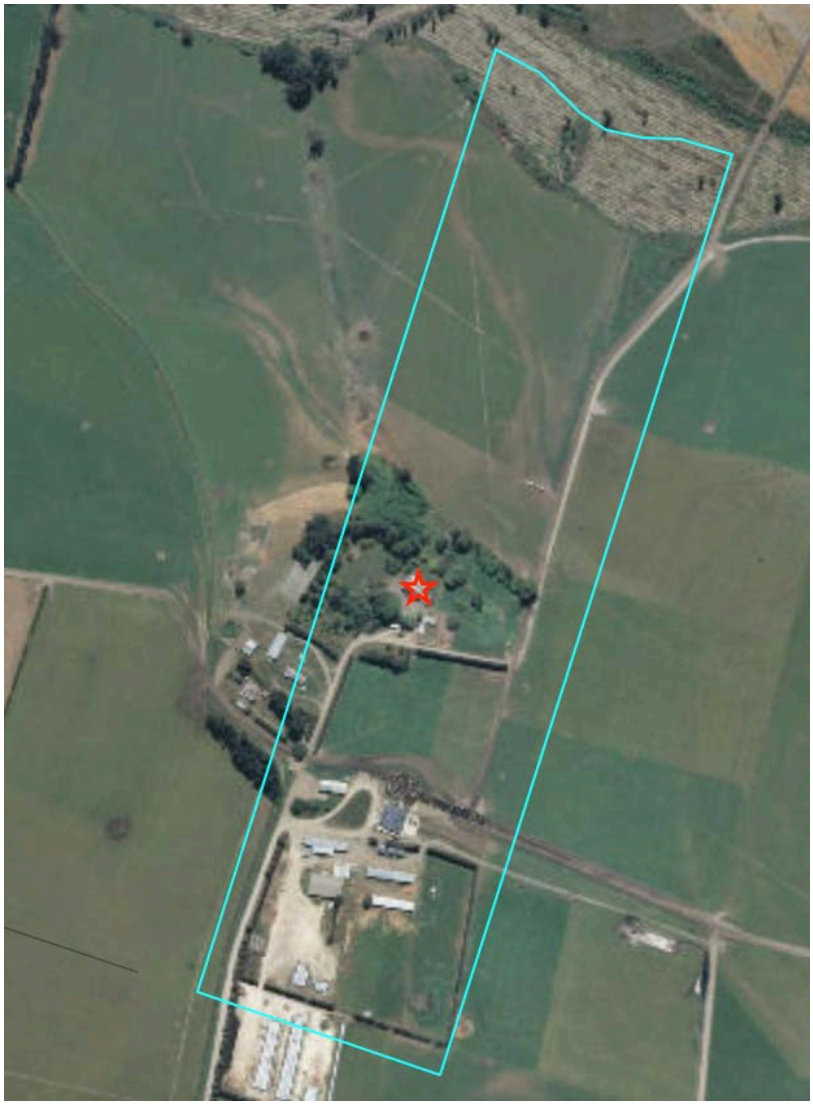
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REPORT COMPLETED 14 March 2019

AUTHOR Dr Ann McEwan / Heritage Consultancy Services



Extent of scheduling, limited to garden setting, 'Eyrewell', 2024 South Eyre Road, Eyrewell.



Land parcel as a whole, homestead site marked by star.

WAIMAKARIRI DISTRICT COUNCIL

HISTORIC HERITAGE ITEM RECORD FORM

2021 District Plan Item No.	**HH079**
HERITAGE ITEM NAME	'Fernside House' / 'Airlie' / 'Hillcrest', former Mannering/Buddo/Carpenter homestead
ADDRESS	481 Mount Thomas Road, Fernside
PHOTOGRAPH	



(www)

DISTRICT PLAN ITEM NO. (at time of assessment)	H099	**HNZ LIST NO. & CATEGORY**	n / a
LEGAL DESCRIPTION	Lot 2 DP 500982		
VALUATION NUMBER	2159100917		
DATE OF CONSTRUCTION	c.1866 + later additions		
ARCHITECT / DESIGNER / BUILDER	Unknown		
STYLE	Colonial vernacular & Domestic Gothic Revival		

PHYSICAL DESCRIPTION

Composite one- and two-storey homestead with irregular rectangular footprint and gabled roof forms. Principal elevations face north-west and north-east, the former overlooking the garden and the latter the driveway. Bullnose return veranda with timber posts and decorative brackets on north-east elevation. Casement windows and glazed doors. Finials and decorative bargeboards on two-storey bay on north-east elevation. Modern pergola structure on south-east and -west sides.

MATERIALS / STRUCTURE

Timber framing and weatherboard cladding, corrugated metal roofing.

ADDITIONS / ALTERATIONS

Two-storey wing added (1870s?). Addition of single-storey west wing (1890s?). Fire escape added to north-west elevation; ground and first floor windows replaced with French doors, bargeboards and chimneys removed, chimney and gabled entrance porch added on north-east elevation (pre-2002). Reroofed (c.2005). First floor balcony installed on north-west elevation, kitchen & patio extension (2007-8).

SETTING

The homestead is accessed via a long drive off the south side of Mount Thomas Road, west of its intersection with Mairaki Road. To the north is the Ashley River Rakahuri, to the south-

east is the settlement of Fernside. The extent of scheduling is the immediate garden setting of the homestead, rather than the land parcel as a whole, and incudes the cob building (c.1859?) on the site.

HISTORY

The first stage of the house now known as 'Hillcrest' appears to have been built in the mid-1860s by TS Mannering as the homestead for the Fernside Station. The run had been taken up in 1851 by Charles Torlesse, who also owned Birch Hill, on the other side of the Ashley River, and a farm at Rangiora at which he lived. Torlesse stocked Fernside with sheep and sold both Fernside and Birch Hill to TS Mannering and Andrew Hunter Cunningham in 1859. According to Acland, Cunningham lived at Fernside and Mannering at Birch Hill; a cob cottage providing the first dwelling on the former. The partnership was ruined by 'scab and bad times' in 1866 and George Hart, as mortgagee, took over the partnership's runs. Fernside had already been subdivided into several blocks by 1866 and Hart allowed Mannering to take the homestead block at a low rental. Theophilus Samuel Mannering (1836-1911) had emigrated to New Zealand from England via Australia in 1852. He returned to England and married Anne (aka Annie) Buckham whilst there before arriving back in New Zealand in 1857. In 1876, whilst the Mannerings were visiting England, the property was sub-let; the land to Captain Parsons and the homestead to Mannering's former cadet CL Wiggins. At the same time Wiggins relocated his 'boarding school for young gentlemen' from Akaroa to Fernside, continuing the educational function of the property that had begun with Anne Mannering's 'Ladies' School' in 1867. The ladies' school was once again being advertised by Anne Mannering in 1883. With their fortunes improving the Mannerings appear to have erected a two-storey addition to the house in the 1870s. The property was purchased in 1891 by David Buddo during whose tenure, according to Hawkins, the American writer Mark Twain visited (1895). Buddo (1853-1937) was a Scottish-born engineer who emigrated to New Zealand in c.1874 and was a Liberal MP for Kaiapoi from 1893 until 1896 and then for almost all of the period from 1899 until 1928. Buddo renamed the house 'Airlie' and held the property until 1901. The property passed to Alfred Money Carpenter (1882-1959) in c.1912. The Fernside branch of the Women's Division was founded at 'Hillcrest' under the auspices of Annie Carpenter in July 1931 and Alfred Carpenter was a member of the North Canterbury Electric Power Board in the mid-1930s. After his death the property passed to Alfred and Annie's younger son Louis; more recently it has passed through a number of hands but remains in private residential use.

HISTORIC AND SOCIAL SIGNIFICANCE

'Fernside House' has historical significance for its association with the Mannering, Buddo and Carpenter families and, more generally, the farming history of North Canterbury. The house represents the changing fortunes and family circumstances of its early owners and demonstrates the way in which some of North Canterbury's colonial settlers combined farming with civic, political and commercial life.

CULTURAL AND SPIRITUAL SIGNIFICANCE

'Fernside House' has cultural value as a demonstration of the way of life of its early residents.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

'Fernside House' has architectural significance as a vernacular colonial dwelling with a Domestic Gothic Revival style addition and an additive form reflecting changes of ownership, circumstance and taste. The designer of each stage of the house is currently unknown.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

'Fernside House' has technological and craftsmanship value for the evidence it provides of 19th century contruction methods and materials.

CONTEXTUAL SIGNIFICANCE

'Fernside House' has contextual value for the contribution it makes to the historic character of the property. Although the homestead cannot be seen from the roadway, its presence is suggested by the entrance gates, 'Hillcrest' sign board and tree-lined drive.

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

As the dwelling pre-dates 1900, its site has potential archaeological value given the colonial development of the property.

SUMMARY OF HERITAGE SIGNIFICANCE

'Fernside House' / 'Airlie' / 'Hillcrest', the former Mannering/Buddo/Carpenter homestead, has overall heritage significance to Fernside and Waimakariri district as a whole. The homestead has historical significance for its association with the Mannering, Buddo and Carpenter families and cultural value as a demonstration of the way of life of its early inhabitants. 'Fernside House' has architectural significance as a composite colonial vernacular / Domestic Gothic Revival style dwelling and technological and craftsmanship value for its surviving 19th century construction materials. The homestead has contextual value for the contribution it makes to its rural setting and its site has potential archaeological value given the property's pre-1900 development and use.

HERITAGE CATEGORY

B

REFERENCES

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- *Lyttelton Times* 15 April 1865, p. 5; 19 November 1866, p. 4; 19 July 1867, p. 1; 10 April 1871, p. 2; 20 January 1872, p. 1; 9 December 1875, p. 1; 20 May 1876, p. 3; 8 November 1886, p. 7.
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REPORT COMPLETED 14 March 2019

AUTHOR Dr Ann McEwan / Heritage Consultancy Services



Extent of scheduling, limited to garden setting, ‘Fernside House’, 481 Mount Thomas Road, Fernside.



Land parcel as a whole, homestead site marked by star.



Buddo family, 1890s.



Buddo family at ‘Airlie’ in c.1900.

WAIMAKARIRI DISTRICT COUNCIL

HISTORIC HERITAGE ITEM RECORD FORM

2021 District Plan Item No.	**HH080**
HERITAGE ITEM NAME	former Moeraki Downs/Springbank Railway Station storage shed, stockyards & loading bank
ADDRESS	1164 Oxford Road, Springbank
PHOTOGRAPH	 (Dr A McEwan, 10 July 2019)
DISTRICT PLAN ITEM NO. (at time of assessment)	H100 **HNZ LIST NO. & CATEGORY** n / a
LEGAL DESCRIPTION	Lot 1 DP 71597
VALUATION NUMBER	2158005902
DATE OF CONSTRUCTION	1874 (shed & loading bank?) + 1899 (stockyards)
ARCHITECT / DESIGNER / BUILDER	NZ Railways Department / Public Works Office
STYLE	Industrial vernacular

PHYSICAL DESCRIPTION

Single-storey building with square footprint and gabled roof. Large loading bay doors beneath gable ends (east & west elevations). Loading bank east of storage shed runs on an east-west axis. Three stock pens with rectangular footprint immediately west of the storage shed. Loading ramp at south-east corner of yards.

MATERIALS / STRUCTURE

Timber framing and corrugated iron cladding (shed). Concrete and earth (loading bank). Timber posts and rails (stockyards).

ADDITIONS / ALTERATIONS

Railway line removed (post-1959). Installation of railway station style locality sign (2001).

SETTING

The former railway station structures are located on the north side of Oxford Road (SH 72), west of its intersection with Kennedys Hill Road. The former storage shed is situated on the road boundary, flanked by the stockyards and loading bank. The extent of setting is limited to the immediate surrounds of the former storage shed, stockyards and loading bank, including the remains of the stationmaster's house (1874) and notwithstanding the potential archaeological values of the land parcel as a whole.

HISTORY

The Rangiora to Oxford branch line opened as far as Cust on 7 December 1874; the flag station at Moeraki Downs having opened on 1 December of the same year. At the time, it was reported that the station site accommodated a house for the stationmaster, a ticket office and waiting room as well as a 'galvanized iron covered storage shed 44 x 44ft [13.4m square] in area' (*Globe* 2 December 1874, p. 2). According to the *Cyclopedia of New Zealand*, published in 1903, the flag station was built to serve the Springbank estate. At the turn of the 20th century the local post office (est. 1875) was operated by the postmistress Mrs Julia Hubbard from the railway cottage close by the station. The three-room building that had been built as the parcel room and ticket office had earlier been blown off its foundations and destroyed (September 1889). Stockyards were erected at the station in early 1899. In 1912 the station was renamed Springbank to fall in to line with the local post office and avoid any confusion with Moeraki in North Otago. The station closed to passengers on 9 February 1931 and closed entirely on 19 April 1959; the line has since been removed. In 2001 the Waimakariri District Council reinstated the locality sign for the Springbank Railway Station in front of the former storage shed, as part of a programme to mark the Rangiora-Oxford branch line.

HISTORICAL AND SOCIAL SIGNIFICANCE

The former Moeraki Downs/Springbank Railway Station storage shed, stockyards & loading bank have historical significance for their association with the Rangiora and Oxford branch railway line and, more generally, the development of Canterbury's railways infrastructure since the early 1870s. The shed may be one of the oldest railway buildings remaining on its original site in New Zealand and dates from the Vogel era of railway construction in New Zealand.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The former Moeraki Downs/Springbank Railway Station storage shed, stockyards & loading bank have cultural value as a demonstration of the way of life of past station staff and patrons on the Rangiora-Oxford branch line.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The former Moeraki Downs/Springbank Railway Station storage shed, stockyards & loading bank have architectural value as industrial vernacular structures designed to be fit for purpose and conforming to the standard models devised by the NZ Railways Department. The storage shed is an example of the five major historic railway building types, the others being station buildings, signal boxes, engine sheds and railway houses.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The former Moeraki Downs/Springbank Railway Station storage shed, stockyards & loading bank have technological and craftsmanship value for their Victorian construction methods and materials. EG Wright and Joseph Taylor were the contractors for the Rangiora-Oxford railway. The builder of the stockyards is unknown at this time.

CONTEXTUAL SIGNIFICANCE

The former Moeraki Downs/Springbank Railway Station storage shed, stockyards & loading bank have contextual significance as an inter-related group of historic features on the Rangiora-Oxford road and for their relationship with the same railway structures that survive at Fernside.

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

As the structures pre-date 1900 their site has potential archaeological significance relating to the 19th century development of the station precinct.

SUMMARY OF HERITAGE SIGNIFICANCE

The former Moeraki Downs/Springbank Railway Station storage shed, stockyards & loading bank have overall heritage significance to Springbank and to Waimakariri district as a whole. The structures have historical and social significance for their association with the development of the Rangiora-Oxford branch railway line and cultural value for their association with the way of life of the station's early staff and patrons. The former Moeraki Downs/Springbank Railway Station storage shed, stockyards & loading bank have architectural value as Vogel-era industrial vernacular structures and technological and craftsmanship value for the methods and materials used in their construction. The former Moeraki Downs/Springbank Railway Station storage shed, stockyards & loading bank have contextual significance as a group of historic features on the Oxford-Rangiora road and their site has potential archaeological significance in view of its development since the mid-1870s.

HERITAGE CATEGORY

B

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REPORT COMPLETED 21 February 2019

AUTHOR Dr Ann McEwan / Heritage Consultancy Services



Extent of setting, limited to immediate setting of former Moeraki Downs/Springbank Railway Station storage shed, stockyards & loading bank, and including the railway cottage remains, 1164 Oxford Road, Springbank.


Aerial view of above, 1965-69. WDC.

WAIMAKARIRI DISTRICT COUNCIL

HISTORIC HERITAGE ITEM RECORD FORM

2021 District Plan Item No.	**HH081**
HERITAGE ITEM NAME	former Horrellville Wesleyan Church / Horrellville Church Sunday School hall
ADDRESS	1330 Poyntzs Road, Horrellville
PHOTOGRAPH	



(WDC)

DISTRICT PLAN ITEM NO. (at time of assessment)	H101	**HNZ LIST NO. & CATEGORY**	n / a
LEGAL DESCRIPTION	Part RS 6416		
VALUATION NUMBER	2170007500		
DATE OF CONSTRUCTION	1880		
ARCHITECT / DESIGNER / BUILDER	Unknown		
STYLE	Vernacular hall type church		

PHYSICAL DESCRIPTION

Single-storey building with L-shaped footprint and gabled roof forms. Gabled entrance porch at west end with gabled vestry at north-east corner. String course below narrow windows with lancet uppers.

MATERIALS / STRUCTURE

Timber frame and weatherboard cladding, corrugated metal roofing.

ADDITIONS / ALTERATIONS

Vestry added (1893).

SETTING

The Sunday School hall is located on the east side of Poyntzs Road, slightly north of its intersection with North Eyre Road. The 1955 church is to the north of the 1880 former church. Tennis courts were previously located to the rear (east) of the original church. The extent of setting is the land parcel on which the two church buildings are located, including the masonry and metal fence along the road boundary of the site.

HISTORY

Local farmer John Horrell, after whom the district was named, presented one rood of land for the erection of a Wesleyan church in 1880. The parcel was transferred to Stephen Sheat and others on behalf of the congregation in December of that year. Tenders having been called in September, the church was reportedly opened on 26 December 1880 at a cost of £130. The building was free of debt when it opened. Annual anniversary services were held in October each year to celebrate the founding of the church. In the 1890s the Horrellville Wesleyan Choir sang at various Methodist churches around North Canterbury; a tennis club was established on the church site in 1906. By the early 1930s a building fund had been established to erect a new church but in the event this ambition was not realised until 1955. Since 1972 the church property has been part of the Oxford District Union Church and the former church is used for church and community events.

HISTORICAL AND SOCIAL SIGNIFICANCE

The Methodist Sunday School hall at Horrellville has historical and social significance for its association with the Wesleyan Methodist congregation of Horrellville and the growth and development of the church community since 1880.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The Methodist Sunday School hall at Horrellville has cultural and spiritual significance as a place of Methodist worship and fellowship.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The Methodist Sunday School hall at Horrellville has architectural value as a vernacular building with vestigial Gothic Revival styling evident in its overall composition and detailing. The designer of the former church is currently unknown.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The Methodist Sunday School hall at Horrellville has technological and craftsmanship value for its late Victorian construction and detailing. The builder(s) of the former church and the vestry addition are currently unknown.

CONTEXTUAL SIGNIFICANCE

The Methodist Sunday School hall at Horrellville has contextual significance as a historic feature in Horrellville and for its relationship with the second church which is on the same site.

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

As the former church pre-dates 1900 its site has potential archaeological value relating to the structure's construction and early use.

SUMMARY OF HERITAGE SIGNIFICANCE

The former Horrellville Wesleyan Church / Horrellville Church Sunday School hall has overall heritage significance to Horrellville and Waimakariri district as a whole. The building has historic and social significance for its association with the Methodist congregation of Horrellville and cultural and spiritual significance for its religious use and purpose. The former Horrellville Wesleyan Church has architectural value as a vernacular building with vestigial Gothic Revival styling and technological and craftsmanship value for its Victorian-era construction and detailing. The former Horrellville Wesleyan Church has contextual significance as a historic feature at Horrellville and for its relationship to the mid-century

church on the same site. The church property has potential archaeological value in view of the Sunday School hall's pre-1900 construction.

HERITAGE CATEGORY

B

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REPORT COMPLETED 12 February 2019

AUTHOR Dr Ann McEwan / Heritage Consultancy Services



Extent of setting, 1330 Poyntzs Road, Horrellville. The Sunday School hall (former church) is to the south of the present church.

WAIMAKARIRI DISTRICT COUNCIL

HISTORIC HERITAGE ITEM RECORD FORM

2021 District Plan Item No.	**HH082**
HERITAGE ITEM NAME	'Rakahuri', former Ensor homestead
ADDRESS	2 Rakahuri Road, Glentui
PHOTOGRAPH	



(www)

DISTRICT PLAN ITEM NO. (at time of assessment)	H111	**HNZ LIST NO. & CATEGORY**	n / a
LEGAL DESCRIPTION	Lot 1 DP 48072		
VALUATION NUMBER	2150004900		
DATE OF CONSTRUCTION	1918		
ARCHITECT / DESIGNER / BUILDER	JS Guthrie, architect		
STYLE	English Domestic Revival		

PHYSICAL DESCRIPTION

Two-storey homestead with L-shaped footprint and hipped roof forms. Rounded bays with conical roofs frame central entry on principal, north-facing elevation. Ground floor veranda shelters main entry and encircles north-west bay; column supports. Recessed balcony over entry. First floor bay windows reference Palladian motif with arched central window; ground floor French doors are glazed with multiple panes. Tall chimneystacks. Barrel-vaulted pool house.

MATERIALS / STRUCTURE

Reinforced concrete, timber, slate.

ADDITIONS / ALTERATIONS

Covered pool house addition to west (c.1990).

SETTING

The homestead is located off the southern terminus of Rakahuri Road on the north bank of the Ashley Rakahuri River. To the south across the river is the settlement of Summerhill. The extent of scheduling is the immediate garden setting of the homestead, rather than the land parcel as a whole.

HISTORY

JD Millton's Rakahuri Estate (1889) was acquired by Hugh Ensor in late 1906. Ensor married Kathleen McCracken in the following year and the couple had five children. The Ensors' homestead, including a new wing then in course of construction, was completely destroyed by fire on 5 January 1918. Four months later Christchurch architect JS Guthrie called tenders for a new residence. The Ensors also had a house in Christchurch and an interest in Double Hill Station at Lake Coleridge. Hugh Ensor died at Rakahuri in July 1943; his obituary stated that he was a leading Corriedale sheep breeder and exporter. The executors of Ensor's estate put Rakahuri on the market in August 1944 and it sold later in the month, having initially been passed in at auction. In 1944 the property comprised 2270 acres; advertisements for the clearing sale after the property had sold listed the contents of the homestead in some detail. Rakahuri has passed through a number of hands since 1944; by the late 1980s the homestead had been converted for use as a function and conference centre. The house is now back in private residential use.

HISTORIC AND SOCIAL SIGNIFICANCE

'Rakahuri' has historical significance for its association with the Ensor family and, more generally, the farming history of North Canterbury. It is also represents the pattern by which many large country estates throughout Canterbury were adapted for hospitality uses in the later 20th century.

CULTURAL AND SPIRITUAL SIGNIFICANCE

'Rakahuri' has cultural value as a demonstration of the way of life of its early residents.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

'Rakahuri' has architectural significance as the work of notable Canterbury architect, JS 'Jack' Guthrie (1883-1946). Guthrie worked in partnership with his brother Maurice and in the 1910s and 1920s the firm was one of Christchurch's most successful. Jack Guthrie is a significant figure in New Zealand's architectural history for the design of the landmark California bungalow 'Los Angeles' (1909) and for introducing the American Colonial Georgian Revival style to New Zealand with Long Cottage (1917). Guthrie had earlier designed alterations and additions to 'Rakahuri' (1912), which were lost in the fire of 1918. In addition to a number of Canterbury homestead designs, the Guthrie Brothers were also responsible for the 1918 extension of Ivey Hall at Lincoln College and the main block at Christchurch Boys' High School (1926). The partnership was dissolved in 1926.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

'Rakahuri' has technological and craftsmanship significance for its reinforced construction, which reflects the owners' response to the loss of the previous homestead to fire.

CONTEXTUAL SIGNIFICANCE

'Rakahuri' has contextual value for the contribution it makes to the historic character of the property and as a well-known North Canterbury homestead.

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

Although the dwelling post-dates 1900, its site has potential archaeological value given the colonial development of the property. From 1874 until 1889, when the property was subdivided and passed to his son, 'Rakahuri' was part of Captain Millton's 'Birch Hill' run.

SUMMARY OF HERITAGE SIGNIFICANCE

'Rakahuri', the former Ensor homestead, has overall heritage significance to the Glentui/Okuku area and Waimakariri district as a whole. The homestead has historical significance for its association with the Ensor family and cultural value as a demonstration of the way of life of its early inhabitants. 'Rakahuri' has architectural significance as a simplified English Domestic Revival style design homestead by JS Guthrie and technological and craftsmanship significance for its reinforced concrete construction. The homestead has contextual value for the contribution it makes to its rural setting and as a well-known North Canterbury homestead. The site of 'Rakahuri' has potential archaeological value given the property's pre-1900 development and use.

HERITAGE CATEGORY

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REFERENCES

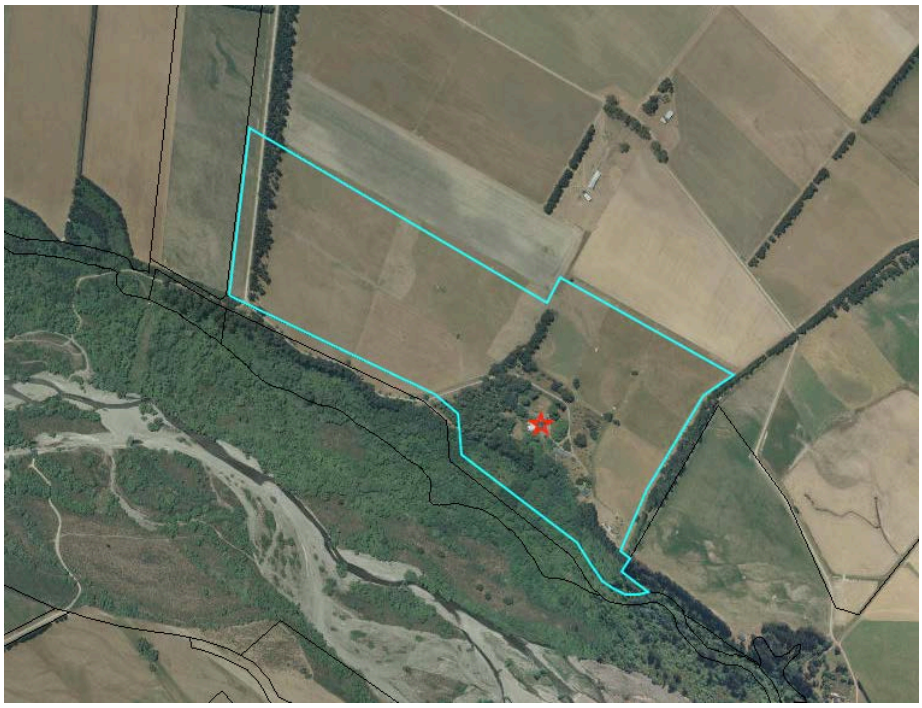
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REPORT COMPLETED 13 March 2019

AUTHOR Dr Ann McEwan / Heritage Consultancy Services



Extent of scheduling, limited to garden setting, ‘Rakahuri’, 2 Rakahuri Road, Glentui.



Land parcel as a whole, homestead site marked by star.

WAIMAKARIRI DISTRICT COUNCIL

HISTORIC HERITAGE ITEM RECORD FORM

2021 District Plan Item No.	**HH083**
HERITAGE ITEM NAME	'Pleasant View', former Fairweather homestead [aka 'Krakatoa']
ADDRESS	186 Summerhill Road, Summerhill, Cust
PHOTOGRAPH	



(WDC)

DISTRICT PLAN ITEM NO. (at time of assessment)	H183	**HNZ LIST NO. & CATEGORY**	n / a
LEGAL DESCRIPTION	Lot 7 DP 469532		
VALUATION NUMBER	2158002507		
DATE OF CONSTRUCTION	c.1883/85 + c.1895/1910?		
ARCHITECT / DESIGNER / BUILDER	Unknown		
STYLE	Bay villa		

PHYSICAL DESCRIPTION

Single-storey dwelling with irregular rectangular footprint and centre-gutter hipped roof. Principal, east-facing elevation has straight return veranda carried on posts with decorative brackets and frieze. Double-hung sash windows; large gabled bay window terminates veranda. Corbelled chimneys. Older gabled section on north side (?).

MATERIALS / STRUCTURE

Timber framing and weatherboard cladding, corrugated metal roofing.

ADDITIONS / ALTERATIONS

Reroofed (2010).

SETTING

The dwelling stands on the east side of Summerhill Road, north of its intersection with Conways Road. The house is screened from the roadside by mature vegetation. The extent of scheduling is limited to the immediate setting of the house, rather than the land parcel as a whole and notwithstanding the potential archaeological values of the house lot within the rural property.

HISTORY

Rural Section 7842 was conveyed by crown grant to Thomas Conway in 1866. Conway, his wife and children emigrated from England aboard the *Scoresby* in 1862 and lived in Christchurch for a time before taking up farming at Cust. Conway acquired three other rural sections in the district, his homestead block known as 'Maitland Vale' was on Summerhill Road, south of Conways Road. The first title on the 'Pleasant View' property was issued to Thomas Conway junior (1850-1921?) in September 1885. Frank Ernest Fairweather (1869-1943), who was born in Kaiapoi and grew up to farming life, took over 'Pleasant View' in 1893 and married Isabella Gardner two years later. The couple were members of the Presbyterian church and had five children. Fairweather, who was elected to the Cust Road Board in 1906, owned both 'Pleasant View' homestead and 'Pine Hill' farm on the other side of Summerhill Road in 1908, when he sold the latter to J Nelson. In August 1914 Frank Fairweather donated two horses to the national war effort; by July 1918 the property had been sold. JR Wallace briefly owned 'Pleasant View', offering it for sale in March 1919, at which time the farm was 607 acres in extent and the homestead was described as being of '13 rooms, built of the very best material, … with every convenience' (*Sun* 8 March 1919, p. 16). The property was once again on the market, this time on behalf of RA MacPhail, in the spring of 1922. It has passed through other hands since and was included in a local tour of historic places and gardens in 2009 and 2011.

HISTORICAL AND SOCIAL SIGNIFICANCE

'Pleasant View', the former Fairweather homestead, has historical significance for its association with the Conway and Fairweather families and, more generally, the pastoral development of Summerhill in the later 19th century. The appearance of the house and its history of ownership suggests that Thomas Conway junior may have built a first stage at the time of his marriage to Bessie Childs in 1883 and that a large-scale villa 'addition' was erected by FE Fairweather in either c.1895, when he married, or c.1910, according to modern local history information.

CULTURAL AND SPIRITUAL SIGNIFICANCE

'Pleasant View', the former Fairweather homestead, has cultural value as a demonstration of the way of life of its early owner/occupiers.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

'Pleasant View', the former Fairweather homestead, has architectural significance as a large-scale bay villa that was built on an elevated, terraced site to capitalise on the view towards the east. The homestead's designer is currently unknown.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

'Pleasant View', the former Fairweather homestead, has technological and craftsmanship value for the evidence it provides of Victorian (Edwardian?) building materials and methods. The homestead's builder is currently unknown.

CONTEXTUAL SIGNIFICANCE

'Pleasant View', the former Fairweather homestead, has contextual value for the contribution it makes to the historic character of its rural setting. The homestead's garden was designed for the Fairweathers by leading Canterbury landscape architect Alfred Buxton; remnants of his layout and planting have survived.

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

As the homestead likely pre-dates 1900 its site has potential archaeological values relating to the colonial development and use of the property.

SUMMARY OF HERITAGE SIGNIFICANCE

'Pleasant View', the former Fairweather homestead, has overall significance to Summerhill, Cust and the Waimakariri district as a whole. The dwelling has historical significance for its association with the Conway and Fairweather families and cultural value as a demonstration of the way of life of its early residents. 'Pleasant View', the former Fairweather homestead, has architectural significance as a bay villa built to capitalise on the outlook from its elevated site and technological and craftsmanship value for its construction methods and materials. 'Pleasant View', the former Fairweather homestead, has contextual value for the contribution it makes to the historic character of its setting and its site has potential archaeological values in view of the dwelling's likely age.

HERITAGE CATEGORY

B

REFERENCES

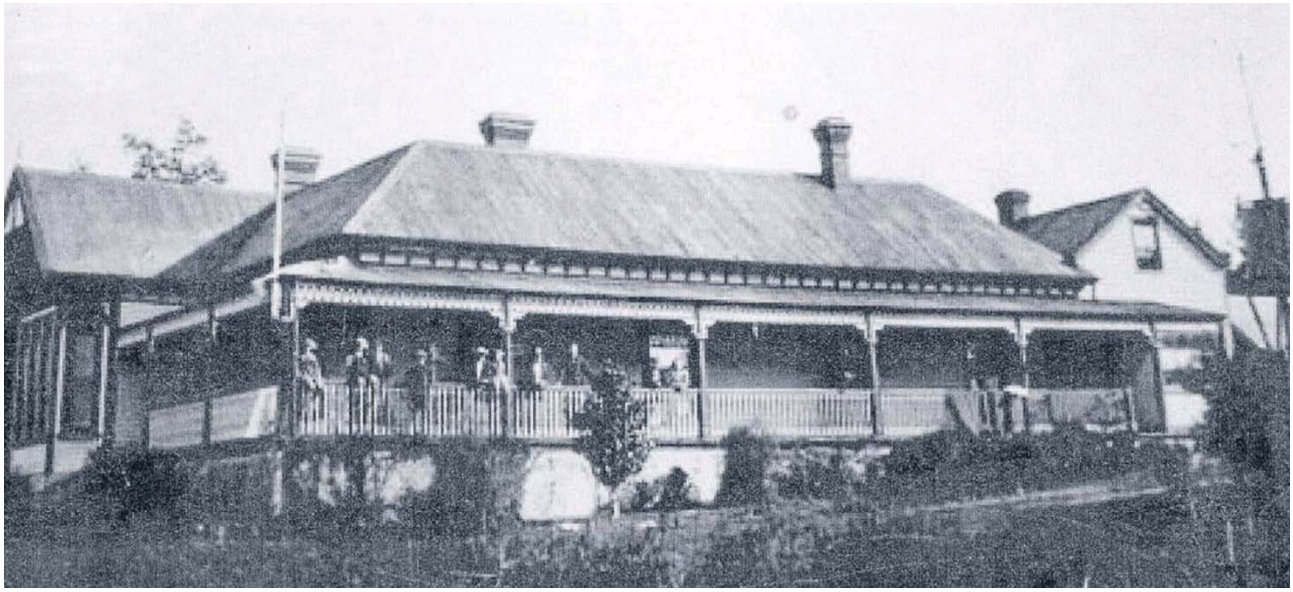
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REPORT COMPLETED 12 March 2019

AUTHOR Dr Ann McEwan / Heritage Consultancy Services



Extent of scheduling, limited to immediate setting of the house, 'Pleasant View', former Fairweather homestead, 186 Summerhill Road, Summerhill, Cust.



WAIMAKARIRI DISTRICT COUNCIL

HISTORIC HERITAGE ITEM RECORD FORM

2021 District Plan Item No.	**HH084**
HERITAGE ITEM NAME	former Summerhill School building
ADDRESS	365 Summerhill Road, Summerhill
PHOTOGRAPH	



(WDC)

DISTRICT PLAN ITEM NO. (at time of assessment)	H118	**HNZ LIST NO. & CATEGORY**	n / a
LEGAL DESCRIPTION	Part RS 7430		
VALUATION NUMBER	2158001500		
DATE OF CONSTRUCTION	1878		
ARCHITECT / DESIGNER / BUILDER	Thomas Cane, Canterbury Education Board architect		
STYLE	Victorian educational vernacular		

PHYSICAL DESCRIPTION

Single-storey building with rectangular footprint and gabled roof forms. Lean-to veranda along north elevation is terminated by lower-level gabled bay. Lean-to at rear (south elevation). Lower-level bay on west elevation. Double-hung sash windows and multi-pane casement windows and French doors.

MATERIALS / STRUCTURE

Timber framing and weatherboard cladding, corrugated metal roof.

ADDITIONS / ALTERATIONS

School building converted to residential use; southern gabled bay added (post-1947).

SETTING

The former school building is set back from the roadway on a triangular plot formed by the intersection of Summerhill Road in the north and Ashley Road in the south/south-east. The extent of scheduling is the land parcel as a whole, partly in view of the potential archaeological values of the property.

HISTORY

A side school of Cust School opened at Summerhill in June 1879 with an initial roll of 22. Helen Ladbrooke was the inaugural teacher and over the years the school building was also used for local gatherings and to host Presbyterian services and a Sunday school. It also served as the local post office for a time (1910-13). In December 1883 the school became independent of the Cust school district and was thereafter known as the Summerhill School. The school operated until December 1943, although it was closed for a period in c.1907/8, apparently due to a shortfall in funds to pay the teacher's salary. The school property was sold in c.1947, the former teacher's house (c.1883) having already been removed to Cust, and the former school building subsequently converted to residential use. The building remains in private residential use today. The 150th anniversary of the Cust area schools, including Summerhill and Springbank (1870-1975), was held in November 2017.

HISTORICAL AND SOCIAL SIGNIFICANCE

The former Summerhill School building has historical and social significance for its association with the rural community of Summerhill and the former teachers and pupils of the school. It appears that the former school was the only civic or public structure ever built in Summerhill. Its conversion to residential use, after the consolidation of schools in the area at Cust, is typical of the adaptive reuse of redundant educational buildings around New Zealand in the later 20th century.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The former Summerhill School building has cultural value as a demonstration of the way of life of a rural community in the late 19th and 20th centuries as well as historic education practices.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The former Summerhill School building has architectural significance as the work of notable Canterbury architect, Thomas Cane. Cane (1830-1905) was appointed provincial architect in 1874 and, following the abolition of the provincial government system in 1876, subsequently appointed architect to the Canterbury Education Board. Cane designed the Timeball Station in Lyttelton (1875) and the first Christchurch Girls' High School building (Christchurch Arts Centre, 1876) but undertook few architectural commissions after he was declared bankrupt in 1885.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The former Summerhill School building has craftsmanship value for the evidence of its Victorian timber construction and detailing.

CONTEXTUAL SIGNIFICANCE

The former Summerhill School building has contextual value as a local historic feature that marks the centre of the Summerhill rural area.

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

As the former school building pre-dates 1900 its site has potential archaeological significance.

SUMMARY OF HERITAGE SIGNIFICANCE

The former Summerhill School building has overall significance to Summerhill and Waimakariri district as a whole. The building has historical and social significance for its association with the former teachers and pupils of the school and cultural value as a demonstration of the way of life of a rural community in the late 19th and first half of the 20th

centuries. The former Summerhill School building has architectural significance for its design by Thomas Cane and craftsmanship value for its surviving Victorian timber construction and detailing. The former Summerhill School building has contextual value as a local historic feature and as a marker of the Summerhill rural community. As the school building pre-dates 1900 its site has potential archaeological significance.

HERITAGE CATEGORY

B

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REPORT COMPLETED 22 February 2019

AUTHOR Dr Ann McEwan / Heritage Consultancy Services



Extent of scheduling, 365 Summerhill Road, Summerhill, Cust.

WAIMAKARIRI DISTRICT COUNCIL

HISTORIC HERITAGE ITEM RECORD FORM

2021 District Plan Item No. **HH085**

HERITAGE ITEM NAME NZ Scout Association Memorial

ADDRESS 203 Gladstone Road, Woodend

PHOTOGRAPH



(DG McEwan, 2 March 2019)

DISTRICT PLAN ITEM NO. (at time of assessment) H119 **HNZ LIST NO. & CATEGORY** n / a

LEGAL DESCRIPTION Lot 1 DP 22801

VALUATION NUMBER 2161113200

DATE OF CONSTRUCTION 1954

ARCHITECT / DESIGNER / BUILDER Unknown

STYLE Pyramidal cairn

PHYSICAL DESCRIPTION

Pyramidal cairn set on stepped base within fenced enclosure. Cairn is inset with various plaques bearing names of scouting districts and commemorating the first Scout camp. Gate set into road boundary fencing provides access to monument.

MATERIALS / STRUCTURE

Concrete & stone.

ADDITIONS / ALTERATIONS

Relocated to roadside location (post-1963). 5th National Jamboree plaque installed (4 January 1969). Centennial Jamboree plaque installed (2008).

SETTING

The memorial stands on the south side of Gladstone Road, to the east of Woodend and to the south-west of Pegasus. It is signposted as a historic place. The extent of setting is limited to the immediate setting of the memorial.

HISTORY

A memorial to the NZ Boy Scouts Association's first camp, held 26 December 1908 to 2 January 1909, was erected in January 1954. Around 40 boys from throughout North Canterbury and Christchurch had attended the week-long camp under the leadership of Major David Cossgrove (1852-1920), a Tuahiwi teacher and former South African War soldier. Boy Scouts had had its genesis in August 1907 when British army officer Robert Baden-Powell held a demonstration camp to put in to practice his ideas about teaching boys the military scouting skills he had used and witnessed in the South African War. Baden-Powell and Cossgrove met while on service in South Africa. *Scouting for Boys*, Baden-Powell's 'handbook for instruction in good citizenship', was published in 1908 and the Boy Scouts Association quickly became an international national movement. The first troop of Girl Scouts in New Zealand was formed by Cossgrove's 14-year old daughter Muriel in December 1908. Thereafter a separate girls' division was established; it was known as the Girl Peace Scouts until 1923 when the New Zealand Girl Guide Association was formed. The Boy Scouts' first camp site was the former North Canterbury Mounted Rifles camping ground near the Woodend rifle range. Later camps were held on Joseph Stalker's farm at Woodend and Thomas Stone's Island Farm at Harewood. The parcel of land on which the memorial is located is now owned by the Scout Association of NZ, having been subdivided by NH McGowan in April 1963. After that date the memorial was moved to the road frontage of the property, where it remains today. Various plaques and stones have been added to the memorial since 1954.

HISTORICAL AND SOCIAL SIGNIFICANCE

The NZ Scout Association Memorial has historic and social significance for its association with the origins of the Boy Scout movement in New Zealand and the part played by Major Cossgrove and the early youth members of the organisation. Major Cossgrove was confirmed as Dominion Chief Scout by Baden-Powell in 1910, wrote the New Zealand version of *Scouting for Boys*, and organised Baden-Powell's tour of New Zealand in 1912. Three years later Cossgrove became the first paid organiser for the New Zealand scout movement. The NZ Boy Scouts Association of New Zealand became independent of the British association in 1953.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The NZ Scout Association Memorial has cultural value as a place of community identity and commemoration.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The NZ Scout Association Memorial has aesthetic value as a conventional pyramidal cairn.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The NZ Scout Association Memorial has craftsmanship value for its rustic construction and detailing.

CONTEXTUAL SIGNIFICANCE

The NZ Scout Association Memorial has contextual significance as a signposted historic feature near Woodend and for its relationship with the National Scout Museum in Kaiapoi.

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

As the memorial post-dates 1900, any potential archaeological significance of the site would likely relate to its earlier use and development.

SUMMARY OF HERITAGE SIGNIFICANCE

The NZ Scout Association Memorial has overall heritage significance to Woodend and the district of Waimakariri. The memorial has historical and social significance for its association with the origins of the Boy Scout movement in New Zealand and Major David Cossgrove and cultural value given its commemorative purpose. The NZ Scout Association Memorial has aesthetic value as a conventional pyramidal cairn and craftsmanship value for the quality of its rustic construction and detailing. The NZ Scout Association Memorial has contextual significance as a signposted historic feature within its rural setting.

HERITAGE CATEGORY

B

REFERENCES

- *Press* 3 November 1909, p. 6; 28 December 1909, p. 4; 26 February 1914, p. 8.
- *Lyttelton Times* 17 June 1908, p. 1; 29 December 1908, p. 3; 31 December 1908, p. 5.
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- https://www.nzmuseums.co.nz/collections/3087/national-scout-museum
- http://www.blueskies.org.nz/national-scout-museum.html
- https://www.nzmuseums.co.nz/collections/3087/objects/279084/1911-scout-postcard-promoting-w-stranges-co-ltd-window-display#prettyPhoto
- https://blogs.otago.ac.nz/thehockenblog/2010/10/22/treasures-abound-in-recently-catalogued-scout-archives/
- https://teara.govt.nz/en/biographies/3c34/cossgrove-david

REPORT COMPLETED	7 March 2019
AUTHOR	Dr Ann McEwan / Heritage Consultancy Services



Extent of setting, limited to the immediate setting, 203 Gladstone Road, Woodend.

WAIMAKARIRI DISTRICT COUNCIL

HISTORIC HERITAGE ITEM RECORD FORM

2021 District Plan Item No.	**HH086**
HERITAGE ITEM NAME	'Stratford Grove', former Josling residence
ADDRESS	458 Rangiora Woodend Road, Rangiora
PHOTOGRAPH	



(WDC)

DISTRICT PLAN ITEM NO. (at time of assessment)	H121	**HNZ LIST NO. & CATEGORY**	n / a
LEGAL DESCRIPTION	RS 1211		
VALUATION NUMBER	2159150700		
DATE OF CONSTRUCTION	c.1880?		
ARCHITECT / DESIGNER / BUILDER	John Josling, owner/builder		
STYLE	Italianate villa		

PHYSICAL DESCRIPTION

Two-storey dwelling with irregular rectangular footprint and hipped roof forms. Principal, south-facing elevation has full height bay with boxed bay window, straight veranda and entrance with side- and fanlights. Modern return veranda linking north and west elevations is terminated by bays with Chicago windows. Pediments over double-hung sash windows. Single-storey extension to east with veranda on north elevation.

MATERIALS / STRUCTURE

Timber framing and weatherboards. Tile roofing with brick chimneys.

ADDITIONS / ALTERATIONS

Clad in polite (1950s?). Restored and extended, polite cladding removed (c.1984-94).

SETTING

'Stratford Grove' stands on the north side of Rangiora Woodend Road, west of its intersection with Smarts Road and east of Rangiora township. The house is set back from the road, within a mature garden, but can be glimpsed from the public domain. A late 19th century barn on the property was restored in c.2010. The extent of scheduling is limited to the immediate garden setting of the house, rather than the land parcel as a whole, notwithstanding the potential archaeological values of the property.

HISTORY

'Stratford Grove' was built as a retirement home by John and Ellen Josling, who had arrived in Canterbury with the eldest two of their seven children in March 1851. Settling first in Lyttelton, John Josling established himself as a carpenter but in the later 1850s he began a business, which soon eclipsed his building activities, as a nurseryman. By April 1862 the Joslings had moved to Rangiora where John (1822-86) ran the North Brook Nursery. Rural Section 1211, on which the Josling house was built, was offered for sale in April 1877 and was undeveloped at that time. The house was extant by the time Ellen died at Stratford Grove in 1882, aged 60 years; John died four years later. After 1888 the house passed through a number of hands (William Atkinson, DG Matheson, Thomas Murridge and Alexander Campbell) before it was acquired by Charles Leech in 1903. Leech, who was a local flour and flax miller, had leased the farm since 1898 but sold it to Frederick Horrell in 1905. Since 1924 the property has had a number of changes of ownership. It remains in private residential use.

HISTORIC AND SOCIAL SIGNIFICANCE

'Stratford Grove' has historical and social significance for its association with John Josling, a pioneer nurseryman, his wife Ellen and their family and those who later owned and lived in the house.

CULTURAL AND SPIRITUAL SIGNIFICANCE

'Stratford Grove' has cultural value as it demonstrates the way of life of its early owner-occupiers.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

'Stratford Grove' has architectural significance as an Italianate villa reputedly built by John Josling. The Italianate style was popular for large country houses in the 1870s and early 1880s. 'Stratford Grove' was sympathetically restored and extended in the late 20th century.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

'Stratford Grove' has technological and craftsmanship value for the evidence it provides of Victorian construction methods and materials.

CONTEXTUAL SIGNIFICANCE

'Stratford Grove' has contextual value as a local feature that contributes to the historic character of its rural setting and the environs of Rangiora.

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

As the dwelling pre-dates 1900, its site has potential archaeological significance.

SUMMARY OF HERITAGE SIGNIFICANCE

'Stratford Grove', the former Josling residence, has overall heritage significance to Rangiora and the Waimakariri district. The house has historic and social significance for its association with the Josling family and cultural value as a demonstration of the way of life of its early owners and occupants. 'Stratford Grove' has architectural significance as an Italianate villa reputedly designed and built by its first owner and technological and craftsmanship value for its late 19th century timber construction and detailing. 'Stratford Grove' has contextual value as a local historic feature and its site has potential archaeological significance given the development of the dwelling's age.

HERITAGE CATEGORY

B

REFERENCES

- *Press* 31 May 1866, p. 2; 2 March 1872, p. 3; 8 May 1872, p. 1; 11 October 1873, p. 3; 20 September 1882, p. 2; 23 December 1889, p. 8; 16 January 1909, p. 1; 9 October 1926, p. 2; 18 November 1939, p. 20.
- *Star* 13 March 1884, p. 2; 7 November 1885, p. 2; 23 June 1886, p. 3; 7 May 1887, p. 2.
- *Lyttelton Times* 12 August 1854, p. 4; 2 December 1857, p. 1; 24 January 1863, p. 6; 4 July 1863, p. 1; 10 March 1870, p. 4; 11 March 1872, p. 2; 25 February 1876, p. 1; 26 April 1877, p. 4; 2 December 1885, p. 2; 14 October 1886, p. 8; 5 January 1889, p. 1; 13 January 1890, p. 8; 15 February 1896, p. 1.
- *Timaru Herald* 2 July 1914, p. 3.
- Macdonald Dictionary of Canterbury Biographies, Canterbury Museum; available online.
- http://www.rangioracroquet.org.nz/history/history.html
- https://paperspast.natlib.govt.nz/imageserver/parliamentary/?oid=AJHR1928-I.1.3710&getpdf=true
- *Cyclopedia of New Zealand – Canterbury Provincial District* Christchurch, 1903; available online.
- S Challenger 'Pioneer Nurseryman of Canterbury, New Zealand (1850-65) *Garden History* Vol. 7, No. 1 (Spring, 1979), pp. 25-64; available online.
- http://freepages.rootsweb.com/~nzbound/genealogy/travancore.htm

REPORT COMPLETED 11 March 2019

AUTHOR Dr Ann McEwan / Heritage Consultancy Services



Extent of scheduling, 'Stratford Grove', 458 Rangiora Woodend Road, Rangiora.



Land parcel as a whole with house marked by star.


House as built.

WAIMAKARIRI DISTRICT COUNCIL

HISTORIC HERITAGE ITEM RECORD FORM

2021 District Plan Item No. **HH087**

HERITAGE ITEM NAME St Alban's Anglican Church

ADDRESS 528 Mill Road, Ohoka

PHOTOGRAPH



(www)

DISTRICT PLAN ITEM NO. (at time of assessment) H123 **HNZ LIST NO. & CATEGORY** n / a

LEGAL DESCRIPTION Lot 2 DP 10011

VALUATION NUMBER 2174004300

DATE OF CONSTRUCTION 1882

ARCHITECT / DESIGNER / BUILDER James Barker, designer; Robert Miller, builder

STYLE Colonial Gothic Revival

PHYSICAL DESCRIPTION

Single-storey church with rectangular footprint and gabled roof. Apsidal end (east elevation) and combined entrance/belltower (south-west corner). Vestry on north side. Lancet arched windows set with diamond pattern leadlights. Tripartite window in apse, hood moulds over windows, lancet arched louvred vents in belltower.

MATERIALS / STRUCTURE

Concrete foundations, timber frame and stucco cladding, corrugated metal roofing.

ADDITIONS / ALTERATIONS

Stucco cladding over original board and batten (date unknown). Church hall erected on the site (1950s).

SETTING

The church is located on the north side of Mill Road, roughly midway between Bradleys Road in the west and Whites Road in the east. The former vicarage (H041) is to the west of the church. A mid-century auxiliary building is located beside the church to the west. The extent of setting is the land parcel on which the church and belltower are located.

HISTORY

St Alban's Anglican Church at Ohoka was consecrated on 31 May 1882 by Bishop Harper of Christchurch. The Rev FR Inwood was then the curate of the parish and on the same day a part of the public cemetery between Ohoka and Mandeville was consecrated for Anglican burials. In 1909 Te Wai Pounamu, a Maori girls' college, was established in the church vicarage (1879) next door, which had become vacant with the merger of the St Stephen's Tuahiwi and St Alban's parishes. Today St Alban's is part of the Kaiapoi parish and services are held on the second Sunday of each month.

HISTORICAL AND SOCIAL SIGNIFICANCE

St Alban's Anglican Church has historical and social significance for its association with the Anglican congregation of Ohoka and, in the early 20th century, the establishment of Te Wai Pounamu Maori Girls' College.

CULTURAL AND SPIRITUAL SIGNIFICANCE

St Alban's Anglican Church has cultural and spiritual significance as a place of Anglican worship and fellowship.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

St Alban's Anglican Church has architectural significance as a colonial Gothic Revival style church built to the design of local builder-farmer James Barker. Barker (1828-1906), a carpenter from Cambridge, emigrated from England with his wife Mary and their three children in 1858 and settled in North Canterbury in the following year. Barker built Rangiora's first Anglican church in 1860 and also farmed at Ohoka. It was reported that he gave the design for the church free of charge.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

St Alban's Anglican Church has technological and craftsmanship value for its construction and detailing by Eyreton contractor Robert Miller.

CONTEXTUAL SIGNIFICANCE

St Alban's Anglican Church has contextual significance as a historic feature in Ohoka and for its relationship with the former church vicarage (H041) which is located nearby.

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

As the church pre-dates 1900 its site has potential archaeological value relating to the structure's construction and early use.

SUMMARY OF HERITAGE SIGNIFICANCE

St Alban's Anglican Church has overall heritage significance to Ohoka and Waimakariri district as a whole. The church has historic and social significance for its association with the Anglican congregation of Ohoka and cultural and spiritual significance for its religious use and purpose. St Alban's Anglican Church has architectural significance as a colonial Gothic Revival style church designed by local builder/farmer James Barker and technological and craftsmanship value for its construction and detailing. St Alban's Anglican Church has contextual significance as a historic feature at Ohoka and for its relationship to the former vicarage, which is also a scheduled heritage site. The church property has potential archaeological value in view of the structure's pre-1900 construction.

HERITAGE CATEGORY

B

REFERENCES

- *Press* 12 August 1872, p. 3; 3 December 1881, p. 4; 15 May 1882, p. 1; 1 June 1882, p. 2; 26 September 1883, p. 3; 2 June 1906, p. 10; 7 June 1906, p. 1; 24 May 1930, p. 4; 7 May 1932, p. 4.
- *Star* 22 May 1882, p. 2; 5 March 1909, p. 1.
- *Globe* 5 June 1882, p. 2.
- *Lyttelton Times* 7 March 1882, p. 4; 31 May 1906, p. 1; 1 June 1906, p. 6; 3 May 1907, p. 2.
- *North Canterbury Gazette* 4 May 1934, p. 3.
- https://libraries.waimakariri.govt.nz/heritage/local-history/places-of-the-waimakariri/surrounding-areas/history-of-the-churches-of-clarkville,-eyreton,-flaxton,-ohoka-and-swannanoa
- http://www.heritage.org.nz/the-list/details/3738
- http://nzetc.victoria.ac.nz/tm/scholarly/tei-Cyc03Cycl-t1-body1-d4-d22.html
- http://thecommunityarchive.org.nz/node/67072/description
- DN Hawkins *Rangiora: the passing years and people in a Canterbury country town* Rangiora, 1993.

REPORT COMPLETED 10 February 2019

AUTHOR Dr Ann McEwan / Heritage Consultancy Services



Extent of setting, St Alban's Anglican Church, 528 Mill Road, Ohoka.

WAIMAKARIRI DISTRICT COUNCIL

HISTORIC HERITAGE ITEM RECORD FORM

2021 District Plan Item No.	**HH088**
HERITAGE ITEM NAME	Rangiora Railway Station
ADDRESS	2 Blackett Street, Rangiora
PHOTOGRAPH	



(www)

DISTRICT PLAN ITEM NO. (at time of assessment)	H124	**HNZ LIST NO. & CATEGORY**	n / a
LEGAL DESCRIPTION	Lot 8 DP 69077 & Part RS 917		
VALUATION NUMBER	2166141702		
DATE OF CONSTRUCTION	1908-9		
ARCHITECT / DESIGNER / BUILDER	George Troup, principal architect, NZ Railways Department		
STYLE	Troup class B/C gable station		

PHYSICAL DESCRIPTION

Single-storey building with rectangular footprint and gabled roof. Gabled canopy over station platform is supported by ten steel posts with open trussed roof; wrought iron hoops decorate the truss structure. Vertical boarding of canopy's gable ends is rounded at the bottom to give a scalloped effect. Multiple panelled doors on east (platform) elevation have fanlights. Multi-pane double-hung sash windows. Bracketed eaves on west elevation, which has a lean-to veranda carried on timber posts along its length.

MATERIALS / STRUCTURE

Timber framing and rusticated weatherboard cladding, corrugated iron roofing.

ADDITIONS / ALTERATIONS

Marseilles tile roof removed, replaced with corrugated iron (c.1977). Chimneys removed and west elevation veranda erected (date unknown).

SETTING

The station building is located to the north of the eastern terminus of Blackett Street, north-east of the town centre. It is on the west side of the rail corridor, within a light industrial setting. The extent of setting is the land parcel on which the station building is located and that portion of Part RS 917 immediately adjacent to the station building and over which the canopy projects.

HISTORY

Rangiora's railway station, as distinct from the station building, opened on 5 November 1872; the Southbrook to Rangiora section of the northern line from Christchurch having reached completion in late October of that year. The Rangiora to Oxford branch line opened as far as Cust on 7 December 1874. A station building at Rangiora was in situ by 1875, although it was noted by a correspondent to the *Lyttelton Times* in May 1879 that the station possessed no refreshment rooms. At the turn of the 20th century nine passenger trains and six goods trains passed through the station each day. The stationmaster, Alexander Donaldson, had a staff of five and the Inspector for the Permanent Way for Rangiora District also had an office in the station building. Following local representations to central government requesting a new station building, construction commenced in August 1908. It was reported that staff had taken possession of the new building on 8 March 1909; the old station was then disassembled for reuse at Kirwee. The station building closed in 1988 and has been leased to various retail and hospitality operators since that time. Today the Station Café and Restaurant occupies the building, while the platform continues to serve patrons of the Coastal Pacific Christchurch to Picton line.

HISTORICAL AND SOCIAL SIGNIFICANCE

The Rangiora Railway Station has historical significance for its association with the development of Canterbury's railways infrastructure since the early 1870s and the extent of railway operations at Rangiora in the early 20th century which warranted a new station of this size and scale.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The Rangiora Railway Station has cultural value as a demonstration of the way of life of past station staff and patrons and for the esteem in which it is held by the Rail Heritage Trust of New Zealand.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The Rangiora Railway Station has architectural significance as a standard Troup-era railway station design. Sir George Troup (1863-1941) was the principal architect of the Railways Department from 1888 until his retirement in 1925 and under his direction the department developed a set of standardised plans for railway buildings that were erected nationwide. Best-known for the Dunedin Railway Station (1904), Troup was also an active member of the Presbyterian church and served on Wellington City Council after his retirement from the NZ Railways. He was knighted in 1937.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The Rangiora Railway Station has technological and craftsmanship value for its Edwardian timber and metal construction and detailing. The contractors for the station building are currently unknown.

CONTEXTUAL SIGNIFICANCE

The Rangiora Railway Station has contextual significance as a local historic feature, both within Rangiora and on the Coastal Pacific line. Historically the railway station was set within a garden, winning the B grade section of the railway station gardens competition in 1935.

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

Although the building post-dates 1900 its site has potential archaeological significance relating to the 19th century development of the station precinct.

SUMMARY OF HERITAGE SIGNIFICANCE

The Rangiora Railway Station has overall heritage significance to Rangiora and to Waimakariri district as a whole. The building has historical and social significance for its association with the development of the town's transport infrastructure and cultural value for its association with the way of life of its early staff and patrons. The Rangiora Railway Station has architectural significance as a Troup-era gabled railway station and technological and craftsmanship value for the methods and materials used in its construction. The Rangiora Railway Station has contextual significance as a local historic feature and potential archaeological significance in view of the site's development since the early 1870s.

HERITAGE CATEGORY

B

REFERENCES

- *Press* 6 October 1870, p. 4; 2 December 1874, p. 4; 30 December 1908, p. 6; 12 October 1934, p. 4; 1 November 1934, p. 4; 21 November 1935, p. 5; 21 January 1936, p. 4; 22 June 1937, p. 16; 12 January 1939, p. 3; 27 January 1939, p. 6; 15 February 1939, p. 4.
- *Lyttelton Times* 29 February 1872, p. 1; 30 May 1879, p. 5; 2 October 1906, p. 6; 13 June 1907, p. 6; 20 June 1907, p. 6; 30 January 1908, p. 6; 14 May 1908, p. 3; 28 July 1908, p. 6; 17 May 1909, p. 6; 24 June 1909, p. 6; 10 May 1911, p. 8; 8 June 1911, p. 6.
- *Star* 23 October 1872, p. 2; 9 March 1909, p. 3.
- *North Canterbury Gazette* 5 April 1935, p. 4.; 15 June 1939, p. 5.
- *Cyclopedia of New Zealand - Canterbury Provincial District* Christchurch, 1903 (available online).
- Archives New Zealand.
- http://www.railheritage.org.nz/Register/Listing.aspx?c=21&r=4&l=34
- https://libraries.waimakariri.govt.nz/heritage/local-history/places-of-the-waimakariri/rangiora/history-of-rangiora-railway-station
- https://www.greatjourneysofnz.co.nz/coastal-pacific/plan/stations/rangiora-railway-station/
- http://therangiorastation.co.nz
- https://teara.govt.nz/en/biographies/2t49/troup-george-alexander

REPORT COMPLETED 20 February 2019

AUTHOR Dr Ann McEwan / Heritage Consultancy Services



Extent of setting, Rangiora Railway Station, 2 Blackett Street and adjacent platform, Rangiora.

WAIMAKARIRI DISTRICT COUNCIL

HISTORIC HERITAGE ITEM RECORD FORM

2021 District Plan Item No.	**HH089**
HERITAGE ITEM NAME	West Eyreton War Memorial
ADDRESS	2 Earlys Road, West Eyreton
PHOTOGRAPH	



(www)

DISTRICT PLAN ITEM NO. (at time of assessment)	H125	**HNZ LIST NO. & CATEGORY**	n / a
LEGAL DESCRIPTION	Pt RS 12574		
VALUATION NUMBER	2170005800		
DATE OF CONSTRUCTION	1922		
ARCHITECT / DESIGNER / BUILDER	Unknown		
STYLE	Classical		

PHYSICAL DESCRIPTION

Triumphal arch centred on West Eyreton Hall entry is flanked by split-level boundary walls. Marble plaques on west face with stone keystone set in to arch bearing inscription 'Great War 1914 – 1918'. '.Lest We Forget.' is inscribed in relief on entablature above arch. Stepped copings on framing wall piers. Textured brick detailing; low side walls have pipe railing.

MATERIALS / STRUCTURE

Brick, stone, concrete & pipe railing.

ADDITIONS / ALTERATIONS

Addition of WWII memorial plaque (post-1945). Post-EQ reconstruction of arch, including installation of South African War memorial and rededication plaques (2014).

SETTING

The war memorial arch and its flanking walls are situated on the western boundary of the West Eyreton Hall site, which is bounded by Earlys Road to the west and North Eyre Road to the south. The extent of setting is the land parcel on which the memorial arch is located and it includes the West Eyreton Hall in view of the relationship between the two structures.

HISTORY

The West Eyreton War Memorial was unveiled on 4 June 1922 by Prime Minster William Massey. FG Horrell was the chairman of the Memorial Committee which erected the memorial arch in front of the West Eyreton Hall. The site was chosen because local soldiers had been farewelled from the hall before leaving for the war. The two local men, Eric Plank and George Smith, who lost their lives in the war were named on the memorial; a further seven names, including that of Leonie Woodfield (1918-42) who died during her service in the NZ Women's Auxiliary Air Force, were added after World War II. The memorial was damaged in the September 2010-11 Canterbury earthquakes and was subsequently deconstructed and rebuilt in concrete and brick veneer in late 2014. It was rededicated on ANZAC Day 2015 and remains the focus for local ANZAC Day commemorations.

HISTORICAL AND SOCIAL SIGNIFICANCE

The West Eyreton War Memorial has historic and social significance for its association with the local commemoration of World War I and II and, more generally, the proliferation of ornamental war memorials that were erected throughout New Zealand in the 1920s. It is directly connected to the people, and their families, whose names are inscribed upon the monument.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The West Eyreton War Memorial has cultural significance as a place of community identity and historic continuity. The memorial has commemorative significance and remains the focus for local ANZAC Day commemorations.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The West Eyreton War Memorial has aesthetic value as a simplified form of the triumphal arch that was popular, often in tandem with entrance gates, for memorials around New Zealand after World War I. The designer of the memorial is currently unknown.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The West Eyreton War Memorial has craftsmanship value for the quality of its brick construction and detailing. The arch was rebuilt using the original bricks by CYB Construction and Peter Dunn, a Rangiora stonemason, in 2014.

CONTEXTUAL SIGNIFICANCE

The West Eyreton War Memorial has contextual significance as a local landmark and for its relationship with the West Eyreton Hall in which are kept the Honour Rolls for the district.

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

Although the memorial post-dates 1900, its site may have potential archaeological significance site relating to its earlier use and development. The hall, which was enlarged in the 1980s, appears to date to c.1898.

SUMMARY OF HERITAGE SIGNIFICANCE

The West Eyreton War Memorial has overall heritage significance to West Eyreton and the district of Waimakariri. The memorial has historical and social significance for its association with the local men and women who undertook war service and cultural significance given its commemorative purpose. The West Eyreton War Memorial has aesthetic value as a simplified triumphal arch and craftsmanship value for the quality of brick construction and detailing. The West Eyreton War Memorial has contextual significance as a local landmark and for its

relationship with the West Eyreton Hall; its site may have potential archaeological value relating to its pre-1900 use and development.

HERITAGE CATEGORY

B

REFERENCES

- *Press* 30 May 1922, p. 1; 3 June 1922, p. 8; 5 June 1922, p. 5; 6 June 1922, p. 6; 31 October 2014, p. A4.
- *North Canterbury Gazette* 7 May 1935, p. 3.
- *Lyttelton Times* 12 September 1898, p. 5.
- *Poverty Bay Herald* 6 June 1922, p. 7.
- *Northern Outlook* 1 November 2014 & 21 March 2015 (available online).
- https://nzhistory.govt.nz/media/photo/west-eyreton-war-memorial
- J Phillips & C Maclean *The Sorrow and the Pride – New Zealand War Memorials* Wellington, 1990.
- Online Cenotaph, Auckland War Memorial Museum.
- *Cyclopedia of New Zealand - Canterbury Provincial District* Christchurch, 1903 (available online).

REPORT COMPLETED 7 February 2019

AUTHOR Dr Ann McEwan / Heritage Consultancy Services



Extent of setting, 2 Earlys Road, West Eyreton.

WAIMAKARIRI DISTRICT COUNCIL

HISTORIC HERITAGE ITEM RECORD FORM

2021 District Plan Item No.	**HH090**
HERITAGE ITEM NAME	St Matthew's Anglican Church & Jubilee Memorial Belltower
ADDRESS	1 Mairaki Road, Fernside
PHOTOGRAPH	  (Dr A McEwan, 10 July 2019)
DISTRICT PLAN ITEM NO. (at time of assessment)	H126 **HNZ LIST NO. & CATEGORY** n / a
LEGAL DESCRIPTION	Part RS 5927
VALUATION NUMBER	2159105401
DATE OF CONSTRUCTION	1874/1881 (church); 1890/1924 (belltower)
ARCHITECT / DESIGNER / BUILDER	Benjamin Mountfort, architect; M Allen & Son (1876) & Boyd & Keir (1881), builders – CS Ayers, designer (1924 belfry)
STYLE	Colonial Gothic Revival

PHYSICAL DESCRIPTION

Single-storey church with rectangular footprint and gabled roof. Gabled vestry on north elevation has lean-to entry on west side. Apse with cross-gabled bay at east end has taller roof than nave. Entrance sheltered by gabled hood carried on braces. Narrow lancet arched windows, trefoil vents in gable ends. Stained glass windows. Belltower has flared concrete base with lancet arched entry and gabled roof.

MATERIALS / STRUCTURE

Church: concrete foundations and apse, timber frame and cement board cladding, corrugated metal roofing. Belltower: concrete base with steel frame and cement board cladding.

ADDITIONS / ALTERATIONS

Apse addition (1881). Lower part of belfry replaced (1924). Reclad (church early 1950s, belltower 1956).

SETTING

The church is located on the south side of Mairaki Road, immediately adjacent to its intersection with Lilly Road. Mairaki Road intersects with Mount Thomas Road and Priors Road just north of the Lilly Road intersection. The belltower is to the west of the church. The site is

planted with mature trees. The extent of setting is the land parcel on which the church and belltower are located.

HISTORY

The building committee tasked with erecting an Anglican church at Fernside convened in June 1873 and resolved to call tenders on the basis of the £100 that had already been collected and the additional 25% of the total funds raised that had been committed by JT (John Thomas) Brown of the Mt Thomas run. Christchurch diocesan architect BW Mountfort called tenders in August of the same year and the foundation stone was laid on 12 January 1874. The first stage of St Matthew's Anglican Church was consecrated by Bishop Harper on 20 July 1874; the Rev Canon Dudley, the vicar of St John's in Rangiora, was the first minister of the church. The apse was added to the church in 1881 in memory of Emily Brown, the wife of JT Brown. Other memorials were later installed in memory of Brown, Ann Mannering and Samuel Heywood. In 1890 a belltower was erected beside the church; this was partially rebuilt in concrete as a jubilee memorial in 1924. Since 1945 St Matthew's has been part of the Rangiora parish, having previously been connected to Ashley and Loburn, Ohoka and Cust. The church hosts weekly services for the congregations of St Matthew's and St Mary's Church, Southbrook.

HISTORICAL AND SOCIAL SIGNIFICANCE

St Matthew's Anglican Church and Belltower have historical and social significance for their association with the Anglican congregation of Fernside and the families who supported the church, including the Browns, Mannerings and Heywoods.

CULTURAL AND SPIRITUAL SIGNIFICANCE

St Matthew's Anglican Church and Belltower have cultural and spiritual significance as a place of Anglican worship and the means by which to call the congregation together. The church also has commemorative value for the memorials housed within it.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

St Matthew's Anglican Church has architectural significance as the work of the preeminent Canterbury architect, Benjamin Mountfort (1825-98). Mountfort trained and practised in London before emigrating to New Zealand with his family in 1850; a colonist on one of the 'First Four Ships'. He designed churches for the Anglican diocese throughout his career and was also responsible for the Canterbury Provincial Council buildings (1858-65), and early buildings for Canterbury Museum (1869 +) and Canterbury University College (1877/1882, Christchurch Arts Centre). Mountfort was an ardent proponent of the Gothic Revival style and 'by the 1880s he was recognised as New Zealand's foremost church architect' (Lochhead, NZDB entry – see below). He was a member of the Anglican church, a leader in the profession, and is credited with playing a key role in establishing the architectural character of Christchurch. Mountfort also designed the Fernside parsonage (1876), which was later demolished.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

St Matthew's Anglican Church and Belltower have technological and craftsmanship significance for their construction and detailing, including the stained-glass windows later installed in the church. Messrs M Allen & Son were the Christchurch builders responsible for the first stage of the church's construction; Rangiora firm Boyd and Keir added the concrete apse in 1881. The English stained-glass windows in the church include *Faith* by leading Victorian stained-glass makers Lavers, Barraud & Westlake (Emily Brown memorial, 1882), the *Risen Christ's First Appearance* (Ann Mannering memorial, 1902), *Christ and the Woman of Samaria at the Well* (JT Brown memorial, c.1905), and the *Angel of the Nativity* (1929) by Arnold Robinson in memory of Herbert Brown (1860-1928). The reredos and altar installed in

1926 in memory of Samuel Heywood were made by Christchurch master carver Frederick Gurnsey.

CONTEXTUAL SIGNIFICANCE

St Matthew's Anglican Church and Belltower have contextual significance as historic features in a rural setting north-west of the Fernside village centre. The location of the church property reflects the historic centre of the church community, which included the Browns of Mount Thomas who forded the Ashley River to attend services.

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

As the church and belfry pre-date 1900 their site has potential archaeological value relating to the structures' construction and early use.

SUMMARY OF HERITAGE SIGNIFICANCE

St Matthew's Anglican Church & Jubilee Memorial Belltower have overall heritage significance to Fernside and Waimakariri district as a whole. The church and belltower have historic and social significance for their association with Anglican worship and the local families who endowed the church and cultural and spiritual significance for their religious use and commemorative purpose. St Matthew's Anglican Church has architectural significance as the work of leading New Zealand architect Benjamin Mountfort and technical and craftsmanship significance for its construction and detailing. St Matthew's Anglican Church and Belltower have contextual significance as historic features within a rural setting north-west of Fernside and their site has potential archaeological value in view of both structure's pre-1900 construction.

HERITAGE CATEGORY

B

REFERENCES

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REPORT COMPLETED 10 February 2019

AUTHOR Dr Ann McEwan / Heritage Consultancy Services



Extent of setting, St Matthew's Anglican Church & Jubilee Memorial Belltower, 1 Mairaki Road, Fernside.

WAIMAKARIRI DISTRICT COUNCIL

HISTORIC HERITAGE ITEM RECORD FORM

2021 District Plan Item No.	**HH091**
HERITAGE ITEM NAME	Birch Hill Cemetery Millton/Ford family and World War I Memorial
ADDRESS	130 Garry River Road, Glentui
PHOTOGRAPH	



(www)

DISTRICT PLAN ITEM NO. (at time of assessment)	N/A	**HNZ LIST NO. & CATEGORY**	9251 / 2 (cemetery)
LEGAL DESCRIPTION	Lot 1 DP 10564		
VALUATION NUMBER	2150005300		
DATE OF CONSTRUCTION	late 1930s		
ARCHITECT / DESIGNER / BUILDER	Unknown		
STYLE	Rustic		

PHYSICAL DESCRIPTION

Symmetrical structure comprised of a slightly curved wall supported by flared buttresses and sheltering an altar-style plinth atop a paved base. Memorial has rectangular footprint and Celtic/Maori inspired decorative relief work. Wall and plinth inset with bronze panels; three in all with one dedicated to members of the Millton/Ford family, another to the men of Birch Hill Station who fought in World War I and the third to the horses of the 8th Regiment NZ Mounted Rifles that died in the war.

MATERIALS / STRUCTURE

River stones, bronze and concrete.

ADDITIONS / ALTERATIONS

Unknown, if any.

SETTING

The memorial stands within the Birch Hill Cemetery to the east of Garry River Road and to the south of the Garry River. The Birch Hill Station homestead is to the west of the cemetery. The memorial stands at the back of the cemetery reserve and is set against a backdrop of trees and shrubs. The scheduled setting is the land parcel on which the memorial and cemetery are located. It is noted that the HNZPT list entry # 9251 is for the cemetery as a whole and that the entrance gates to the cemetery are outside the subject site.

HISTORY

In October 1933 Lieutenant-Colonel EB Millton's offer of a public cemetery on his Birch Hill Station property was accepted by the Ashley County Council. The Millton family had owned the Birch Hill Station since 1874 and Edward Bowler (Ted) Millton (1861-1942) was a keen horseman and member of the local mounted rifles company. He married Maud(e) Ford (1867-1946) in 1892 and the couple commissioned leading Canterbury architect Samuel Hurst Seager to design their new homestead in 1908. The ACC agreed to recommend to the Governor-General that the trustees of the cemetery should be Millton, his brother-in-law Reginal Ford and Councillor JD McCracken. The site was subdivided by Millton in May 1935 but it would appear that the status of the cemetery remained unresolved for some time, given that it was reported in mid-1942 that the cemetery was a private burial ground for family members and permanent staff of the station. EB Millton's funeral was held on 13 March 1942 at the Birch Hill Cemetery. Having had no children the Milltons bequeathed their property to the Sunlight League for use as a children's home after Maud Millton's death in 1946. The home closed in 1985 and the homestead became a private home once again in c.1990. In 1980 the Hurunui District Council took over the management of the cemetery, which is now vested with the Waimakariri District Council and operates as a public burial place.

HISTORIC AND SOCIAL SIGNIFICANCE

The Birch Hill Cemetery Memorial has historic and social significance for its association with Maud and Edward Bowler Millton, Birch Hill Station, and the men and horses that were sent from the district to serve in World War I.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The Birch Hill Cemetery Memorial has cultural significance as a mid-20th century commemorative structure that contributes to a sense of place.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The Birch Hill Cemetery Memorial has aesthetic value as a rustic monument that uses a local building material to link the structure with its setting. It is comparable to the TD Burnett and Downlands Water Supply memorial at Cave, South Canterbury (c.1947) in its styling and purpose and illustrates the continuity of the Arts and Crafts design philosophy relating to the truthful and direct use of local materials in to the mid-20th century. The designer is currently unknown.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The Birch Hill Cemetery Memorial has craftsmanship value for the quality of its locally sourced river stone construction and ornamental detailing. The stonemason is currently unknown.

CONTEXTUAL SIGNIFICANCE

The Birch Hill Cemetery Memorial has contextual significance as a historic feature within its cemetery setting.

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

Although the memorial post-dates 1900, its site may have potential archaeological significance relating to its earlier use and development as part of the Birch Hill Station.

SUMMARY OF HERITAGE SIGNIFICANCE

The Birch Hill Cemetery Millton/Ford family and World War I Memorial has overall heritage significance to Glentui and to the district of Waimakariri as a whole. The memorial has historical and social significance for its association with the Millton/Ford family, the men of Birch Hill Station who fought in World War I and the horses that died whilst serving in the war and cultural significance given its commemorative purpose. The Birch Hill Cemetery Memorial has aesthetic value as a rustic monument and craftsmanship value for the quality of its river stone construction. The Birch Hill Cemetery Memorial has contextual significance as a historic feature within the cemetery in which it is located; its site may have potential archaeological value relating to the property's colonial use and development.

HERITAGE CATEGORY

B

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REPORT COMPLETED 7 April 2019

AUTHOR Dr Ann McEwan / Heritage Consultancy Services



www.



Extent of scheduling, Millton/Ford family and World War I Memorial, Birch Hill Cemetery, 130 Garry River Road, Glentui.

WAIMAKARIRI DISTRICT COUNCIL

HISTORIC HERITAGE ITEM RECORD FORM

2021 District Plan Item No.	**HH092**
HERITAGE ITEM NAME	Anglican Church of St John the Baptist Sunday School & Parish Hall
ADDRESS	71 Church Street, Rangiora
PHOTOGRAPH	 (Dr A McEwan, 22 December 2018)
DISTRICT PLAN ITEM NO. (at time of assessment) N/A	**HNZ LIST NO. & CATEGORY** n / a
LEGAL DESCRIPTION	Part of Lots 4 & 5 DP 11217
VALUATION NUMBER	2165359000
DATE OF CONSTRUCTION	1879 + 1923-24
ARCHITECT / DESIGNER / BUILDER	CG & CJ Chapman, architects; JJ Robinson, contractor (1879 Sunday School); T Shankland (design) of Messrs Shankland and Taylor, contractors (1923-24 parish hall)
STYLE	Gothic Revival / Vernacular

PHYSICAL DESCRIPTION

Single-storey hall with an L-shaped footprint and gabled roof forms. 1879 section has buttresses and triple lancet windows with vents below. Gabled entrance porch at east end of northern elevation has decorative relief pattern set within lancet arch over door and quatrefoil window on east side. Lean-to along east side of 1923-24 parish hall with west-facing gabled extensions to 1879 section and later hall. Clearlite panels set in to parish hall roof.

MATERIALS / STRUCTURE

Concrete, with stone facings (1879 section), and plaster finish. Corrugated iron.

ADDITIONS / ALTERATIONS

Extended to west & south (c.1965).

SETTING

The Sunday School is located on the west side of Church Street immediately behind St John's Church and south of the intersection with High Street. The hall is open to the street and part of the building extends over the road reserve. The extent of setting is limited to the immediate environs of the Sunday School hall and includes parts of two land parcels, on one of which the church is located.

HISTORY

After meeting in a chapel-schoolroom since June 1856, Rangiora's Anglicans erected a church on a site gifted by Ingram Shrimpton in 1859-60. The Church of St John the Baptist was consecrated on 12 April 1860; the Rev Benjamin Dudley (1805-92) was installed as the curate of the parish of Rangiora at the same time. Dudley oversaw a lengthy church building programme and generously endowed the parish even after his retirement in 1887. Against the backdrop of the church being extended and remodelled, a programme that culminated with the 'new' church being consecrated on 12 October 1882, a concrete Sunday School was erected at the rear of the site. The building was opened on 29 July 1879. A parish hall was added to the Sunday School in 1923-24, the official opening taking place on 30 April 1924 under the auspices of Archbishop Julius. In the mid-1960s further additions were made to the Parish Hall, which remains in church use today and is also available for hire.

HISTORICAL AND SOCIAL SIGNIFICANCE

The Church of St John the Baptist Sunday School & Parish Hall has historical and social significance for its association with the Anglican community of Rangiora since 1879. The staged building programme of the hall reflects the efforts of the church community to provide educational and social facilities as the need arose and funds permitted.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The Church of St John the Baptist Sunday School & Parish Hall has cultural and spiritual value as a place of Anglican teaching and fellowship.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The Church of St John the Baptist Sunday School & Parish Hall has architectural significance as the work of local architects CG and CJ Chapman. The two men were cousins and also worked as commission agents and surveyors. Charles George Chapman (c.1838-82) was also an early teacher in the township and served as Rangiora's inaugural borough clerk from 1878 until his death four years later. In 1879 he was a vestryman of St John's. The Chapmans also designed St Alban's Anglican Church vicarage at Ohoka (H041, 1879-80) and the Union Bank of Australia (1882) in Rangiora.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The Church of St John the Baptist Sunday School & Parish Hall has technological and craftsmanship significance for its original Victorian concrete construction and Gothic Revival detailing. The use of concrete echoes the construction of St John's Church; the first stage of which local builder John Robinson was also responsible for (1875-76). Thomas Shankland was a Rangiora builder who had served his apprenticeship with William Wadey and had premises in Ashley Street; he also built the Northern Agricultural and Pastoral Association building (H076, 1924-25).

CONTEXTUAL SIGNIFICANCE

The Church of St John the Baptist Sunday School & Parish Hall has contextual significance as a historic feature on the periphery of the town centre and for its relationship with the Anglican Church of St John the Baptist. When St John's opened in 1860 it was some distance from the rest of the Rangiora settlement, the church precinct's setting today on the edge of the town centre is therefore a reminder of Rangiora's development and growth.

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

As the Sunday School pre-dates 1900 its site has potential archaeological significance relating to colonial development and use of the church property.

SUMMARY OF HERITAGE SIGNIFICANCE

The Anglican Church of St John the Baptist Sunday School & Parish Hall has overall heritage significance to Rangiora and Waimakariri district as a whole. The Sunday School hall has historic and social significance for its association with the Anglican community of Rangiora since 1879 and cultural and spiritual value as a place of Anglican teaching and fellowship. The Church of St John the Baptist Sunday School & Parish Hall has architectural significance as a Gothic Revival style structure designed by local architects CG and CJ Chapman and technological and craftsmanship significance for its Victorian concrete construction and detailing. The Church of St John the Baptist Sunday School & Parish Hall has contextual significance as a historic town centre feature and for its relationship with the Anglican Church of St John the Baptist. The church property has potential archaeological significance in view of the site's pre-1900 development and use.

HERITAGE CATEGORY

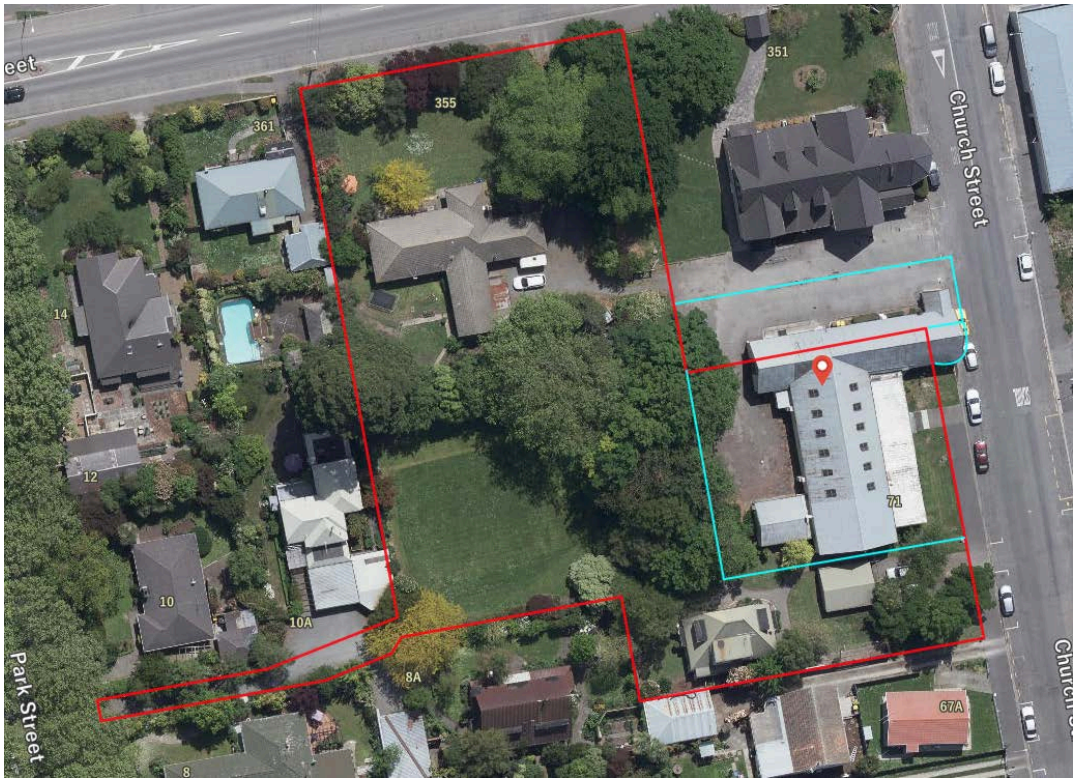
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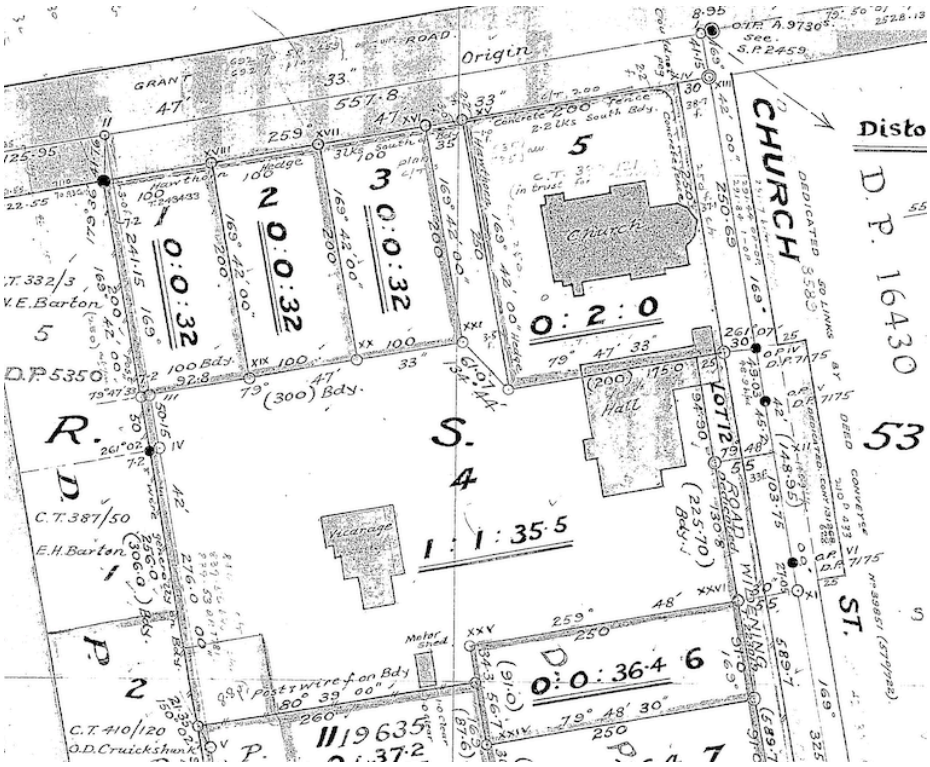
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- *Sun* 27 September 1920, p. 7.
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- *Star* 13 October 1882, p. 4.
- *North Canterbury Gazette* 11 June 1935, pp. 4 & 5.
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- DN Hawkins *Rangiora: the passing years and people in a Canterbury country town* Rangiora, 1993; available online.
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REPORT COMPLETED 11 June 2019

AUTHOR Dr Ann McEwan / Heritage Consultancy Services



Extent of setting, limited to immediate environs and noting that the south-east corner of the building extends over in to the road reserve, Church of St John the Baptist Sunday School & Parish Hall, 71 Church Street, Rangiora.



Detail of DP 11217, dated September 1937, showing the disposition of the church, Sunday School/Parish Hall and vicarage (no longer extant). QuickMap.

WAIMAKARIRI DISTRICT COUNCIL

HISTORIC HERITAGE ITEM RECORD FORM

HERITAGE ITEM NAME	former Sefton Public Library
ADDRESS	14 Pembertons Road, Sefton
PHOTOGRAPH	



(3 April 2023)

DISTRICT PLAN ITEM NO. (at time of assessment)	n / a	**HNZ LIST NO. & CATEGORY**	n / a
LEGAL DESCRIPTION	Lot 7 Pt RS 2355 Sefton Township		
VALUATION NUMBER	2144019400		
DATE OF CONSTRUCTION	1923		
ARCHITECT/DESIGNER/ BUILDER	Guthrie Brothers, architects; Wadey & Efford, contractors		
STYLE	Inter-war vernacular		

PHYSICAL DESCRIPTION

Small, single-storey, two-room building with rectangular footprint and gabled roof forms. Entrance porch at north end, stepped gable ends, casement and fanlight type fenestration. Memorial stone reads 'This library was built and endowed by a bequest of James Young, 1923'. Name of library in relief lettering on the main gable end of north elevation.

MATERIALS/STRUCTURE

Reinforced concrete, timber, corrugated iron, bubbled glass.

ADDITIONS/ALTERATIONS

Tile roof replaced with corrugated iron (date unknown); windows replaced with aluminium framed casements with fanlights (1970s?).

SETTING

The library stands on a triangular lot bounded by Pembertons Road to the west and High Street to the east. The Anglers' Arms is to the south along Pembertons Road but the immediate setting is largely residential in character. The extent of scheduling is the land parcel on which the library is located.

HISTORY

The 1903 Canterbury edition of the *Cyclopedia of New Zealand* reported that Sefton possessed a library at the time of publication. When local farmer James Young (c.1852?-1921) of Mount Grey Downs died in October 1921 he left a number of generous bequests, including £500 with which to build a library at Sefton. Young also left an endowment of £1000 for the library's operation and maintenance. A site was offered to a newly created library committee by G Wilson in May 1923 and tenders were called in the following month. In July 1923 local residents helped to haul sand and shingle from the Ashley River to be used in the library's concrete construction. The building was officially opened on 7 December 1923 by the Hon George Forbes. Professor James Shelley of Canterbury University College was present at the opening and gifted 20 books from his own library to the new building. The library closed in 1996 but its site was the focus of a 2000 millennium project involving planting the site with native trees and shrubs. More recently the sale of the building, which is currently unused, has been mooted.

HISTORICAL AND SOCIAL SIGNIFICANCE

The former Sefton Public Library has historical and social significance for its association with the Sefton community and the philanthropy of James Young. Young's Mount Grey Downs farm had been in the family for around 40 years at the time of his death. He also gave £1000 to the Institute for the Blind in Auckland and £2000 to the North Canterbury Hospitable and Charitable Aid Board to maintain free beds for the poor in Christchurch Hospital.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The former Sefton Public Library has cultural significance as a site of community identity. It is valued by members of the public as a demonstration of the way of life of a rural community in the 20th century.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The former Sefton Public Library has architectural significance as the work of notable Christchurch architectural partnership the Guthrie Brothers. JS 'Jack' Guthrie (1883-1946) worked in partnership with his brother Maurice and in the 1910s and 1920s the firm was one of Christchurch's most successful. Jack Guthrie is a significant figure in New Zealand's architectural history owing to the design of the landmark California bungalow 'Los Angeles' (1909) and for introducing the American Colonial Georgian Revival style to New Zealand with Long Cottage (1917), both in Christchurch. In addition to a number of Canterbury homestead designs, including 'Rakahuri' at Glentui (H111, 1918), the Guthrie Brothers were also responsible for the 1918 extension of Ivey Hall at Lincoln College, the Northern Agricultural and Pastoral Association building in Rangiora (H076, 1924-25), and the main block at Christchurch Boys' High School (1926). The partnership was dissolved in 1926.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The former Sefton Public Library has technological and craftsmanship significance for its reinforced concrete construction and detailing by Rangiora building contractors Wadey and Efford. The firm, which was run by William Efford junior (1877-1960) from 1910, was also responsible for erecting the Victoria Park band rotunda (H048, 1906) and the Catholic convent (1907), both in Rangiora, the Woodend Methodist Church (H085, 1910-11), and St Barnabas's Anglican Church at Woodend (H086, 1932-33).

CONTEXTUAL SIGNIFICANCE

The former Sefton Public Library has contextual significance as local historic feature prominently located on what was previously a public reserve. The original gateposts are still extant.

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

As the library post-dates 1900, any archaeological value its site may have would likely arise from its earlier, if any, development and use.

SUMMARY OF HERITAGE SIGNIFICANCE

The former Sefton Public Library has overall significance to Sefton and Waimakariri district as a whole. The former library has historical and social significance for its association with the Sefton community and the legacy of James Young. The former Sefton Public Library has cultural significance as a valued demonstration of the way of life of a rural community through the 20th century and architectural significance as the work of notable Christchurch architectural practise the Guthrie Brothers. The former Sefton Public Library has technological and craftsmanship significance for its concrete construction and detailing by Rangiora contracting firm Wadey and Efford and contextual significance as a local historic feature. The potential archaeological value of the site may be limited in view of the post-1900 construction date of the library.

HERITAGE CATEGORY

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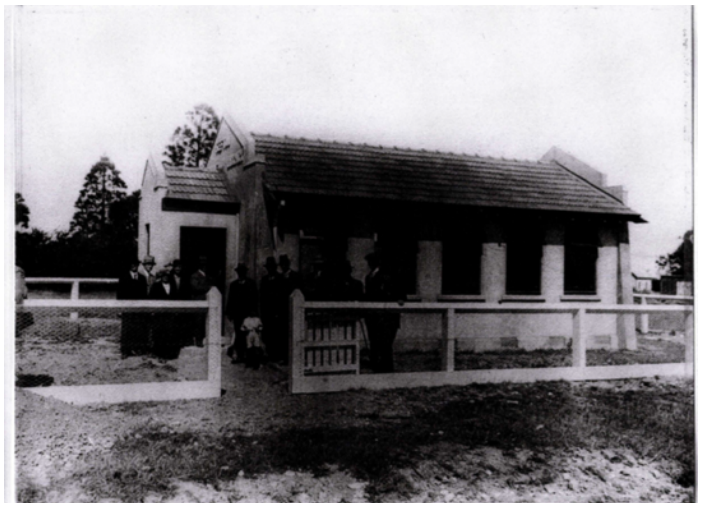
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REPORT COMPLETED	11 June 2019
AUTHOR	Dr Ann McEwan / Heritage Consultancy Services
REPORT UPDATED	7 April 2023 / 22 May 2025
AUTHOR	Dr Ann McEwan



Extent of scheduling, former Sefton Public Library, 14 Pembertons Road, Sefton.


The library on opening day. Supplied.



Foundation stone by entrance porch, 3 April 2023.

WAIMAKARIRI DISTRICT COUNCIL

HISTORIC HERITAGE ITEM RECORD FORM

2021 District Plan Item No.	**HH094**
HERITAGE ITEM NAME	Sefton Fallen Soldiers' War Memorial
ADDRESS	Sefton Domain, 2 Vaughan Street, Sefton
PHOTOGRAPH	



(www)

DISTRICT PLAN ITEM NO. (at time of assessment)	n / a	**HNZ LIST NO. & CATEGORY**	n / a
LEGAL DESCRIPTION	Res 4049		
VALUATION NUMBER	2144025300		
DATE OF CONSTRUCTION	1920		
ARCHITECT / DESIGNER / BUILDER	Unknown		
STYLE	Column type monument		

PHYSICAL DESCRIPTION

Classical column with square cross-section and pedimented copings; mounted on a stepped base and surmounted by a cross. Memorial inscriptions on south face. Concrete surround and pipe rail fencing with entrance gate on south boundary.

MATERIALS / STRUCTURE

Scotch granite, concrete, & pipe railing.

ADDITIONS / ALTERATIONS

Addition of further names commemorating service in World War II (date unknown).

SETTING

The war memorial is located on the Sefton Domain near the northern boundary of the land parcel. The domain is bounded by Vaughan Street in the west and Cross Street in the south; access to the memorial is via the former. A 1919 peace oak is planted to one side of the memorial, which is fenced off from the rest of the domain. The extent of setting is limited to the immediate environs of the memorial and includes the 1919 peace tree.

HISTORY

At a public meeting in March 1920 it was decided that the residents of Sefton and Mount Grey Downs would erect a fallen soldiers' memorial. A committee of returned soldiers was formed to raise funds for the monument, which was duly unveiled in the Sefton Domain on 16 January 1920 by the Hon GW Forbes, MP. The memorial remains the focus for local ANZAC Day commemorations.

HISTORICAL AND SOCIAL SIGNIFICANCE

The Sefton War Memorial has historic and social significance for its association with the local commemoration of World War I and II and, more generally, the proliferation of ornamental war memorials that were erected throughout New Zealand in the 1920s. It is directly connected to the people, and their families, whose names are inscribed upon the monument. Contrary to national war graves policy the ranks of the soldiers named on the monument are supplied.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The Sefton War Memorial has cultural significance as a place of community identity and historic continuity. The memorial has commemorative significance and remains the focus for local ANZAC Day commemorations.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The Sefton War Memorial has aesthetic value as a conventional column type monument which combines classical and Christian motifs.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The Sefton War Memorial has craftsmanship value for the quality of its stone construction and detailing. The maker of the monument is currently unknown.

CONTEXTUAL SIGNIFICANCE

The Sefton War Memorial has contextual significance as a historic feature within Sefton Domain and for its relationship with the adjacent peace oak, which was planted on 19 July 1919.

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

As the memorial post-dates 1900, any potential archaeological significance of the site would likely relate to its earlier use and development. The domain was extant by the late 1880s.

SUMMARY OF HERITAGE SIGNIFICANCE

The Sefton Fallen Soldiers' War Memorial has overall heritage significance to Sefton and the district of Waimakariri. The memorial has historical and social significance for its association with the local men who died serving in World War I and II and cultural significance given its commemorative purpose. The Sefton War Memorial has aesthetic value as a conventional column type monument and craftsmanship value for the quality of its stone construction and detailing. The Sefton War Memorial has contextual significance as a historic feature within the Sefton Domain and for its relationship with the 1919 peace oak. Any potential archaeological values of the site would likely relate to the colonial use and development of the domain.

HERITAGE CATEGORY

B

REFERENCES

- *Press* 17 January 1921, p. 2; 24 April 1923, p. 3.
- *Sun* 23 March 1920, p. 4.
- *Lyttelton Times* 19 June 1920, p. 11.
- *Star* 3 September 1889, p. 3; 25 July 1919, p. 6.
- J Phillips & C Maclean *The Sorrow and the Pride – New Zealand War Memorials* Wellington, 1990.
- https://nzhistory.govt.nz/media/photo/sefton-memorial

REPORT COMPLETED 12 June 2019

AUTHOR Dr Ann McEwan / Heritage Consultancy Services



Extent of setting, limited to immediate environs and including the 1919 peace tree, Sefton Domain, 2 Vaughan Street, Sefton.

WAIMAKARIRI DISTRICT COUNCIL

HISTORIC HERITAGE ITEM RECORD FORM

2021 District Plan Item No.	**HH095**
HERITAGE ITEM NAME	Oxford Fallen Soldiers' War Memorial
ADDRESS	Pearson Park, 54 Main Street, Oxford

PHOTOGRAPH



(Dr A McEwan, 10 July 2019)

DISTRICT PLAN ITEM NO. (at time of assessment)	n / a	**HNZ LIST NO. & CATEGORY**	n / a
LEGAL DESCRIPTION	RS 41868		
VALUATION NUMBER	2153243900		
DATE OF CONSTRUCTION	1923		
ARCHITECT / DESIGNER / BUILDER	Unknown		
STYLE	Obelisk		

PHYSICAL DESCRIPTION

Classical obelisk with square cross-section and stepped base. Inscribed panels and attached plaques below pedimented copings; narrow band beneath obelisk bears inscribed mottoes.

MATERIALS / STRUCTURE

Granite, concrete.

ADDITIONS / ALTERATIONS

Addition of further names commemorating service in World War II (date unknown). Adjacent gates and perimeter fencing replaced (c.1950?).

SETTING

The war memorial is located in Pearson Park near the southern boundary of the land parcel. The domain is bounded by Main Street to the south and access to the memorial and broader park setting is via entrance gates to the east and west of the memorial. The extent of setting is limited to the immediate environs of the memorial but includes the nearby entrance gates, the western gates being inset with World War I and II memorial plaques.

HISTORY

After differences of opinion as to the nature of the war memorial to be erected in Oxford were resolved, tenders for a column type memorial were called in June 1922. In December of the same year the list of names proposed for inscription on the monument were put on display at the local Farmers' Co-operative store. The monument was duly unveiled on ANZAC Day (April 25) 1923 by Lieut-Col. EB Millton of Birch Hill Station. The memorial remains the focus for local ANZAC Day commemorations.

HISTORICAL AND SOCIAL SIGNIFICANCE

The Oxford War Memorial has historic and social significance for its association with the local commemoration of World War I and II and, more generally, the proliferation of ornamental war memorials that were erected throughout New Zealand in the 1920s. It is directly connected to the people, and their families, whose names are inscribed upon the monument.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The Oxford War Memorial has cultural significance as a place of community identity and historic continuity. The memorial has commemorative significance and remains the focus for local ANZAC Day commemorations.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The Oxford War Memorial has aesthetic value as a conventional obelisk type monument which combines classical motifs with funerary associations.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The Oxford War Memorial has craftsmanship value for the quality of its stone construction and detailing. The maker of the monument is currently unknown.

CONTEXTUAL SIGNIFICANCE

The Oxford War Memorial has contextual significance as a historic feature within Pearson Park and for its landmark quality on Oxford's principal thoroughfare.

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

As the memorial post-dates 1900, any potential archaeological significance of the site would likely relate to its earlier use and development. Oxford Domain was renamed Pearson Park in 1889.

SUMMARY OF HERITAGE SIGNIFICANCE

The Oxford Fallen Soldiers' War Memorial has overall heritage significance to Oxford and the district of Waimakariri. The memorial has historical and social significance for its association with the local men who died serving in World War I and II and cultural significance given its commemorative purpose. The Oxford War Memorial has aesthetic value as a conventional obelisk type monument and craftsmanship value for the quality of its stone construction and detailing. The Oxford War Memorial has contextual significance as a historic feature within Pearson Park and the Oxford town centre. Any potential archaeological values of the site would likely relate to the colonial use and development of the domain.

HERITAGE CATEGORY

B

REFERENCES

- *Press* 8 May 1922, p. 4; 15 May 1922, p. 3; 21 June 1922, p. 15; 23 December 1922, p. 18; 30 January 1923, p. 3; 21 April 1923, p. 1; 27 April 1923, p. 4; 30 April 1923, p. 3.
- *Lyttelton Times* 31 May 1889, p. 6.
- J Phillips & C Maclean *The Sorrow and the Pride – New Zealand War Memorials* Wellington, 1990.
- https://nzhistory.govt.nz/media/photo/oxford-war-memorial

REPORT COMPLETED	12 June 2019
AUTHOR	Dr Ann McEwan / Heritage Consultancy Services



Extent of setting, including park gates and limited to immediate environs, Pearson Park, 54 Main Street, Oxford.


The memorial in c.1925, with the Coronation Hall (demolished) to its east. Pan-0060-F, Alexander Turnbull Library, Wellington.

WAIMAKARIRI DISTRICT COUNCIL

HISTORIC HERITAGE ITEM RECORD FORM

2021 District Plan Item No.	**HH096**
HERITAGE ITEM NAME	Rangiora Borough School Diamond Jubilee Memorial Gates
ADDRESS	157 King Street, Rangiora
PHOTOGRAPH	
(www)	
DISTRICT PLAN ITEM NO. (at time of assessment)	n / a **HNZ LIST NO. & CATEGORY** n / a
LEGAL DESCRIPTION	Part Lot 1 DP 26526
VALUATION NUMBER	2166109800
DATE OF CONSTRUCTION	1934
ARCHITECT / DESIGNER / BUILDER	Wadey & Efford, contractors
STYLE	Neoclassical

PHYSICAL DESCRIPTION

Paired classically-styled pillars from which are hung vehicle and pedestrian gates. Openings are framed by low curved walls terminated by matching pillars. Inset commemorative plaques and inscriptions.

MATERIALS / STRUCTURE

Concrete, wrought iron.

ADDITIONS / ALTERATIONS

Unknown, if any.

SETTING

The memorial gates are situated within the grounds of Rangiora Borough School, on the west side of King Street. The gates are immediately adjacent to the footpath and offer both pedestrian and vehicular access to the property. The extent of setting is limited to the immediate environs of the memorial gates within the school campus.

HISTORY

The memorial gates erected to mark the 60th anniversary of Rangiora District School were officially opened on 28 July 1934. The gates were largely funded by the former pupils who had attended the school's jubilee celebrations in October 1933. Tenders for the gates had been called in February 1934 and the Mayor of Rangiora, WA Rowse, presided over the opening ceremony in late July. A secondary pair of gates to the north along King Street are fitted with World War I and II commemorative plaques.

HISTORICAL AND SOCIAL SIGNIFICANCE

The Diamond Jubilee Memorial Gates have historic and social significance for their association with the past and present staff and students of Rangiora Borough School and, more specifically, the Diamond Jubilee celebration held at the school in October 1933.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The Diamond Jubilee Memorial Gates have cultural significance as a site of community identity and historic continuity. The gates have commemorative value and are included on the database of New Zealand memorials on nzhistory.govt.nz.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The Diamond Jubilee Memorial Gates have aesthetic value for their Neoclassical styling and symmetry. The gates were designed to complement the modern, open air classrooms and grounds of the school, which was redeveloped between 1928 and 1932.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The Diamond Jubilee Memorial Gates have technological and craftsmanship value for the quality of their construction and detailing. Wadey & Efford were local building contractors. The firm, which was run by William Efford junior (1877-1960) from 1910, was also responsible for erecting the Victoria Park band rotunda (H048, 1906) and the Catholic convent (1907), both in Rangiora, the Woodend Methodist Church (H085, 1910-11), and St Barnabas's Anglican Church at Woodend (H086, 1932-33). Local firm J Skilling and Co. manufactured the wrought iron gates.

CONTEXTUAL SIGNIFICANCE

The Diamond Jubilee Memorial Gates have contextual significance as a historic feature marking the principal entry to the school grounds and in relationship to a smaller set of gates, to the north along King Street, that bear World War I and II commemorative plaques. The jubilee memorial gates are one of the oldest structures on the school grounds, in view of the significant redevelopment that has occurred on the campus, especially since the 2010/11 Canterbury earthquakes.

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

As the memorial gates post-date 1900, any potential archaeological significance of the site would likely relate to its colonial use and development. The Rangiora Borough boys and girls schools opened on this site in August 1874.

SUMMARY OF HERITAGE SIGNIFICANCE

The Rangiora Borough School Diamond Jubilee Memorial Gates have overall heritage significance to Rangiora and the district of Waimakariri. The memorial gates have historical and social significance for their association with the past and present staff and students of Rangiora Borough School and the 1933 jubilee of its foundation. The Diamond Jubilee Memorial Gates have cultural significance given their commemorative purpose and aesthetic

value for their Neoclassical design. The Jubilee Memorial Gates have technological and craftsmanship value for the quality of their construction and detailing by a successful local contracting firm and contextual significance as a historic feature marking the principal entry to the Rangiora Borough School campus. Any potential archaeological value of the memorial gates' site would likely relate to the 19th century use and development of the school.

HERITAGE CATEGORY

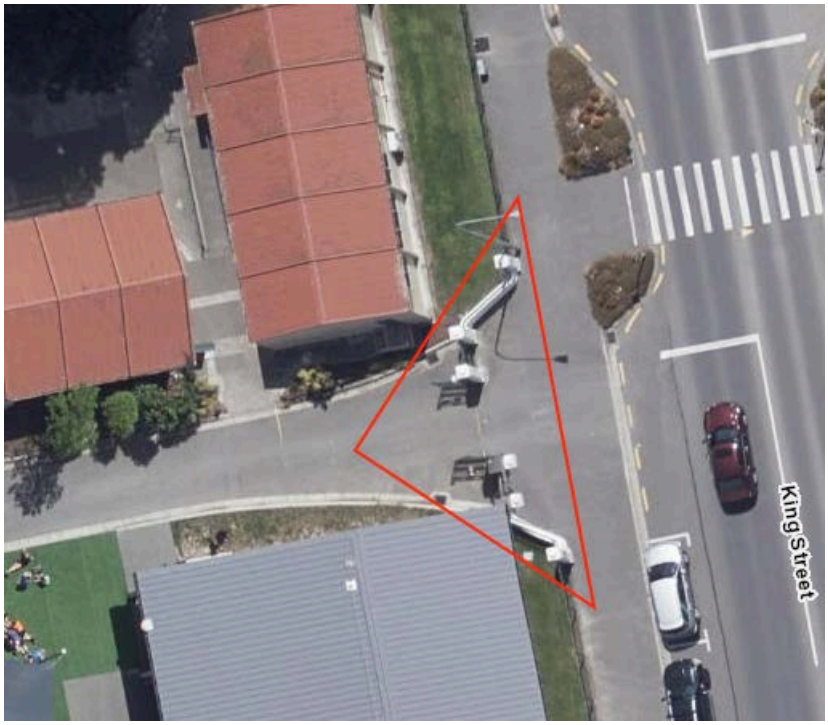
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REFERENCES

- *Press* 30 October 1933, p. 16; 2 March 1934, p. 4; 13 April 1934, p. 4; 20 July 1934, p. 4; 30 July 1934, p. 4.
- *North Canterbury Gazette* 26 May 1933, p. 12; 18 August 1933, p. 4; 16 February 1934, p. 1; 2 March 1934, p. 7; 24 July 1934, p. 4; 31 July 1934, p. 4.
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- DN Hawkins *Rangiora: the passing years and people in a Canterbury country town* Rangiora, 1993.

REPORT COMPLETED 2 July 2019

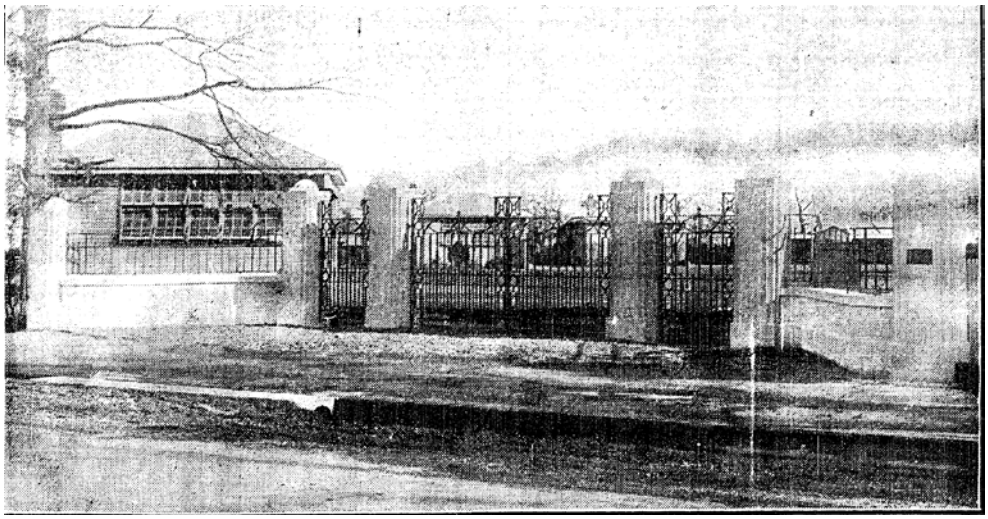
AUTHOR Dr Ann McEwan / Heritage Consultancy Services



Extent of setting, limited to immediate environs, Rangiora Borough School, 157 King Street, Rangiora.



Land parcel as a whole with gates marked by star.


The gates at the time of their official opening. *Press* 28 July 1934, p. 24.

WAIMAKARIRI DISTRICT COUNCIL

HISTORIC HERITAGE ITEM RECORD FORM

2021 District Plan Item No. **HH097**

HERITAGE ITEM NAME former CW Bell's tailor shop

ADDRESS 214/216 High Street, Rangiora

PHOTOGRAPH



(Dr A McEwan, 11 October 2018)

DISTRICT PLAN ITEM NO. (at time of assessment) n / a **HNZ LIST NO. & CATEGORY** n / a

LEGAL DESCRIPTION Lot 1 DP 24864

VALUATION NUMBER 2166117300

DATE OF CONSTRUCTION c. 1900?

ARCHITECT / DESIGNER / BUILDER Unknown

STYLE Colonial vernacular

PHYSICAL DESCRIPTION

Two-storey building with narrow, rectangular footprint and composite hipped and gabled roof form. Lean-to at rear (north elevation) and side (east); veranda across south-facing façade. Multi-pane casement and double-hung sash windows. Lean-to veranda carried on cast iron posts with decorative brackets. Recessed shop entry at east end of principal elevation. Roller door on west elevation. Advertising signage atop and around veranda.

MATERIALS / STRUCTURE

Timber framing and weather board cladding, corrugated metal roofing.

ADDITIONS / ALTERATIONS

Facade reclad (post-2000).

SETTING

The building stands on the north side of High Street within the Rangiora town centre. Durham Street is to the west of the site and Percival Street is to the east. On the opposite side of High Street is the Waimakariri District Council's offices. The extent of scheduling is the land parcel on which the building is located as well as that portion of the footpath (road reserve) in to which the veranda extends.

HISTORY

Charles William Bell (1872-1955) was born and educated in Rangiora. He served his tailoring apprenticeship in the town and then worked for some years in Wellington with Messrs Veitch and Allan. Following his return to Rangiora Bell established his own business in c.1896; five years later he was elected to the Rangiora Borough Council. Bell married Agnes Patterson in 1893 and the couple had four children. He served as Rangiora's mayor in 1908-10 and was also active in a number of local groups and organisations, including the Beautifying Society and the Poultry Club. Bell's shop in High Street was the third premises he occupied within the first decade of his business commencing; it had a shop and cutting room on the ground floor and a work room on the first. In c.1903 Bell employed ten hands in the business, but he did not own the premises as these were held by Henry Blackett, Rangiora's first mayor, and then his son William and William's brother-in-law John Sansom. The building remains in commercial use today.

HISTORICAL AND SOCIAL SIGNIFICANCE

The former CW Bell's tailor shop has historical and social significance for its association with CW Bell and the early commercial development of Rangiora.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The former CW Bell's tailor shop has cultural value as a town centre historic feature that is appreciated by members of the local community.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The former CW Bell's tailor shop has architectural value as a vernacular commercial building that was designed to be fit for purpose. The designer is currently unknown.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The former CW Bell's tailor shop has technological and craftsmanship value for the evidence it provides of turn of the 20th century construction methods and materials.

CONTEXTUAL SIGNIFICANCE

The former CW Bell's tailor shop has contextual significance as a historic feature within the Rangiora town centre. The building's veranda, narrow width and overall form is in contrast to the modern commercial buildings in its immediate environs, serving as a reminder of an earlier era of town centre development. Historic photographs show that the building once stood out from its neighbours because of its veranda over the footpath.

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

As the building appears to date to the turn of the 20th century, its site may have limited potential archaeological value

SUMMARY OF HERITAGE SIGNIFICANCE

The former CW Bell's tailor shop has overall heritage significance to Rangiora and Waimakariri district as a whole. The building has historic and social significance for its association with CW Bell and the commercial development of the town centre since the turn of the 20th century and cultural value as a historic feature held in esteem by members of the community. The former CW Bell's tailor shop has architectural value as a late-Victorian vernacular commercial building and technological and craftsmanship value for the evidence it provides of turn of the century construction methods and materials. The former CW Bell's tailor shop has contextual significance as a historic feature within the Rangiora town centre streetscape; its site may have limited potential archaeological value.

HERITAGE CATEGORY

B

REFERENCES

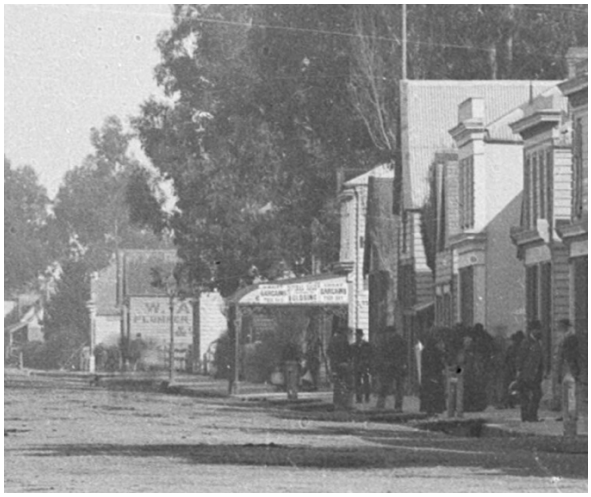
- *Press* 28 October 1908, p. 10.
- *Lyttelton Times* 1 March 1894, p. 2; 20 March 1894, p. 2; 11 March 1902, p. 2.
- *Star* 27 December 1897, p. 1; 18 December 1902, p. 3; 31 August 1903, p. 3; 30 January 1903, p. 6; 12 July 1907, p. 3.
- http://nzetc.victoria.ac.nz/tm/scholarly/tei-Cyc03Cycl-t1-body1-d4-d10-d1.html
- DN Hawkins *Rangiora: the passing years and people in a Canterbury country town* Rangiora, 1993.

REPORT COMPLETED 3 July 2019

AUTHOR Dr Ann McEwan / Heritage Consultancy Services



Extent of setting, including that part of the road reserve sheltered by the veranda, 214/216 High Street, Rangiora.


CW Bell shop at centre with signage on veranda fascia. C.014279, Museum of New Zealand Te Papa Tongarewa.

WAIMAKARIRI DISTRICT COUNCIL

HISTORIC HERITAGE ITEM RECORD FORM

2021 District Plan Item No.	**HH099**
HERITAGE ITEM NAME	St David's Union Church (Presbyterian)
ADDRESS	1664 Cust Road, Cust
PHOTOGRAPH	



(Dr A McEwan, 10 July 2019)

DISTRICT PLAN ITEM NO. (at time of assessment)	n / a	**HNZ LIST NO. & CATEGORY**	n / a
LEGAL DESCRIPTION	Part RS 5987		
VALUATION NUMBER	2158014200		
DATE OF CONSTRUCTION	1935-36		
ARCHITECT / DESIGNER / BUILDER	Cecil Wood, architect; Messrs Wadey & Efford, contractors		
STYLE	Arts & Crafts / Gothic Revival		

PHYSICAL DESCRIPTION

Single-storey building with irregular rectangular footprint and gabled roof. Entrance porch on south elevation has a broach spire topped by a weather vane. Vestry on the north side has a hipped roof. Splayed buttresses at each corner of the main section, paired windows with stepped, ziggurat heads. Zig zag hood moulds over door and window openings on the entrance. Board and batten gable ends, exposed rafters.

MATERIALS / STRUCTURE

Reinforced concrete cavity walls, textured cement finish, timber, tiles.

ADDITIONS / ALTERATIONS

Shingle roof replaced with tiles (date unknown).

SETTING

The church is close to the road boundary on the north side of Cust Road slightly offset from its intersection with Earlys Road. A hall is at the rear of the site, which is open to the roadway. The extent of setting is the land parcel on which the church and hall are located, partly in view of the potential archaeological values of the site.

HISTORY

Cust's first Presbyterian church was opened in 1885, roughly a decade after services had first commenced in the village. The current St David's Church was erected on the same site in 1935; the foundation stone having been laid on 24 October of that year. The church was officially opened by the Rev NH Finch on 21 March 1936. (The earlier church was sold for removal and Samuel Smith of 'Bankhead' proposed to relocate it to West Eyreton for use as a farm granary.) The first wedding held in the church took place in early April. Since 1972 St David's has been part of the Oxford District Union Church parish; services are held on the first and third Sundays of the month.

HISTORICAL AND SOCIAL SIGNIFICANCE

St David's Union Church has historical and social significance for its association with the Presbyterian and Union congregations of Cust and the history of the local church community, which dates to the mid-1870s. St David's also represents the church building efforts that were undertaken by various denominations during the Depression, at which time the government offered a 10% subsidy on the capital cost of building projects in order to provide unemployment relief within the construction industry.

CULTURAL AND SPIRITUAL SIGNIFICANCE

St David's Union Church has cultural and spiritual significance as a place of Presbyterian and Union church worship and fellowship. The church's sanctuary window commemorates Driver Alexander Dewar who was killed in Crete on 21 May 1941 during World War II.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

St David's Union Church has architectural significance as the work of acclaimed Christchurch architect Cecil Wood (1878-1947). Wood was one of New Zealand's most successful and highly regarded inter-war architects. He trained with Frederick Strouts and went on to design the Hare Memorial Library (1915) and Memorial Dining Hall (1923-25) at Christ's College; Tai Tapu's St Paul's Anglican Church (1930-31) and Public Library (1931-32), and St Barnabas's Anglican Church at Woodend (H086, 1932-33). Although he did not live to complete the building, Wood also designed the Anglican Cathedral of St Paul in Wellington (1937-47). The Cust church represents a refinement of the church Wood designed for the Anglicans of Woodend; the similarity between the two churches being noted at the time that St David's was opened.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

St David's Union Church has technological and craftsmanship significance for its interwar concrete construction and detailing by Rangiora building contractors Wadey and Efford. The firm was also responsible for erecting the Victoria Park band rotunda (1906) and the Catholic convent (1907), both in Rangiora. The building's concrete construction is a sign of the economies needed to progress building projects during the Depression. A two-light stained glass window in the east sanctuary was installed in 1947. Its design by Frederick Mash of Christchurch was based on two paintings, William Holman Hunt's *Light of the World* (1851-53) and Frederick Shields' *The Good Shephard.* Mash noted at the time of the window's dedication that it was to be his last commission before he retired and was similar to a window he had installed in the Woodend church.

CONTEXTUAL SIGNIFICANCE

St David's Union Church has contextual significance as a prominently located historic feature on the main rood through Cust. The church shares the site with a hall (pre-c.1940) and is to the east of St James' on the Cust Anglican Church (H005).

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

Although the church post-dates 1900 its site has potential archaeological significance relating to the earlier development of the property by the Presbyterian church.

SUMMARY OF HERITAGE SIGNIFICANCE

St David's Union Church (Presbyterian) has overall heritage significance to Cust and Waimakariri district as a whole. The church has historic and social significance for its association with the Presbyterian and Union congregations of Cust and cultural and spiritual significance for its religious use and commemorative fittings. St David's Union Church has architectural significance as an Arts and Crafts design by pre-eminent Christchurch architect Cecil Wood and technological and craftsmanship significance for the quality of its concrete construction and detailing by Wadey & Efford of Rangiora. St David's Union Church has contextual significance as a historic feature on a prominent site within Cust. The church property has potential archaeological significance in view of the prior development that occurred on the site.

HERITAGE CATEGORY

B

REFERENCES

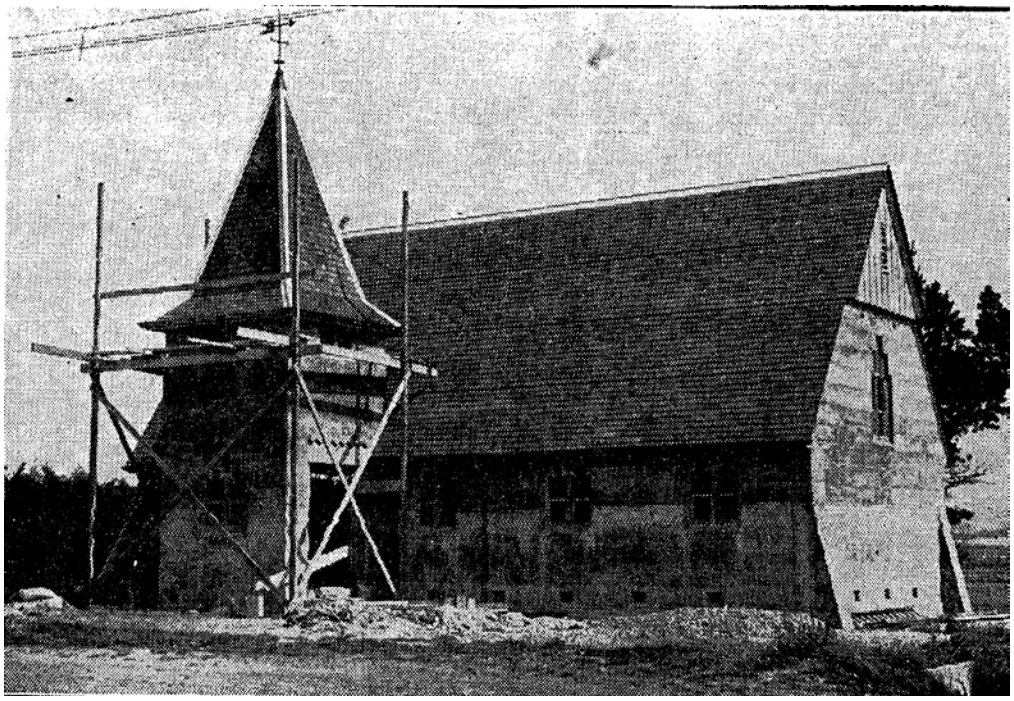
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- *Lyttelton Times* 24 March 1884, p. 5; 16 December 1885, p. 5.
- *North Canterbury Gazette* 16 August 1935, p. 5; 3 September 1935, p. 4; 10 September 1935, p. 5; 29 October 1935, p. 4; 28 January 1936, p. 4; 24 March 1936, p. 5.
- *Star* 14 April 1879, p. 3.
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- R Helms 'The Architecture of Cecil Wood' PhD dissertation, University of Canterbury, Christchurch, 1996. Available online.
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- https://teara.govt.nz/en/biographies/4w25/wood-cecil-walter
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- DN Hawkins *Beyond the Waimakariri – A Regional History* Christchurch, 3rd edition 2001.

REPORT COMPLETED 4 July 2019

AUTHOR Dr Ann McEwan / Heritage Consultancy Services



Extent of setting, 1664 Cust Road, Cust.


'New Church in North Canterbury' *Press* 8 February 1936, p. 21. PapersPast.

WAIMAKARIRI DISTRICT COUNCIL

HISTORIC HERITAGE ITEM RECORD FORM

2021 District Plan Item No.	**HH100**
HERITAGE ITEM NAME	Catholic Church of the Sacred Heart of Jesus
ADDRESS	98 Main Street, Oxford
PHOTOGRAPH	



(Dr A McEwan, 10 July 2019)

DISTRICT PLAN ITEM NO. (at time of assessment)	n / a	**HNZ LIST NO. & CATEGORY**	n / a
LEGAL DESCRIPTION	Part RS 201		
VALUATION NUMBER	2153238200		
DATE OF CONSTRUCTION	1879		
ARCHITECT / DESIGNER / BUILDER	CG & CJ Chapman, architects; Boyd & Keir, contractors		
STYLE	Colonial Gothic Revival		

PHYSICAL DESCRIPTION

Single-storey building with rectangular footprint and gabled roof forms. Lower sanctuary and short, cross-gabled sacristy at east end; roof extends to form entrance porch at west end of southern elevation. Lancet arched windows set with diamond pattern glass, trefoil motif in gable ends, arched opening in entrance porch.

MATERIALS / STRUCTURE

Timber frame and stucco cladding, concrete foundations, corrugated metal.

ADDITIONS / ALTERATIONS

Exterior walls clad in stucco (date unknown). Parking and paving developed at front of property near road boundary (c.2015).

SETTING

The church stands on the north side of Main Street, east of its intersection with Harewood Road and west of its intersection with Burnt Hill Road. The building is set back from the road behind a concrete and river stone fence; a hall (c.1980) stands behind the church. With the exception of the commercial property immediately to the west of the site, the wider setting is largely residential in character. The extent of setting is limited to the southern portion of the land parcel on which the church is located, notwithstanding the potential archaeological values of the property as a whole, and includes the boundary fence.

HISTORY

The Catholic Parish of Rangiora, including Kaiapoi, Oxford and Loburn, was established in 1877, before which time North Canterbury Catholics were attended by priests travelling from Christchurch. Catholic mass was held in the Oxford Road Board office and the West Oxford Town Hall before a church was erected in 1879. A site in West Oxford had been given by Bartholomew McGrath but as it did not suit the Catholics of East Oxford another, more central, property was gifted by HB Johnstone of Christchurch and the church was built upon it. The church was consecrated by Bishop Redwood of Christchurch on 23 November 1879. The Oxford church is now part of the Waimakariri St Peter Chanel Catholic Parish and mass is conducted at 8.30am on Sundays.

HISTORICAL AND SOCIAL SIGNIFICANCE

The Catholic Church of the Sacred Heart of Jesus has historical and social significance for its association with the Catholic congregation of Oxford since 1879 and the priests who have served the district from Rangiora over the years.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The Catholic Church of the Sacred Heart of Jesus has cultural and spiritual significance as a place of Catholic worship and fellowship.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The Catholic Church of the Sacred Heart of Jesus has architectural significance as a Colonial Gothic Revival style building designed by Rangiora architects CG and CJ Chapman. The two men were cousins and also worked as commission agents and surveyors. Charles George Chapman (c.1838-82) was also an early teacher in the township and served as Rangiora's inaugural borough clerk from 1878 until his death four years later. The Chapmans also designed the Sunday School Hall of the Anglican Church of St John the Baptist in Rangiora (1879), St Alban's Anglican Church vicarage at Ohoka (H041, 1879-80) and the Union Bank of Australia (1882) in Rangiora.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The Catholic Church of the Sacred Heart of Jesus has technological and craftsmanship value for its Victorian timber construction and detailing. Rangiora builders Messrs Boyd and Keir erected the timber and iron church, which was later stuccoed.

CONTEXTUAL SIGNIFICANCE

The Catholic Church of the Sacred Heart of Jesus has contextual significance as a historic feature in Oxford. The removal of trees from the roadside in the early 2010s increased the visibility of the church from the public domain.

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

As the church pre-dates 1900 its site has potential archaeological value relating to the development of the property by the Catholic church.

SUMMARY OF HERITAGE SIGNIFICANCE

The Catholic Church of the Sacred Heart of Jesus has overall heritage significance to Oxford and Waimakariri district as a whole. The building has historic and social significance for its association with the Catholic congregation of Oxford since 1879 and cultural and spiritual significance for its religious use and purpose. The Catholic Church of the Sacred Heart of Jesus has architectural significance as a Colonial Gothic Revival style church designed by Rangiora architects CG and CJ Chapman and technological and craftsmanship value for its

Victorian construction and detailing by Messrs Boyd and Keir, also of Rangiora. The Catholic Church of the Sacred Heart of Jesus has contextual significance as a historic feature on Oxford's Main Street and the church property has potential archaeological value in view of the age of the building.

HERITAGE CATEGORY

B

REFERENCES

- *Press* 14 December 1878, p. 8.
- *NZ Tablet* 22 August 1879, p. 14; 14 November 1879, p. 15.
- *Globe* 25 November 1879, p. 3.
- *Lyttelton Times* 26 August 1879, p. 6.
- https://www.waimakariricatholic.org.nz/our-parish/sacred-heart/
- http://nzetc.victoria.ac.nz/tm/scholarly/tei-Cyc03Cycl-t1-body1-d4-d17-d1.html
- DN Hawkins *Beyond the Waimakariri* Christchurch, 2001; available online.

REPORT COMPLETED 6 July 2019

AUTHOR Dr Ann McEwan / Heritage Consultancy Services



Extent of setting, limited to southern portion of the land parcel and including the roadside boundary fence, 98 Main Street, Oxford.

WAIMAKARIRI DISTRICT COUNCIL

HISTORIC HERITAGE ITEM RECORD FORM

2021 District Plan Item No.	**HH101**
HERITAGE ITEM NAME	St Brigid's Catholic Church
ADDRESS	232 Loburn Whiterock Road, Loburn
PHOTOGRAPH	



(www)

DISTRICT PLAN ITEM NO. (at time of assessment)	n / a	**HNZ LIST NO. & CATEGORY**	n / a
LEGAL DESCRIPTION	Part RS 17168 [incl RS 17168X]		
VALUATION NUMBER	2149007300		
DATE OF CONSTRUCTION	1874-75		
ARCHITECT / DESIGNER / BUILDER	Benjamin Mountfort, architect		
STYLE	Colonial Gothic Revival		

PHYSICAL DESCRIPTION

Single-storey building with rectangular footprint and gabled roof forms. Apsidal sanctuary at north end; gabled sacristy and open-framed entrance porch on eastern elevation. Diamond-pattern lancet arched windows set within rectangular frames, paired on side elevations and tripled at south end. Exposed rafters and vertical battens.

MATERIALS / STRUCTURE

Timber frame and stucco cladding, concrete foundations, corrugated metal.

ADDITIONS / ALTERATIONS

'Improvements' (1904). Exterior walls clad in stucco (date unknown).

SETTING

The church stands on the east side of Loburn Whiterock Road, north of its intersection with Hodgsons Road and south of its intersection with Pound Road. The building is set back from the road boundary on a site that slopes away from the road towards the Makerikeri River. The church is largely screened from the road by vegetation and forms the backdrop to a historic cemetery. The extent of setting is limited to the north-western portion of the land parcel on which the church is located, notwithstanding the potential archaeological values of the property as a whole; it includes the historic portion of the churchyard.

HISTORY

The Catholic Parish of Rangiora, including Kaiapoi, Oxford and Loburn, was established in 1877, before which time North Canterbury Catholics were attended by priests travelling from Christchurch. A church at Loburn was opened on 30 May 1875 by the Rev Father Chervier (1833-1901), a pioneering Catholic priest who was born in France and ordained as a Marist priest in 1857. Fr Chervier is credited with the erection of eleven Catholic churches in Canterbury during his tenure, including those at Rangiora, Ashburton, Leeston, Southbridge, and Darfield. Use of the Loburn church waned after the 1960s but was revived in the late 20th century. St Brigid's is now part of the Waimakariri St Peter Chanel Catholic Parish and mass is conducted at the church once or twice a year.

HISTORICAL AND SOCIAL SIGNIFICANCE

St Brigid's Catholic Church has historical and social significance for its association with the Catholic congregation of Loburn since 1875 and the priests who have served the district over the years, including pioneer priest Father Chervier. The Loburn church was the third Catholic church built in North Canterbury and the second in Waimakariri district; it is the oldest to survive.

CULTURAL AND SPIRITUAL SIGNIFICANCE

St Brigid's Catholic Church has cultural and spiritual significance as a place of Catholic worship and fellowship. The church also has a commemorative function; the south-east sanctuary window commemorates Ellen and Michael Fitzgibbon, local farmers who died in 1903 and 1915 respectively. The window was gifted by their children.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

St Brigid's Catholic Church has architectural significance as a Colonial Gothic Revival style building believed to have been designed by acclaimed Christchurch architect Benjamin Mountfort (1825-98). Mountfort trained and practised in London before emigrating to New Zealand with his family in 1850; a colonist on one of the 'First Four Ships'. He designed churches throughout his career and was also responsible for the Canterbury Provincial Council buildings (1858-65), and early buildings for Canterbury Museum (1869 -) and Canterbury University College (1877/1882, Christchurch Arts Centre). Mountfort was an ardent proponent of the Gothic Revival style and 'by the 1880s [he] was recognised as New Zealand's foremost church architect' (Lochhead, NZDB entry – see below). Although better known for his work for the Anglican church, Mountfort also designed a number of Catholic churches during his career.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

St Brigid's Catholic Church has technological and craftsmanship value for its Victorian timber construction and detailing. The stained glass sanctuary windows in the sanctuary are attributed to Bradley Brothers of Christchurch and are believed to post-date 1915. The exterior of the church has been stuccoed.

CONTEXTUAL SIGNIFICANCE

St Brigid's Catholic Church has contextual value as a local historic feature, which can be glimpsed from the roadway, and in relation to the churchyard in which it is located. The church is said to be one of the few in the diocese that has its own cemetery, which is thought to account for its survival until the present day.

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

As the church pre-dates 1900 its site has potential archaeological value relating to the development of the property by the Catholic church.

SUMMARY OF HERITAGE SIGNIFICANCE

St Brigid's Catholic Church has overall heritage significance to Loburn and Waimakariri district as a whole. The building has historic and social significance for its association with the Catholic congregation of Loburn since 1875 and cultural and spiritual significance for its religious use and commemorative features. St Brigid's Catholic Church has architectural significance as a Colonial Gothic Revival style church believed to have been designed by acclaimed Christchurch architect Benjamin Mountfort and technological and craftsmanship value for its Victorian construction and detailing. St Brigid's Catholic Church has contextual significance as a historic feature on the Loburn Whiterock Road and the church property has potential archaeological value in view of the age of the building.

HERITAGE CATEGORY

B

REFERENCES

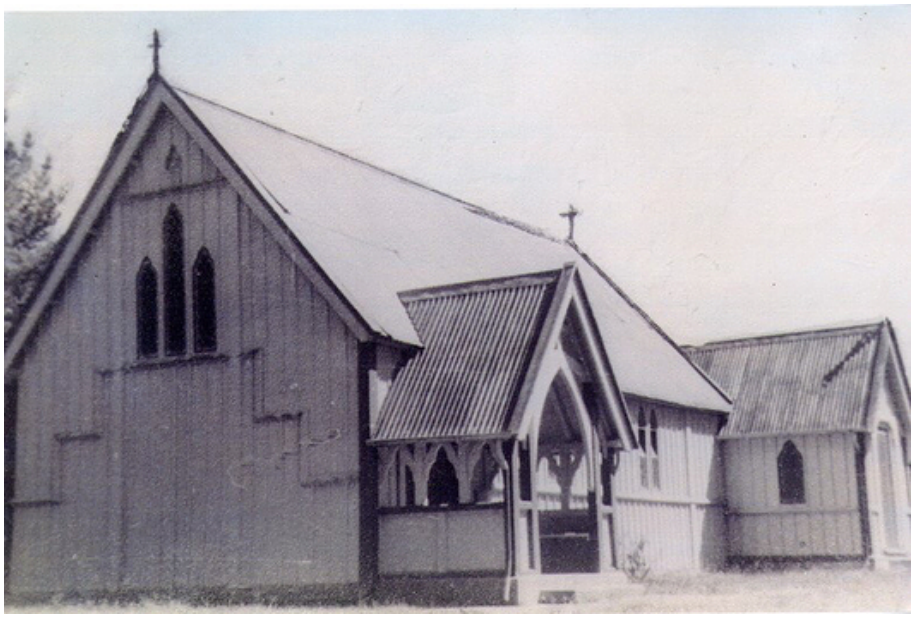
- *Press* 26 May 1875, p. 1; 1 June 1875, p. 2; 22 May 1883, p. 2; 7 May 1937, p. 6; 23 December 1939, p. 27.
- *NZ Tablet* 24 October 1890, p. 19; 20 September 1900, p. 5; 31 January 1901, p. 19; 11 August 1904, p. 6; 3 October 1912, p. 45; 23 September 1915, p. 43; 15 September 1921, p. 27; 24 June 1937, p. 14.
- *Globe* 1 October 1875, p. 2.
- *Star* 26 May 1875, p. 2; 11 September 1875, p. 2.
- *North Canterbury Gazette* 23 March 1939, p. 4.
- *West Coast Times* 3 June 1875, p. 2.
- *Lyttelton Times* 2 July 1874, p. 4.
- https://www.waimakariricatholic.org.nz/our-parish/st-brigid/
- http://nzetc.victoria.ac.nz/tm/scholarly/tei-Cyc03Cycl-t1-body1-d4-d24.html
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- DN Hawkins *Beyond the Waimakariri* Christchurch, 2001; available online.
- F Ciaran 'Stained Glass in Canterbury New Zealand, 1860-1988' PhD thesis, University of Canterbury, 1992.
- I Lochhead *A Dream of Spires – Benjamin Mountfort and the Gothic Revival* Christchurch, 1999.

REPORT COMPLETED 7 July 2019

AUTHOR Dr Ann McEwan / Heritage Consultancy Services



Extent of setting, limited to north-western portion of the site and including the historic churchyard, 232 Loburn Whiterock Road, Loburn.


The church before it was stuccoed.

WAIMAKARIRI DISTRICT COUNCIL

HISTORIC HERITAGE ITEM RECORD FORM

2021 District Plan Item No.	**HH102**
HERITAGE ITEM NAME	former Oxford Post & Telegraph Office and postmaster's residence
ADDRESS	35 Main Street, Oxford
PHOTOGRAPH	 (Dr A McEwan, 10 July 2019)
DISTRICT PLAN ITEM NO. (at time of assessment)	n / a **HNZ LIST NO. & CATEGORY** n / a
LEGAL DESCRIPTION	Section 1 SO 17949
VALUATION NUMBER	2153201601
DATE OF CONSTRUCTION	1914
ARCHITECT / DESIGNER / BUILDER	Public Works Department, architects; John Forbes, contractor
STYLE	Transitional bungalow

PHYSICAL DESCRIPTION

Single-storey building with L-shaped footprint and hipped roof forms. Principal, north-facing elevation is largely symmetrical about a recessed entry with cross-gabled porch carried on decorative brackets. Double-hung sash windows with multi-pane uppers are single, paired or tripled; aprons beneath windows flanking entry. Exposed rafters, concrete steps and ramp. Lean-to at rear. Signboard over entrance porch.

MATERIALS / STRUCTURE

Timber framing and weatherboard cladding, corrugated metal roofing.

ADDITIONS / ALTERATIONS

West addition (late 1940s/early 1950s).

SETTING

The building stands on the south side of Main Street, east of its intersection with Redwood Place and west of the intersection with Burnett Street. The former post office is close to the road boundary and is set within a cluster of civic and commercial buildings. The Oxford Library and Oxford Town Hall are on the opposite side of the street. The extent of scheduling is the land parcel on which the building is located.

HISTORY

Postal services in Oxford commenced in c.1860 and were subsequently provided at both the Oxford East and West railway stations. Following some controversy as to its location, a new, centrally located and purpose-built post and telegraph office was erected in the second half of 1914. The new post office opened on 8 December 1914; the site was reported to have been given by John Ingram. The property was subdivided in 1988 with a new telephone exchange occupying the rear of the site. In c.1991 the post office was closed; the building is now in private ownership.

HISTORICAL AND SOCIAL SIGNIFICANCE

The former Oxford Post Office has historical and social significance for its association with the 20th century development of Oxford. Typically, a residence for the postmaster was provided in 19th and early 20th century post offices, as was the case in Oxford. The building provided a variety of postal and telegraphic services and represents the contribution made by central government to life of a North Canterbury town.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The former Oxford Post Office has cultural value as a demonstration of the way of life of the postal workers who staffed, and resided in, the building through the greater part of the 20th century.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The former Oxford Post Office has architectural significance as an example of inter-war government architecture showing the emerging influence of the California Bungalow style. As Government Architect, John Campbell was ultimately responsible for the design of the building, which combines a vestigial classical composition with the less formal California Bungalow style.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The former Oxford Post Office has technological and craftsmanship value for the evidence it provides of inter-war building materials and methods. John Forbes was a Cust builder.

CONTEXTUAL SIGNIFICANCE

The former Oxford Post Office has contextual significance for the contribution it makes to the historic character of its Main Street setting and the visual evidence it provides of the early 20th century commercial and civic development of central Oxford. It stands immediately to the east of the Oxford Centennial Memorial building and opposite the Oxford Town Hall and Oxford Library and WDC Service Centre.

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

As the former Oxford Post Office post-dates 1900 its site may have limited archaeological values.

SUMMARY OF HERITAGE SIGNIFICANCE

The former Oxford Post & Telegraph Office and postmaster's residence has overall significance to Oxford and the Waimakariri district as a whole. The building has historical and social significance as a former post office and postmaster's residence and cultural value as a demonstration of the way of life of those who worked and lived in the building during most of the 20th century. The former Oxford Post Office has architectural significance as a transitional California bungalow style design by the Public Works Department and technological and craftsmanship value for its interwar construction methods and materials. The former Oxford

Post Office has contextual significance for the contribution it makes to the historic character of Main Street in central Oxford. Its site may have limited archaeological values in view of the age of the building.

HERITAGE CATEGORY

B

REFERENCES

- *Press* 12 October 1876, p. 2; 28 May 1914, p. 10; 11 June 1914, p. 2; 8 December 1914, p. 4; 21 August 1926, p. 21; 3 October 1936, p. 4.
- *Sun* 4 September 1914, p. 9.
- *Lyttelton Times* 21 December 1912, p. 17; 26 December 1912, p. 8; 31 December 1912, p. 8; 15 March 1913, p. 12; 29 March 1916, p. 8.
- *North Canterbury Gazette* 6 September 1935, p. 4; 8 June 1937, p. 3; 10 August 1937, p. 3; 23 November 1939, p. 1.
- Archives New Zealand.
- http://nzetc.victoria.ac.nz/tm/scholarly/tei-Cyc03Cycl-t1-body1-d4-d17-d1.html
- DN Hawkins *Beyond the Waimakariri* Christchurch, 2001.
- P Richardson 'An Architecture of Empire: The Government Buildings of John Campbell in New Zealand' MA thesis, University of Canterbury, 1988; available online.

REPORT COMPLETED 20 July 2019

AUTHOR Dr Ann McEwan / Heritage Consultancy Services



Extent of scheduling, former Oxford Post Office, 35 Main Street Oxford.

WAIMAKARIRI DISTRICT COUNCIL

HISTORIC HERITAGE ITEM RECORD FORM

2021 District Plan Item No.	**HH103**
HERITAGE ITEM NAME	Oxford Town Hall
ADDRESS	30 Main Street, Oxford
PHOTOGRAPH	



(Dr A McEwan, 10 July 2019)

DISTRICT PLAN ITEM NO. (at time of assessment)	n / a	**HNZ LIST NO. & CATEGORY**	n / a
LEGAL DESCRIPTION	Lot 2 DP 46386		
VALUATION NUMBER	2153257801		
DATE OF CONSTRUCTION	1930-31		
ARCHITECT / DESIGNER / BUILDER	HSA Murray, architect; Keir & Thompson, contractors		
STYLE	Neoclassical		

PHYSICAL DESCRIPTION

Two-storey building with L-shaped footprint and half-hipped and gable roof; additions to the side and rear have hipped roof forms. Principal, south-facing elevation is symmetrical about a projecting entrance porch with entablature. Pilasters and single, multi-pane windows flank entry. Classical block motifs beneath eaves on façade; flat roofed dormer and gable end above entry. Casement and fanlight type windows; external staircase to first floor on west elevation. Modern additions to rear (north) and side (east).

MATERIALS / STRUCTURE

Reinforced concrete, cement plaster, corrugated metal roofing.

ADDITIONS / ALTERATIONS

Earthquake strengthening, demolition of A&P room and kitchen/storeroom at north-east corner, north and east additions (2014-15).

SETTING

The building stands at the north-east corner of the intersection of Main and Burnett Streets. The Oxford Fire Station is immediately to the north of the hall along Burnett Street; the Oxford Library and WDC Service Centre and Pearson Park are to the west. The former Oxford Post Office and Oxford Centennial Memorial building are on the opposite side of Main Street. The extent of scheduling is limited to the immediate setting of the hall, rather than the land parcel as a whole.

HISTORY

Oxford East and Oxford West had their own public halls from the 1870s, the latter serving other purposes from 1880 until it was demolished in 1932. In East Oxford a hall erected in 1878 by the Oxford Town Hall Company was taken over by the Oxford Benevolent and Improvement League in 1924. The League held a gala to raise money for a new hall in March 1926 but determined that the responsibility for erecting a public hall should rest with the Oxford County Council. Consequently the Benevolent League handed over its assets to the County Council, which subsequently erected the present Oxford Town Hall on a site that was partly held by the council and partly in possession of the Agricultural and Pastoral Association. The site was criticised by some parties as lacking centrality and also for the obligation undertaken by the council to provide a supper room for the A&P Association, which it was felt would restrict public access to the building. Regardless of such concerns, the new Oxford Town Hall opened on 3 June 1931, the foundation having been laid by A Meyers, Chairman of the Oxford County Council, on 20 November of the preceding year. The town hall reopened after redevelopment and refurbishment on 19 February 2015. It continues to function as a cinema, public hall and function venue.

HISTORICAL AND SOCIAL SIGNIFICANCE

The Oxford Town Hall has historical and social significance for its association with the civic and social life of the people of Oxford and district since 1931. It also has a commemorative function, housing the Honour Rolls for the district within its auditorium. The entrance porch was described as being a memorial to the local men who fought in World War I when tenders for its construction were being called.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The Oxford Town Hall has cultural significance because it is held in esteem as an important local facility. The building's strengthening and refurbishment in 2014-15 demonstrated its cultural value to the community.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The Oxford Town Hall has architectural significance as the work of Christchurch architect Henry St Aubyn Murray. Murray (1886-1943) was born and educated in Christchurch and served his articles with Fred Barlow, the designer of the Rangiora Borough Council Chambers (H077). In 1908 Murray was one of four New Zealanders who represented Australasia at the Olympic Games held in London that year. Murray also designed a number of Catholic churches in Canterbury, including the Church of the Holy Name in Ashburton (1930), as well as the Akaroa (1922-23) and Leeston (1924) war memorials.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The Oxford Town Hall has technological and craftsmanship value for its reinforced concrete construction and classical detailing. Keir and Thompson were Rangiora builders and the interwar successors to the firm of Boyd & Keir that dated to the early settlement of North Canterbury. William Keir and J Thompson appear to have commenced their partnership in the early 1920s; they registered their company in August 1925. The firm was also responsible for additions to Rangiora Hospital in 1940 and a number of churches and large country houses across the province.

CONTEXTUAL SIGNIFICANCE

The Oxford Town Hall has contextual significance as a historic landmark on Main Street and within the town centre streetscape. The building defines the street corner on which it is located and forms a civic cluster with the Oxford Library and WDC Service Centre, the Oxford Centennial Memorial Building and the former Oxford Post Office.

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

As the building post-dates 1900 and the property has been redeveloped, its site may have limited potential archaeological value.

SUMMARY OF HERITAGE SIGNIFICANCE

The Oxford Town Hall has overall heritage significance to Oxford and the district of Waimakariri as a whole. The building has historical and social significance for its association with the civic and social life of the people of Oxford since 1931 and cultural significance as a place of community esteem and local identity. The Oxford Town Hall has architectural significance as a Neoclassical design by Christchurch architect Henry Murray and technological and craftsmanship value for its reinforced construction and classical detailing by Messrs Keir and Thompson. The Oxford Town Hall has contextual significance as a historic landmark within the village centre; its site may have limited potential archaeological value.

HERITAGE CATEGORY

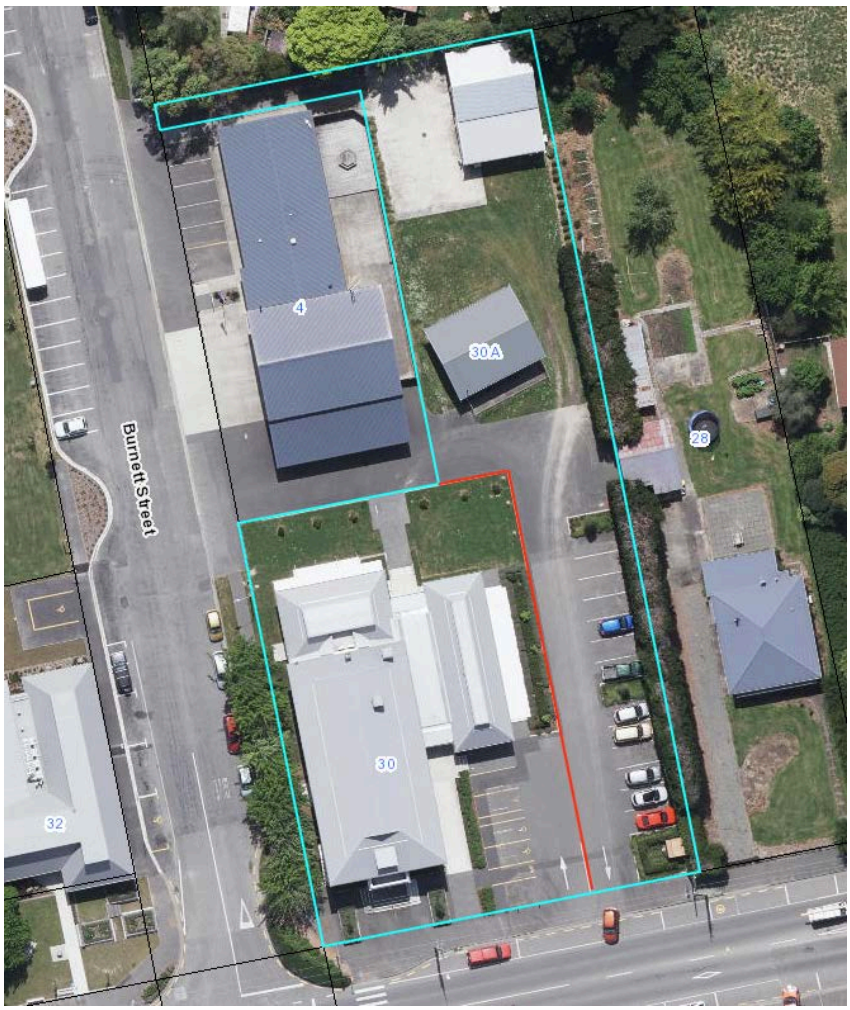
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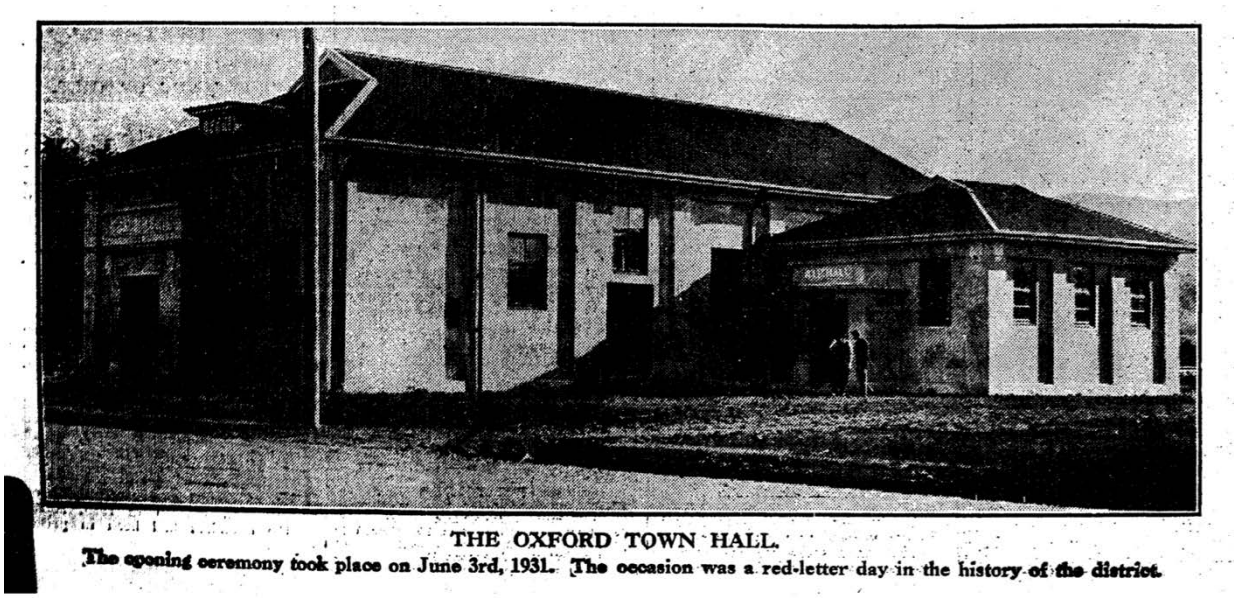
- *Press* 19 August 1924, p. 3; 29 August 1925, p. 12; 10 March 1926, p. 3; 25 September 1928, p. 4; 13 December 1928, p. 15; 28 December 1928, p. 3; 23 September 1930, p. 3; 21 November 1930, pp. 9 & 13; 3 June 1931, pp. 3 & 11; 9 September 1932, p. 18; 18 April 1939, p. 11; 21 December 1939, p. 4.
- *North Canterbury Gazette* 20 August 1937, p. 4; 10 November 1938, p. 3.
- https://bookings.waimakariri.govt.nz/facilities/facility/oxford-town-hall
- https://libraries.waimakariri.govt.nz/heritage/local-history/places-of-the-waimakariri/oxford-and-districts/history-of-the-oxford-town-hall
- https://en.wikipedia.org/wiki/Henry_St_Aubyn_Murray
- *Cyclopedia of New Zealand – Canterbury Provincial District* Christchurch, 1903; available online.

REPORT COMPLETED 22 July 2019

AUTHOR Dr Ann McEwan / Heritage Consultancy Services



Extent of setting, limited to the immediate setting of the building, Oxford Town Hall, 30 Main Street, Oxford.


THE OXFORD TOWN HALL.
The opening ceremony took place on June 3rd, 1931. The occasion was a red-letter day in the history of the district.

Press 9 September 1932, p. 18. PapersPast.

WAIMAKARIRI DISTRICT COUNCIL

HISTORIC HERITAGE ITEM RECORD FORM

2021 District Plan Item No.	**HH105**
HERITAGE ITEM NAME	former Alfred Lee store and residence
ADDRESS	51 Main Street, Oxford
PHOTOGRAPH	



(Dr A McEwan, 10 July 2019)

DISTRICT PLAN ITEM NO. (at time of assessment)	n / a	**HNZ LIST NO. & CATEGORY**	n / a
LEGAL DESCRIPTION	Lot 1 DP 342801		
VALUATION NUMBER	2153213000		
DATE OF CONSTRUCTION	1896		
ARCHITECT / DESIGNER / BUILDER	WV Wilson, architect/builder		
STYLE	Villa		

PHYSICAL DESCRIPTION

Single-storey building with rectangular footprint and pyramidal roof with lean-to at rear (south). Principal elevations faces north and east with return veranda carried on braced posts. Corner and north-facing panelled entrance doors, multi-pane casement and double-hung sash windows, bracketed eaves, picket fencing between veranda posts.

MATERIALS / STRUCTURE

Timber framing and rusticated weatherboard cladding, corrugated metal roofing.

ADDITIONS / ALTERATIONS

Rata Street road widening (1980s?). Aluminium fenestration installed in rear lean-to (date unknown).

SETTING

The building stands on the south side of Main Street, close to the road boundaries of the property, with Rata Street forming the eastern boundary. It is set within the town centre of Oxford, with other commercial buildings in the vicinity; Pearson Park is to the west and the Oxford Library & WDC Service Centre and Oxford Town Hall are to the east. The extent of scheduling is the land parcel on which the building is located and that portion of the road reserve over which the veranda projects.

HISTORY

Alfred Lee built a new store on Main Street in 1896, having been a storekeeper in Oxford since the early 1890s. Lee and his wife Elizabeth had five children and they owned the property until January 1904, after which time the family relocated to Ashburton where Alfred was running a store by the mid-1910s. EW Jordan acquired the property from the Lees and although the Certificate of Title recorded his occupation as storekeeper he was listed as a mail carrier in the electoral roll of 1905-6 and later as a painter and paperhanger. Ernest Jordan also served as Domain Board secretary in the later 1930s. He sold to Allan Cameron, a local garage attendant, in 1944 and in the mid-20th century the building was described as an 'old house' on survey plans, suggesting it was not in commercial use through the course of the 20th century. Since 2005 the building has been in use as a café.

HISTORICAL AND SOCIAL SIGNIFICANCE

The former Alfred Lee store and residence has historical and social significance for its association with the late Victorian commercial development of Oxford. The use of the building as a café since 2005 has revived its original commercial purpose although it is no longer in residential use.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The former Alfred Lee store and residence has cultural value as a village centre historic feature that is appreciated by members of the local community.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The former Alfred Lee store and residence has architectural significance as a combined commercial and residential building in the villa style. William Varian Wilson (1857-1946), who appears to have designed the building, was an Oxford carpenter turned architect. He later practised in Christchurch.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The former Alfred Lee store and residence has technological and craftsmanship value for the evidence it provides of late-Victorian construction methods and materials.

CONTEXTUAL SIGNIFICANCE

The former Alfred Lee store and residence has contextual significance as a notable historic feature within the Oxford town centre. The building has retained a good level of external authenticity and serves as a reminder of a historic streetscape that has been overwritten by a number of modern commercial developments in recent years.

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

As the building pre-dates 1900, its site has potential archaeological value relating to the property's colonial use and development.

SUMMARY OF HERITAGE SIGNIFICANCE

The former Alfred Lee store and residence has overall heritage significance to Oxford and Waimakariri district as a whole. The building has historic and social significance for its association with the late 19th century commercial development of Oxford and cultural value as a historic feature held in esteem by members of the community. The former Alfred Lee store and residence has architectural significance as a late Victorian commercial/residential building in the villa style believed to have been designed by local carpenter-architect WV Wilson. The former Alfred Lee store and residence has technological and craftsmanship value for the evidence it provides of late-Victorian construction methods and materials and

contextual significance as a surviving historic feature within the Oxford town centre streetscape; its site has potential archaeological value given the building's age.

HERITAGE CATEGORY

B

REFERENCES

- *Press* 3 April 1900, p. 2; 14 April 1938, p. 21; 11 November 1932, p. 4; 28 July 1944, p. 1.
- *Oxford Observer* 25 July 1891, p. 2; 26 May 1894, p. 3; 22 September 1894, p. 1; 23 May 1896, p. 3; 17 October 1896, pp. 2 & 3.
- *Sun* 25 February 1916, p. 10.
- DN Hawkins *Beyond the Waimakariri* Christchurch, 2001 (available online).
- http://transcriptions.nz/Library.BMDs/WILSON.Christchurch.Library.Marriages.html

REPORT COMPLETED 23 July 2019

AUTHOR Dr Ann McEwan / Heritage Consultancy Services



Extent of setting, including the road reserve over which the veranda projects, 51 Main Street, Oxford.

WAIMAKARIRI DISTRICT COUNCIL

HISTORIC HERITAGE ITEM RECORD FORM

2021 District Plan Item No.	**HH106**
HERITAGE ITEM NAME	former Sefton Hotel / Anglers' Arms Tavern
ADDRESS	573 Upper Sefton Road, Sefton
PHOTOGRAPH	



(www)

DISTRICT PLAN ITEM NO. (at time of assessment)	n / a	**HNZ LIST NO. & CATEGORY**	n / a
LEGAL DESCRIPTION	Lot 1 DP 1816		
VALUATION NUMBER	2144019200		
DATE OF CONSTRUCTION	1902		
ARCHITECT / DESIGNER / BUILDER	JC Maddison, architect		
STYLE	English Domestic Revival		

PHYSICAL DESCRIPTION

Two-storey building with T-shaped footprint and hipped and gabled roof forms. Principal elevations face south and west; cross-gabled wing at east end, single-storey lean-to at rear (north-facing). Exposed rafters, shingled gable ends, jettied first floor bays with brackets and trefoil motif. Single, paired and triplet multi-pane windows. Modern multi-pane entrance door and glazing on south elevation; two gabled dormers over first floor windows on same.

MATERIALS / STRUCTURE

Timber framing and plaster cladding, corrugated metal roofing.

ADDITIONS / ALTERATIONS

Plaster cladding over weatherboards; chamfered corner entry modified with gabled porch (date unknown). First floor fire escape on south elevation removed (c.2019).

SETTING

The building stands on the north side of Upper Sefton Road at its intersection with Pembertons Road. The hotel is built close to the property boundary on the south and west sides; the wider setting is largely residential in character but the Sefton Garage is on the opposite side of Pembertons Road. The extent of scheduling is the land parcel on which the hotel is located.

HISTORY

The first Sefton Hotel opened in early 1877. The hotel was part of the Fletcher Humphreys stable of hotels throughout Canterbury when it was rebuilt in late 1902 as a condition of its license being renewed. In February 1903 the license was transferred from Henry Brooks to Horace Thompson, the former having been fined for supplying alcohol to a child. By the mid-1920s the hotel was known as the Anglers' Arms Hotel; although that name was changed back to the Sefton Hotel in 1929. The hotel, now known as the Anglers' Arms Tavern, changed hands regularly through the 20th century and is still being operated as a hotel today.

HISTORICAL AND SOCIAL SIGNIFICANCE

The Anglers' Arms Tavern has historical and social significance for its continuous use as a hotel since 1903 and, more generally, for its association with the colonial development of Sefton, which largely dates to the later 1870s with the coming of the railway in 1875 and the erection of the first Sefton Hotel in 1877.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The Anglers' Arms Tavern has cultural value as a demonstration of the way of life of its past and present proprietors and their patrons.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The Anglers' Arms Tavern has architectural significance as an English Domestic Revival style design by noted Christchurch Joseph Maddison. 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 and hotels, 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 (H026) 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. Maddison's Carlton Mill and Clarendon (façade) hotels were demolished after the Canterbury earthquakes. The styling of the Anglers' Arms is a departure from Maddison's predilection for Italianate classicism.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The Anglers' Arms Tavern has technological and craftsmanship value for the evidence it provides of Edwardian construction methods and materials. The contractor is currently unknown.

CONTEXTUAL SIGNIFICANCE

The Anglers' Arms Tavern has contextual significance as a local historic feature and landmark at a key intersection within the village of Sefton. It provides evidence of the historic settlement and development of Sefton and is on the same triangular plot as the former Sefton Library.

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

Although the hotel post-dates 1900 its site has potential archaeological value relating to the colonial use and development of the property. The first Sefton Hotel was erected on the same site in 1877.

SUMMARY OF HERITAGE SIGNIFICANCE

The former Sefton Hotel / Anglers' Arms Tavern has overall heritage significance to Sefton and Waimakariri district as a whole. The hotel has historical and social significance for its 116-history as a hotel and association with the provision of hospitality in Sefton since 1877. The Anglers' Arms Tavern has cultural value as a demonstration of the way of life of its former proprietors and their patrons and architectural significance as an atypical English Domestic Revival style design by noted Christchurch architect Joseph Maddison. The Anglers' Arms Tavern has technological and craftsmanship value for its surviving Edwardian timber construction and detailing and contextual significance for the contribution it makes to the historic character of Sefton. The hotel's site has potential archaeological values given the vintage of first hotel erected on the property.

HERITAGE CATEGORY

B

REFERENCES

- *Press* 6 September 1883, p. 2; 19 May 1886, p. 4; 24 September 1888, p. 8; 15 May 1889, p. 1; 10 November 1898, p. 8; 7 June 1902, p. 3; 24 January 1903, p. 11; 4 February 1903, p. 10; 2 May 1910, p. 9; 13 October 1923, p. 20; 14 March 1924, p. 17; 10 August 1925, pp. 15 & 16; 8 April 1926, p. 15; 13 June 1929, p. 5; 29 January 1934, p. 4; 28 June 1935, p. 15; 26 June 1940, p. 4; 18 February 2012 & 1 January 2016 (available online).
- *Lyttelton Times* 21 December 1878, p. 5; 19 February 1879, p. 4; 28 September 1881, p. 7; 8 December 1882, p. 3; 12 November 1891, p. 1; 2 December 1893, p. 6; 3 May 1898, p. 8; 7 June 1902, p. 2; 13 September 1902, p. 11; 23 December 1902, p. 7; 7 January 1903, p. 5; 7 May 1903, p. 3.
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- *Globe* 20 November 1878, p. 2.
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- *Temuka Leader* 8 November 1923, p. 3.
- *Cyclopedia of New Zealand – Canterbury Provincial District* Christchurch, 1903 (available online).
- DN Hawkins *Beyond the Waimakariri* Christchurch, 2001 (available online).
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- J Wilson *Lost Christchurch* Springston, 1984.

REPORT COMPLETED 23 July 2019

AUTHOR Dr Ann McEwan / Heritage Consultancy Services



Extent of setting, 573 Upper Sefton Road, Sefton.

WAIMAKARIRI DISTRICT COUNCIL

HISTORIC HERITAGE ITEM RECORD FORM

2021 District Plan Item No.	**HH107**
HERITAGE ITEM NAME	former Union Bank of Australia
ADDRESS	557 Upper Sefton Road, Sefton
PHOTOGRAPH	



(www)

DISTRICT PLAN ITEM NO. (at time of assessment)	n / a	**HNZ LIST NO. & CATEGORY**	n / a
LEGAL DESCRIPTION	Lot 2 DP 412839		
VALUATION NUMBER	2144023300		
DATE OF CONSTRUCTION	1878		
ARCHITECT / DESIGNER / BUILDER	Unknown		
STYLE	Italianate		

PHYSICAL DESCRIPTION

Two-storey building with rectangular footprint and hipped roof forms. Principal elevations face south and east; single-storey wing at rear (north-facing) with lean-to veranda. Chamfered corner with entrance door overlooking intersection, quoins and bracketed eaves. Double-hung sash windows, string course between floors.

MATERIALS / STRUCTURE

Timber framing and rusticated weatherboard cladding, corrugated metal roofing.

ADDITIONS / ALTERATIONS

Conversion to full residential use (date unknown).

SETTING

The building stands on the north side of Upper Sefton Road at its intersection with Railway Street. The former bank is built close to the property boundary on the south and east sides; the wider setting is largely residential in character but with a former shop on the opposite side of Railway Street and the Sefton Garage and Anglers' Arms Tavern further to the east. The former site of the Sefton Railway Station is to the south-east on the other side of the highway. The extent of scheduling is limited to the immediate setting of the former bank, rather than the land parcel as a whole and notwithstanding the potential archaeological values of the whole property.

HISTORY

The Union Bank of Australia opened an agency in Sefton in August 1878. The bank was the first trading bank to be established in New Zealand in 1840 and was the forerunner to today's ANZ Bank. By October 1878 the Sefton agency had become a branch. A year later the bank building was described as one of the town's 'most notable buildings' (*Lyttelton* Times 30 December 1879, p. 6). The bank was still operating in the late 1880s, when the Sefton Dairy Factory opened, but by the turn of the 20th century it was no longer open. The building remains in private residential use today.

HISTORICAL AND SOCIAL SIGNIFICANCE

The former Union Bank of Australia has historical and social significance for its association with the colonial development of Sefton, which largely dates to the later 1870s with the coming of the railway in 1875, the erection of the first Sefton Hotel in 1877 (rebuilt 1902), and the opening of the Union Bank of Australia branch in 1878. The building may be the oldest non-residential building to have survived in the village.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The former Union Bank of Australia has cultural value as a demonstration of the way of life of its past bank staff and their customers. It was typical in the 19th century for the manager of a bank to be provide with on-site accommodation above and at the rear of the banking chamber.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The former Union Bank of Australia has architectural significance as an Italianate building that was designed to present a stylish appearance to both roadways and express a connection between the enduring legacy of classical antiquity and the endurance and security that customers could expect of their bank. The designer of the building is currently unknown.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The former Union Bank of Australia has technological and craftsmanship value for the evidence it provides of Victorian construction methods and materials. The contractor is currently unknown.

CONTEXTUAL SIGNIFICANCE

The former Union Bank of Australia has contextual significance as a local historic feature and landmark at a key intersection within Sefton. It provides evidence of the historic settlement of the village and the historic relationship between Sefton's railway station and the development of the village's commercial infrastructure.

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

As the former bank pre-dates 1900 its site has potential archaeological value relating to the colonial use and development of the property.

SUMMARY OF HERITAGE SIGNIFICANCE

The former Union Bank of Australia has overall heritage significance to Sefton and Waimakariri district as a whole. The former bank has historical and social significance for its association with the colonial development of the village and cultural value as a demonstration of the way of life of its former staff and their customers. The former Union Bank of Australia has architectural significance as an example of Italianate classicism and technological and craftsmanship value for its Victorian timber construction and detailing. The former Union Bank of Australia has contextual significance for the contribution it makes to the historic

character of Sefton. The former bank's site has potential archaeological values given the age of the building.

HERITAGE CATEGORY

B

REFERENCES

- *Press* 24 August 1878, p. 2; 7 September 1878, p. 2; 12 October 1878, p. 2.
- *Lyttelton Times* 4 December 1878, p. 3; 5 February 1879, p. 6; 30 December 1879, p. 6; 31 May 1881, p. 1; 10 July 1888, p. 5.
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- *Cyclopedia of New Zealand – Canterbury Provincial District* Christchurch, 1903 (available online).
- DN Hawkins *Beyond the Waimakariri* Christchurch, 2001 (available online).

REPORT COMPLETED 23 July 2019

AUTHOR Dr Ann McEwan / Heritage Consultancy Services



Extent of setting, limited to immediate setting, 557 Upper Sefton Road, Sefton.

WAIMAKARIRI DISTRICT COUNCIL

HISTORIC HERITAGE ITEM RECORD FORM

2021 District Plan Item No.	**HH108**
HERITAGE ITEM NAME	Swannanoa Wesleyan Methodist Church / Swannanoa Community Church
ADDRESS	1299/1303 Tram Road, Swannanoa
PHOTOGRAPH	 (Dr A McEwan, 10 July 2019)
DISTRICT PLAN ITEM NO. (at time of assessment)	n / a **HNZ LIST NO. & CATEGORY** n / a
LEGAL DESCRIPTION	Part RS 8183
VALUATION NUMBER	2175052800
DATE OF CONSTRUCTION	1873
ARCHITECT / DESIGNER / BUILDER	John Rutland, architect; James Barker, builder
STYLE	Colonial Gothic Revival

PHYSICAL DESCRIPTION

Single-storey building with rectangular footprint and gabled roof forms. Lower-level entrance porch and vestry at west end and on north side near north-east corner respectively. Lancet-arched door openings, square-headed nave fenestration. Timber traceried window at east end and two small lancet windows in west wall of entrance porch.

MATERIALS / STRUCTURE

Cement stucco, timber, corrugated metal.

ADDITIONS / ALTERATIONS

Stucco cladding (c.1960?).

SETTING

The church is on the south side of Tram Road, west of its intersection with Tupelo Place and east of the intersection with Two Chain Road. A cemetery is to the rear (south) of the church. Aside from the Swannanoa Preschool and Swannanoa School, located on the western boundary of the church property, the wider setting is largely rural residential in nature. The extent of setting is the land parcel on which the church and cemetery are located and includes the 1973 centennial gates.

HISTORY

A Wesleyan Methodist church at Swannanoa was opened by the Rev J Buller on 23 November 1873. The land had been gifted by Bransby White of Octon Grange Farm and liberally supported by local settler John Evans Brown and the Peacock family to whom he was related. At the time of the church's opening it was proposed to set aside a portion of the church grounds for use as a public cemetery. Swannanoa has been part of both the Rangiora Wesleyan Circuit and the Kaiapoi Methodist Circuit over the years. Centennial celebrations were held at the church on 25 November 1973 and memorial gates and fencing were installed at that time. Services were held intermittently after a period of closure in the 1950s. By the late 1970s only a Christmas Eve service was being held, although burials in the cemetery have continued through the years.

HISTORICAL AND SOCIAL SIGNIFICANCE

The Swannanoa Community Church has historical and social significance for its association with the Methodist congregation of Swannanoa and the history of the church community since 1873.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The Swannanoa Community Church has cultural and spiritual significance as a place of Methodist worship and fellowship. The church centennial fence has commemorative value as a memorial to JR Paterson.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The Swannanoa Community Church has architectural significance as the work of Christchurch architect-builder John Rutland. Rutland (1825-97) was a member of the Methodist church and gave his services free to the Swannanoa church. He also designed the Wesleyan Methodist Church in St Albans, Christchurch (1869), Holy Trinity Methodist Church in Rangiora (1875), and his own home in Papanui Road (c.1890), which is now the boarding hostel for Christchurch Girls' High School.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The Swannanoa Community Church has technological and craftsmanship value for the evidence it provides of Victorian construction methods and materials. James Barker appears to have been a Rangiora builder.

CONTEXTUAL SIGNIFICANCE

The Swannanoa Community Church has contextual significance as a historic feature in Swannanoa and for its relationship with a historic cemetery on the same site.

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

As the church pre-dates 1900 its site has potential archaeological value relating to the colonial development of the property by the Methodist church.

SUMMARY OF HERITAGE SIGNIFICANCE

The Swannanoa Wesleyan Methodist Church / Swannanoa Community Church has overall heritage significance to Swannanoa and Waimakariri district as a whole. The building has historic and social significance for its association with the Methodist congregation of Swannanoa since 1873 and cultural and spiritual significance for its religious use and purpose. The Swannanoa Community Church has architectural significance as a simple Colonial Gothic Revival style church designed by Christchurch architect-builder John Rutland and technological and craftsmanship value for the evidence it provides of Victorian timber

construction and detailing. The Swannanoa Community Church has contextual significance as a historic feature in Swannanoa and for its relationship to the cemetery on the same site. The church property has potential archaeological value in view of its development and use since 1873.

HERITAGE CATEGORY

B

REFERENCES

- *Press* 12 August 1872, p. 3; 1 December 1873, p. 3; 14 July 1925, p. 15; 25 November 1937, p. 4.
- *North Canterbury Gazette* 30 July 1937, p. 5; 26 October 1937, p. 4.
- *Star* 5 October 1889, p. 3; 9 January 1899, p. 3.
- http://nzetc.victoria.ac.nz/tm/scholarly/tei-Cyc03Cycl-t1-body1-d4-d21.html
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REPORT COMPLETED 24 July 2019

AUTHOR Dr Ann McEwan / Heritage Consultancy Services



Extent of setting, 1299/1303 Tram Road, Swannanoa.

WAIMAKARIRI DISTRICT COUNCIL

HISTORIC HERITAGE ITEM RECORD FORM

2021 District Plan Item No.	**HH109**
HERITAGE ITEM NAME	West Eyreton School building
ADDRESS	1651 North Eyre Road, West Eyreton
PHOTOGRAPH	
(www)	
DISTRICT PLAN ITEM NO. (at time of assessment)	n / a **HNZ LIST NO. & CATEGORY** n / a
LEGAL DESCRIPTION	Lot 1 DP 6771
VALUATION NUMBER	2170003200
DATE OF CONSTRUCTION	1935
ARCHITECT / DESIGNER / BUILDER	JA Bigg, Canterbury Education Board architect; Mr Hall, builder
STYLE	Veranda block, open-air classroom type

PHYSICAL DESCRIPTION

Single-storey building with irregular rectangular footprint and hipped roof. Straight veranda along north elevation is terminated by a lower-level bay at west end. Extensions to sides and rear; multi-pane casement windows and folding doors off veranda. Three panels of clerestory windows above veranda, which is carried on latticed posts.

MATERIALS / STRUCTURE

Timber framing and weatherboard cladding, corrugated metal roof.

ADDITIONS / ALTERATIONS

Extended and enlarged (1960s/early 1970s & 1990s?).

SETTING

The building is centrally located within the school grounds, which are bounded by North Eyre Road to the north and School Road to the west. The centre of the West Eyreton settlement is to the east, at the intersection of North Eyre, Earlys and Downs Roads. The extent of scheduling is limited to the immediate setting of the school building, notwithstanding the potential archaeological values of the property.

HISTORY

The West Eyreton School opened in 1872 on a plot bounded by North Eyre Road in the north and School Road in the west. A school teacher's house was built at the same time to the south of the school building. The West Eyreton School Committee petitioned the Education Board in 1930 in regard to the need for a new school to replace the borer-ridden building in which classes were then being held. After some delay, most likely caused by the Depression, a reunion of some 200 former pupils was held to coincide with the opening of a new school building, facing North Eyre Road, on 28 September 1935. Local MP RW Hawke officially opened the new school in the presence of six foundation pupils and the current headmaster AR Chambers. The original school building was then removed from the site. Today the school is a full primary school catering for over 200 students.

HISTORICAL AND SOCIAL SIGNIFICANCE

The West Eyreton School building has historical and social significance for its association with the rural community of West Eyreton and the past and present teachers and pupils of the school. Given the major rebuilding programme being undertaken at North Canterbury schools since the Canterbury earthquakes of 2010-11, the 1935 West Eyreton School building is a notable survivor of an earlier vintage of primary school buildings.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The West Eyreton School building has cultural value as a demonstration of historic education practices as well as the way of life of a rural community since 1935.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The West Eyreton School building has architectural significance as the work of Canterbury Education Board architect John Alexander Bigg. Bigg (born 1903) was the head of the Building Department of the Canterbury Education Board from 1931 until 1968, having commenced his working life in the department in 1920. He developed the 'famed veranda block' (Williams), which was a variant on the open-air classroom developed in the 1920s and was subsequently adopted by a number of other education boards around the country. The building has been extended to the sides and rear but the principal, north-facing elevation is largely authentic and still features the original latticed veranda posts and clerestory windows for ventilation.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The West Eyreton School building has craftsmanship value for the evidence it provides of interwar construction methods and materials. The contractor was a Christchurch builder.

CONTEXTUAL SIGNIFICANCE

The West Eyreton School building has contextual significance as a defining historic feature within the school campus. Its central location and visibility from North Eyre Road enhance the building's contribution to the historic character of the school.

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

Although the school building post-dates 1900 its site may have archaeological value in view of the development of the school campus for education purposes since 1872.

SUMMARY OF HERITAGE SIGNIFICANCE

The West Eyreton School building has overall significance to West Eyreton and Waimakariri district as a whole. The building has historical and social significance for its association with the past and present teachers and pupils of the school and cultural value as a demonstration

of the way of life of a rural community since 1935. The West Eyreton School building has architectural significance for its design by Canterbury Education Board architect JA Bigg and craftsmanship value for the evidence it provides of interwar timber construction and detailing. The West Eyreton School building has contextual significance as a defining historic feature within the school campus and although the building post-dates 1900 its site may have archaeological value in light of the educational use and development of the property since 1872.

HERITAGE CATEGORY

B

REFERENCES

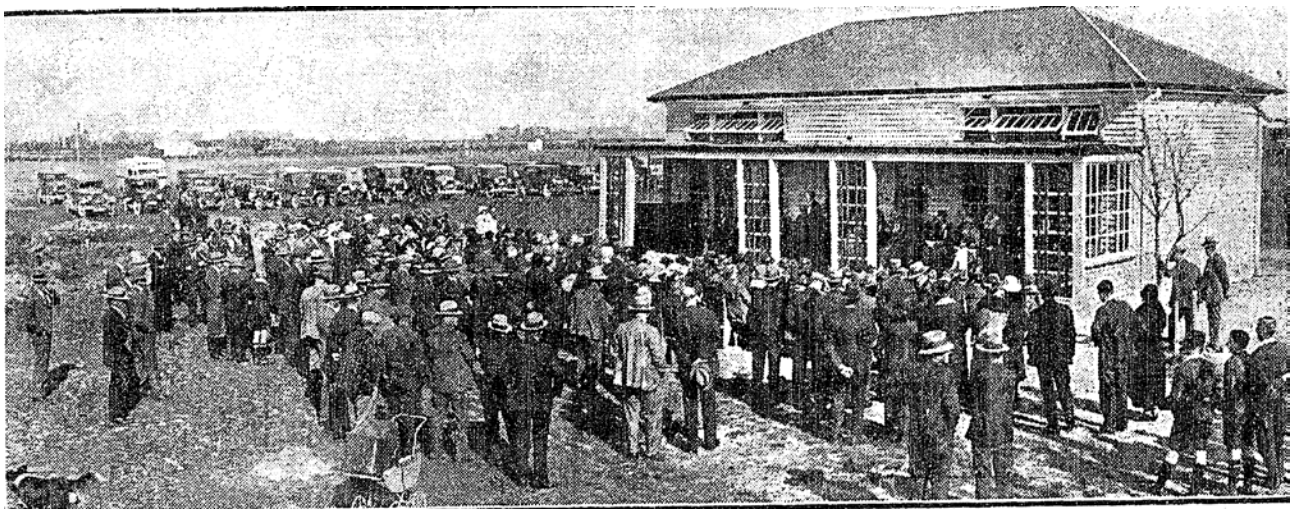
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- *Cyclopedia of New Zealand – Canterbury Provincial District* Christchurch, 1903; available online.
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- MN Williams 'Building's Yesterday's Schools – An analysis of educational architectural design as practised by the Building Department of the Canterbury Education Board from 1916-1989' PhD thesis, University of Canterbury, Christchurch, 2014.

REPORT COMPLETED 24 July 2019

AUTHOR Dr Ann McEwan / Heritage Consultancy Services



Extent of scheduling, limited to immediate setting, 1651 North Eyre Road, West Eyreton.



The opening of the new school building. *Press* 30 September 1935, p. 18.

WAIMAKARIRI DISTRICT COUNCIL

HISTORIC HERITAGE ITEM RECORD FORM

2021 District Plan Item No.	**HH110**
HERITAGE ITEM NAME	former Fernside Railway Station grain store/goods shed, stockyards & loading bank
ADDRESS	354 Oxford Road, Fernside
PHOTOGRAPH	



(www)

DISTRICT PLAN ITEM NO. (at time of assessment)	n / a10	**HNZ LIST NO. & CATEGORY**	n / a
LEGAL DESCRIPTION	Part Lot 1 DP 65842		
VALUATION NUMBER	2159103901		
DATE OF CONSTRUCTION	1874 (grain store) & 1895 (loading bank and stockyards)		
ARCHITECT / DESIGNER / BUILDER	NZ Railways Department / Public Works Office		
STYLE	Industrial vernacular		

PHYSICAL DESCRIPTION

Single-storey building with square footprint and gabled roof. Large loading bay doors beneath gable ends (east & west elevations). Loading bank, running on an east-west axis, and stock pens with rectangular footprint are immediately west of the storage shed.

MATERIALS / STRUCTURE

Timber framing and corrugated iron cladding (shed). Concrete and earth (loading bank). Pipe railing (stockyards).

ADDITIONS / ALTERATIONS

Railway line removed (post-1959). Installation of railway station style locality sign (c.2001).

SETTING

The former railway station site is located on the north side of Oxford Road (SH 72), west of its intersection with Swannanoa Road and Mount Thomas Road. The former grain store is situated on the southern (road) boundary, with the stockyards and loading bank immediately to its west. The extent of setting is limited to the immediate surrounds of the former railway structures, notwithstanding the potential archaeological values of the land parcel as a whole.

HISTORY

The Rangiora to Oxford branch line opened as far as Cust on 7 December 1874; the flag station at Fernside having opened on 1 December of the same year. The first passenger train to travel the line all the way from Rangiora to Oxford ran on 14 June 1875. A stationmaster lived near the Fernside station until early 1880, after which it appears the station was unmanned. In November 1895 it was reported that 'facilities for loading sheep and cattle at the Fernside Station' had recently been provided. The station was often used as a landmark in sales advertisements for local farms and residential property and at the turn of the 20th century the flag station, nearby school and a store from which the post office operated were the principal buildings serving a population of 550 people. The station closed to passengers on 9 February 1931 and closed entirely on 19 April 1959; the line has since been removed. In 2001 the Waimakariri District Council reinstated the locality sign in front of the former grain store, as part of a programme to mark the Rangiora-Oxford branch line.

HISTORICAL AND SOCIAL SIGNIFICANCE

The former Fernside Railway Station grain store/goods shed, stockyards & loading bank have historical significance for their association with the Rangiora and Oxford branch railway line and, more generally, the development of Canterbury's railways infrastructure since the early 1870s. The shed may be one of the oldest railway buildings remaining on its original site in New Zealand and dates from the Vogel era of railway construction in New Zealand.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The former Fernside Railway Station grain store/goods shed, stockyards & loading bank have cultural value as a demonstration of the way of life of past station staff and patrons on the Rangiora-Oxford branch line.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The former Fernside Railway Station grain store/goods shed, stockyards & loading bank have architectural value as industrial vernacular structures designed to be fit for purpose and conforming to the standard models devised by the NZ Railways Department. The grain store/storage shed is an example of the five major historic railway building types, the others being station buildings, signal boxes, engine sheds and railway houses.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The former Fernside Railway Station grain store/goods shed, stockyards & loading bank have technological and craftsmanship value for their Victorian construction methods and materials. EG Wright and Joseph Taylor were the contractors for the Rangiora-Oxford railway. The builder of the stockyards is unknown at this time.

CONTEXTUAL SIGNIFICANCE

The former Fernside Railway Station grain store/goods shed, stockyards & loading bank have contextual significance as an inter-related group of historic features on the Rangiora-Oxford road and for their relationship with the same railway structures that survive at Springbank. The former station site is directly opposite the Fernside Memorial Hall and Community Centre (1954) and, together with the Fernside School, these buildings constitute the historic centre of the rural village. The station is also associated with 'Fernside House' on Mount Thomas Road (H099, c.1866 +), as it was the collection point for pupils attending Anne Mannering's 'Ladies' School' in the mid-1870s and early 1880s.

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

As the structures pre-date 1900 their site has potential archaeological significance relating to the 19th century development of the station precinct.

SUMMARY OF HERITAGE SIGNIFICANCE

The former Fernside Railway Station grain store/goods shed, stockyards & loading bank have overall heritage significance to Fernside and to Waimakariri district as a whole. The structures have historical and social significance for their association with the development of the Rangiora-Oxford branch railway line and cultural value for their association with the way of life of the station's early staff and users. The former Fernside Railway Station grain store/goods shed, stockyards & loading bank have architectural value as Vogel-era industrial vernacular structures and technological and craftsmanship value for the methods and materials used in their construction. The former Fernside Railway Station grain store/goods shed, stockyards & loading bank have contextual significance as a group of historic features on the Oxford-Rangiora road and their site has potential archaeological significance in view of its development since the mid-1870s.

HERITAGE CATEGORY

B

REFERENCES

- *Press* 27 May 1873, p. 1; 15 May 1874, p. 3; 24 June 1874, p. 2; 2 December 1874, p. 4; 21 January 1875, p. 4; 4 May 1877, p. 4; 18 February 1880, p. 3; 28 September 1881, p. 3.
- *Globe* 2 December 1874, p. 2; 15 January 1875, p. 2; 22 June 1875, p. 4.
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- Archives New Zealand.

REPORT COMPLETED 25 July 2019

AUTHOR Dr Ann McEwan / Heritage Consultancy Services



Extent of setting, limited to immediate setting of former Fernside Railway Station, 354 Oxford Road, Fernside.



Aerial view of above, 1965-69. WDC.

WAIMAKARIRI DISTRICT COUNCIL

HISTORIC HERITAGE ITEM RECORD FORM

2021 District Plan Item No.	**HH112**
HERITAGE ITEM NAME	Hassall's Ford footbridge [Butcher's footbridge]
ADDRESS	Kaiapoi River, near Butchers Road, Kaiapoi
PHOTOGRAPH	



(www)

DISTRICT PLAN ITEM NO. (at time of assessment)	n / a	**HNZ LIST NO. & CATEGORY**	n / a
LEGAL DESCRIPTION			
VALUATION NUMBER			
DATE OF CONSTRUCTION	1890		
ARCHITECT / DESIGNER / BUILDER	RM Wright, District Surveyor to Eyreton Road Board, designer; Messrs Peate & Norrie, contractors		
STYLE	Pile & suspension footbridge		

PHYSICAL DESCRIPTION

Wire rope footbridge with timber decking and piles. Three trussed arches over deck tension wire ropes. Wire mesh sides.

MATERIALS / STRUCTURE

Wire rope and mesh, timber.

ADDITIONS / ALTERATIONS

Refurbished (2001).

SETTING

The footbridge spans the Kaiapoi River to the east of Butchers Road and to the west of the town centre. Beyond Butchers Road to the west the setting is rural, to the north and east there is a new residential subdivision. Street names in the latter reference the historic context of the locale. The scheduled setting includes the bridge approaches, as well as the bridge itself.

HISTORY

The Eyreton Road Board called tenders for a footbridge at Hassall's Ford in June 1890; the ford was known by that name by 1875, if not earlier. Plans and specifications were available to be viewed at the board's Ohoka office. The Eyreton Road Board had been created in January 1870. It met initially in Eyreton and then relocated to Kaiapoi in c.1877 before erecting its own offices in Ohoka in mid-1879; the village having been chosen for its central location. At the turn of the 20th century Ohoka was the base for the Mandeville and Rangiora River Board and the Eyreton and West Eyreton Road Boards; the district then had a population of c.430. The road board was superseded by the Eyre County Council in April 1912, the latter taking over the assets of the former at that time. The ford beside which the footbridge was built was known variously as Durell's, Hassall's and Butcher's after local land owners. The bridge was closed in 2000 and reopened in July 2001 after it had been refurbished by the Kaiapoi Promotion Association. It was not until 2017 that a road bridge across the river at Butcher's Ford was built; it was located on the upstream side of the ford, which was on the upstream side of the footbridge.

HISTORIC AND SOCIAL SIGNIFICANCE

The Hassall's Ford footbridge has historic significance for its association with the colonial development of Kaiapoi and the provision of transport infrastructure in the district by the local road board.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The Hassall's Ford footbridge has cultural significance as a place of community identity and historic continuity. It is valued by the community as a historic feature and is mapped as a historical landmark on Google Maps.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The Hassall's Ford footbridge has aesthetic significance for its pile and suspension design. Robert Wright was the long-serving clerk and District Surveyor to the Eyreton Road Board with responsibility for the plans and specifications of the board's bridges. Wright (1840-1917) was born in England and immigrated to New Zealand in 1852. He retired in 1916 after 47 years of service to the Eyreton and West Eyreton Road Boards and the Eyre County Council.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The Hassall's Ford footbridge has technological value as a late Victorian pile and suspension bridge. John Norrie was a Kaiapoi carpenter.

CONTEXTUAL SIGNIFICANCE

The Hassall's Ford footbridge has contextual significance as a local landmark and for its relationship to other Kaiapoi bridges, including the Kaiapoi footbridge (H033, 1873-74) in the town centre and the Mafeking footbridge (1900) beyond the northern terminus of Raven Quay.

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

As the footbridge pre-dates 1900, its site has potential archaeological significance relating to both the bridge's construction and the river's historic use and development.

SUMMARY OF HERITAGE SIGNIFICANCE

The Hassall's Ford footbridge [Butcher's Ford footbridge] has overall heritage significance to Kaiapoi and to Waimakariri district as a whole. The bridge has historic significance as an item of Kaiapoi's transport infrastructure erected by the Eyreton Road Board and cultural

significance as a place of community identity and historic continuity. The Hassall's Ford footbridge has aesthetic significance for its design by Robert Wright and technological value for its Victorian bridge construction. The Hassall's Ford footbridge has contextual significance as a local landmark and its site has potential archaeological significance relating to the bridge's construction and the historic use and development of the Kaiapoi River.

HERITAGE CATEGORY

B

REFERENCES

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REPORT COMPLETED 26 July 2019

AUTHOR Dr Ann McEwan / Heritage Consultancy Services



Extent of scheduling, encompassing the bridge and its approaches, Butchers Road, Kaiapoi River.

WAIMAKARIRI DISTRICT COUNCIL

HISTORIC HERITAGE ITEM RECORD FORM

2021 District Plan Item No.	**HH113**
HERITAGE ITEM NAME	Langer cottage ruins
ADDRESS	327 Ram Paddock Road, View Hill
PHOTOGRAPH	



(DOC)

DISTRICT PLAN ITEM NO. (at time of assessment)	n / a	**HNZ LIST NO. & CATEGORY**	n / a
LEGAL DESCRIPTION	Lot 2 DP 19324		
VALUATION NUMBER	2153304300		
DATE OF CONSTRUCTION	pre-1898		
ARCHITECT / DESIGNER / BUILDER	Rose and Josef Langer, owner/builders		
STYLE	Vernacular		

PHYSICAL DESCRIPTION

Sun-dried brick wall remnants, including external and internal walls.

MATERIALS / STRUCTURE

Clay brick.

ADDITIONS / ALTERATIONS

Gradual decay and loss of fabric (post-1950).

SETTING

The cottage ruins are located on the south side of an unformed portion of Ram Paddock Road, north of its intersection with Woodside Road. View Hill is to the south and Coopers Creek is to the south-east of the property, which is set within the View Hill Scenic Reserve. The extent of scheduling is limited to the immediate setting of the ruins, rather than the land parcel as a whole.

HISTORY

Rosaleen and Josef Lang emigrated from Moravia with their parents Bernard and Johanna and four siblings in 1874. The sister and brother became known as the 'Rampaddock Hill Hermits' and their living situation received nationwide coverage when the pair were interviewed in 1933 and again after Rose died in 1940. The Langer family experienced an extended period of hardship following their settlement at Cooper's Creek, losing two homes to eviction. After Bernard's death in 1899 a relief fund was established by the local community to buy back the small farm from which the Langers had been evicted for non-payment of rates by the Oxford Road Board in 1898. John Ingram of Oxford was the honorary treasurer of the 'Langer Fund', which raised over £100 for Johanna Langer. Rose and Joe Langer stayed on the property after their mother died in 1907 at the age of 80; their siblings having left the district. They lived in a three-room, sun-dried brick and thatch cottage that was built from clay dug on the property. The Langers were naturalised as New Zealand citizens in 1933, which allowed Rose to access an old age pension and considerably improved their living conditions. After her death in 1940 Joe lived on in the cottage until c.1949; he spent the last two years of his life living at Nazareth House in Christchurch. The cottage is now located on the Department of Conservation estate and is in a ruinous state. It is however marked as an archaeological site and a shelter has been erected over the largest surviving section of the cottage walls.

HISTORICAL AND SOCIAL SIGNIFICANCE

The Langer cottage ruins have historical significance for their association with the Langer family and the fame they achieved by virtue of the community efforts to restore them to their farm and the simple life Rose and Josef lived at View Hill through the first half of the 20th century.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The Langer cottage ruins have cultural value as a demonstration of the way of life of its early owner/occupiers.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The Langer cottage ruins have architectural value as the remains of a vernacular three-room cottage that originally featured a veranda and was designed by its owner/builders to be fit for purpose.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The Langer cottage ruins have technological and craftsmanship significance for the evidence they provide of Victorian earth building methods and techniques.

CONTEXTUAL SIGNIFICANCE

The Langer cottage ruins have contextual significance for the contribution they make to the historic character of the surrounding scenic reserve setting and the visual evidence they provide of the colonial settlement and development of View Hill.

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

As the ruins pre-date 1900 their site may have archaeological significance relating to the construction of the cottage and the early use of the property by the family.

SUMMARY OF HERITAGE SIGNIFICANCE

The Langer cottage ruins have overall significance to View Hill and the Waimakariri district as a whole. The cottage ruins have historical significance for their association with the Langer family, especially siblings Rose and Josef, and cultural value as a demonstration of the way of

life of the Langers. The Langer cottage ruins have architectural value as the remains of a vernacular dwelling and technological and craftsmanship significance for its Victorian earth construction. The Langer cottage ruins have contextual significance for the contribution they makes to the historic character of its site, which has potential archaeological significance in view of the property's colonial use and development by the Langer family.

HERITAGE CATEGORY

B

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REPORT COMPLETED	29 July 2019
AUTHOR	Dr Ann McEwan / Heritage Consultancy Services
REPORT UPDATED	xx
AUTHOR	xx
PEER REVIEWED	xx
REVIEWER	xx



Extent of scheduling, limited to immediate setting [which is yet to be defined], 327 Ram Paddock Road, View Hill.

WAIMAKARIRI DISTRICT COUNCIL

HISTORIC HERITAGE ITEM RECORD FORM

2021 District Plan Item No.	**HH114**
HERITAGE ITEM NAME	former Rangiora Brick and Tile Works' Hoffmann kiln [remains]
ADDRESS	29 Brick Kiln Road, Rangiora
PHOTOGRAPH	



(www)

DISTRICT PLAN ITEM NO. (at time of assessment)	n / a	**HNZ LIST NO. & CATEGORY**	n / a
LEGAL DESCRIPTION	Lot 6 DP 77063		
VALUATION NUMBER	2159138805		
DATE OF CONSTRUCTION	1880		
ARCHITECT / DESIGNER / BUILDER	Thomas Hills, owner & designer/builder?		
STYLE	Hoffmann kiln		

PHYSICAL DESCRIPTION

Circular vaulted structure divided into six cells with arched openings and circular roof vents.

MATERIALS / STRUCTURE

Brick.

ADDITIONS / ALTERATIONS

Demolition/removal of kiln superstructure and chimney (post-1936). Residential development of the property (c.2004).

SETTING

The remains of the Hoffmann kiln stand on a residential property on the west side of Brick Kiln Road. Oxford Road is to the south and the town centre of Rangiora is to the east of the site. The extent of setting is limited to the immediate surrounds of the kiln, notwithstanding the potential archaeological values of the land parcel as a whole.

HISTORY

Thomas Hills, his wife Jane and their infant son Walter immigrated to New Zealand from England aboard the *Rockhampton* in 1858. Thomas (1833-1906) was described as a labourer from Suffolk in the ship's passenger list; in the 1860 jury list his occupation was also given as 'labourer'. Hills briefly spent time on the Otago goldfields, before returning to Rangiora in c.1862. After partnerships with brickmakers Alfred Morey (1863) and George Rowley (dissolved in 1872), Hills took over the Oxford Road brickworks site in his own name and manufactured both bricks and drain pipes. To meet increasing demand Hills enlarged his open kiln in 1877 and then constructed a Hoffmann kiln in 1880; the latter was capable of producing 35,000 brick per week. Later in partnership with his sons, Thomas Hills sold the business to Messrs Wigram Brothers (est. 1886 at Woolston, Christchurch) in 1900. The Wigrams advertised the Rangiora Brick and Pipe Yard for sale in April 1903. After a period of disuse, the Rangiora Brick and Tile Company was formed in 1923 to revive the brickworks. The five directors were Messrs Shankland, Harlow, Keir, McIntosh and Allison; the kiln was reroofed and new motive power installed at the time. Operations ceased in 1931 and the company's liquidators advertised the property for sale in mid-1936. The property remained undeveloped until in c.2004 a house was built on the site and the kiln became the centrepiece of the dwelling's driveway turning circle. Although the kiln has long been covered in vegetation it is still discernible as an historic industrial structure.

HISTORICAL AND SOCIAL SIGNIFICANCE

The remains of the former Rangiora Brick and Tile Works' Hoffmann kiln have high historical significance for their association with Thomas Hills, colonial brickmaking at Rangiora and, more generally, the development of the district's industrial production. Although not as large or as intact as the Hoffmann kilns at Benhar in Otago (c.1894) or Palmerston North (c.1904), the remnant Rangiora kiln is older than these two Category 1 historic places. The earliest newspaper references to Hoffmann's kiln that can be searched on PapersPast date to 1878, suggesting that the Rangiora kiln may be one of the earliest examples of the kiln type in New Zealand.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The remains of the former Rangiora Brick and Tile Works' Hoffmann kiln have cultural value as an esteemed local historic feature. The naming of the roadway after the brick kiln attests to local awareness of the historic structure.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The remains of the former Rangiora Brick and Tile Works' Hoffmann kiln have architectural value as the principal component of an industrial structure that was designed to be fit for purpose. Thomas Hills may have been the designer of the kiln.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The remains of the former Rangiora Brick and Tile Works' Hoffmann kiln have technological and craftsmanship significance for their brick construction, presumably using the brickworks own bricks. The Hoffmann kiln, patented in Germany in 1858, allowed for the continuous burning of bricks and was designed so that coal could be thrown through pipes in the roof in to the six chambers of the kiln below. Thomas Hills is assumed to have been the owner/builder of the kiln.

CONTEXTUAL SIGNIFICANCE

The remains of the former Rangiora Brick and Tile Works' Hoffmann kiln has contextual significance as a local historic feature. The roadway on which the kiln is located was named in honour of the kiln in c.1997.

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

As the kiln pre-dates 1900, and development of the brickworks commenced in the 1860s, its site has potential archaeological significance relating to the industrial development and use of the property.

SUMMARY OF HERITAGE SIGNIFICANCE

The remains of the former Rangiora Brick and Tile Works' Hoffmann kiln have overall heritage significance to Rangiora and Waimakariri district as a whole. The kiln structure has high historical significance for its association with Thomas Hills, an early North Canterbury brickworks, and the colonial development of Rangiora. The remains of the former Rangiora Brick and Tile Works' Hoffmann kiln have cultural value as a valued historic feature and architectural value as the remnants of a Victorian industrial structure designed to be fit for purpose. The remains of the former Rangiora Brick and Tile Works' Hoffmann kiln remains have technological and craftsmanship significance for their brick construction by Thomas Hills and contextual significance as a local historic feature. The site has potential archaeological significance given the mid-19th century origins of Hills' brickworks.

HERITAGE CATEGORY

B

REFERENCES

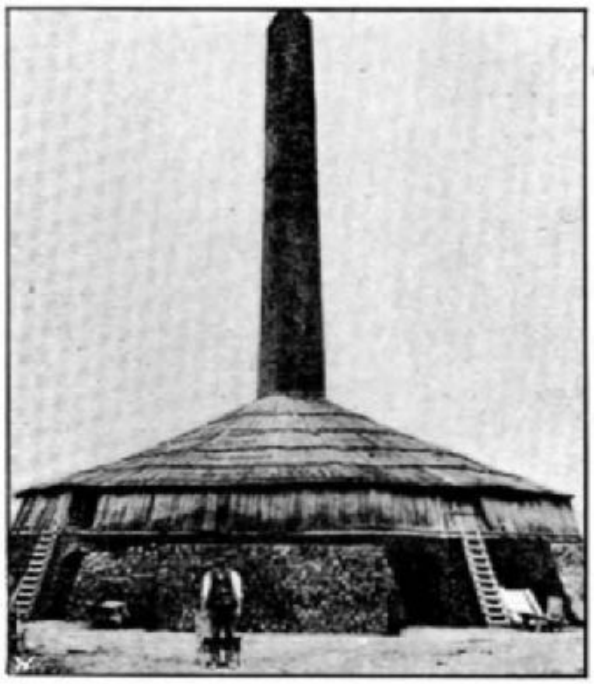
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REPORT COMPLETED 30 July 2019

AUTHOR Dr Ann McEwan / Heritage Consultancy Services



Extent of setting, limited to immediate setting, 29 Brick Kiln Road, Rangiora.


RANGIORA BRICK KILN.


Cyclopedia of New Zealand 1903; available online. Interior of kiln. Kete Waimakariri.



Detail of DP 10700, dated 3 October 1935, showing the kiln. LINZ

WAIMAKARIRI DISTRICT COUNCIL

HISTORIC HERITAGE ITEM RECORD FORM

2021 District Plan Item No.	**HH115**
HERITAGE ITEM NAME	'Oakleigh', former Chapman / Van Asch / Kippenberger residence
ADDRESS	148 King Street, Rangiora
PHOTOGRAPH	
(www)	
DISTRICT PLAN ITEM NO. (at time of assessment)	n / a **HNZ LIST NO. & CATEGORY** n / a
LEGAL DESCRIPTION	Part Lot 1 DP 6401
VALUATION NUMBER	2165400100
DATE OF CONSTRUCTION	c.1885
ARCHITECT / DESIGNER / BUILDER	Unknown
STYLE	Bay villa

PHYSICAL DESCRIPTION

Single-storey dwelling with irregular rectangular footprint and gabled and hipped roof forms. Principal elevations face north and west. North-facing elevation has partially enclosed veranda framed by gabled bays. West-facing elevation has a straight veranda carried on timber posts along most of its length. Double-hung sash and casement windows. Finials, faceted bay window and exposed rafters on enclosed veranda on north elevation.

MATERIALS / STRUCTURE

Timber framing and stucco cladding, corrugated metal roofing.

ADDITIONS / ALTERATIONS

Stucco cladding over weatherboards (date unknown).

SETTING

The dwelling stands on the east side of King Street, the property is bordered by Queen Street to the north. The house is set back from the roadway within a formal garden but can be glimpsed from the public domain. The wider setting is largely residential with Rangiora Borough School to the north along King Street. The extent of scheduling is the land parcel on which the house is located.

HISTORY

A parcel of land at the corner of King and Queen Streets was purchased by Sarah Chapman of 'Springbank' in 1885. Sarah (nee Brough, c.1822-1908) was the widow of Robert Chapman (1818-82), who took up the Springbank run in 1851, first as manager and then as runholder. The Chapmans, who married in Lyttelton in 1851, had seven children and Sarah Chapman shared the Rangiora house she named 'Oakleigh' with her daughter Mary Alice until the latter's marriage in 1890. After Sarah Chapman's death in 1908, 'Oakleigh' was sold to Henry Van Asch, a local lawyer. Van Asch (c.1879-1949) was in partnership with GHN Helmore from December 1905 and later practised in Christchurch. He married Blanche Moorhouse in 1907 and was also a partner in the North Canterbury Motor Company. Van Asch subdivided his property and sold the corner lot, on which 'Oakleigh' stands, to fellow lawyer Howard Kippenberger in 1923. Kippenberger (1897-1957) had married Ruth Flynn in the previous year and the couple had three children. Howard Kippenberger was a borough councillor and active in the community but is best known for his military career during World War II. After the war the Kippenbergers moved to Wellington and 'Oakleigh' passed through other hands. It remains in private residential use.

HISTORICAL AND SOCIAL SIGNIFICANCE

'Oakleigh' has historical and social significance for its association with Sarah Chapman and the Van Asch and Kippenberger families. More generally the house is associated with the late 19th century residential development of Rangiora.

CULTURAL AND SPIRITUAL SIGNIFICANCE

'Oakleigh' has cultural significance as a demonstration of the way of life of its early owner/occupiers and for the esteem in which it is held as the former home of Howard Kippenberger.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

'Oakleigh' has architectural significance as a bay villa that was designed to address two road frontages. The dwelling was a large ten-room house when it was the home of Sarah Chapman and has maintained its overall footprint since at least the mid-1940s. The designer of the dwelling is currently unknown.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

'Oakleigh' has technological and craftsmanship value for the evidence it provides of late-Victorian construction materials and methods. The builder of the dwelling is currently unknown.

CONTEXTUAL SIGNIFICANCE

'Oakleigh' has contextual value for the contribution it makes to the historic character of its suburban setting and the visual evidence it provides of the late 19th century residential development of Rangiora.

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

As the villa pre-dates 1900, its site has potential archaeological significance relating to the early development and use of the property.

SUMMARY OF HERITAGE SIGNIFICANCE

'Oakleigh', the former Chapman / Van Asch / Kippenberger residence, has overall significance to Rangiora and the Waimakariri district as a whole. The dwelling has historical and social significance for its association with Sarah Chapman and the Van Asch and Kippenberger

families and the late 19th century residential development of Rangiora. 'Oakleigh' has cultural significance as a demonstration of the way of life of its early residents and for the esteem in which it is held as the former home of Howard Kippenberger. 'Oakleigh' has architectural significance as a bay villa style home and technological and craftsmanship value for the evidence it provides of late-Victorian construction methods and materials. 'Oakleigh' has contextual value for the contribution it makes to the historic character of Rangiora and its site has potential archaeological significance in view of the dwelling's age.

HERITAGE CATEGORY

B

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REPORT COMPLETED 31 July 2019

AUTHOR Dr Ann McEwan / Heritage Consultancy Services



Extent of scheduling, 'Oakleigh', 148 King Street, Rangiora.

WAIMAKARIRI DISTRICT COUNCIL

HISTORIC HERITAGE ITEM RECORD FORM

2021 District Plan Item No.	**HH116**
HERITAGE ITEM NAME	former Rangiora Post & Telegraph Office
ADDRESS	132A King Street, Rangiora
PHOTOGRAPH	



(www)

DISTRICT PLAN ITEM NO. (at time of assessment)	n / a	**HNZ LIST NO. & CATEGORY**	n / a
LEGAL DESCRIPTION	Lot 1 DP 80919		
VALUATION NUMBER	2165400900		
DATE OF CONSTRUCTION	1873		
ARCHITECT / DESIGNER / BUILDER	WH Clayton, Colonial Architect		
STYLE	Colonial Italianate		

PHYSICAL DESCRIPTION

Small, single-storey dwelling with rectangular footprint and gabled roof. Lean-to at rear. Roof extends to form west-facing veranda that has been partially enclosed. Multi-pane double hung sash and casement windows. Ornamental brackets at top of veranda posts and under eaves at gable ends.

MATERIALS / STRUCTURE

Timber framing and weatherboard cladding, corrugated metal roofing.

ADDITIONS / ALTERATIONS

Relocated from High Street (pre-1941). Veranda partially enclosed (date unknown). Lean-to rebuilt (1950s). Section subdivided (1999).

SETTING

The building stands on the east side of King Street, in the block bounded by Queen Street in the north and George Street in the south. The cottage stands near the road frontage on a subdivided site and is visible from the public domain behind a low picket fence. The extent of scheduling is the land parcel on which the cottage is located.

HISTORY

Rangiora's first purpose-built post office to be erected in High Street in the latter part of 1873. George Buckham was the first postmaster in Rangiora and he held the post until his retirement in 1892. A new post & telegraph office was erected to the east of the 1873 building, on the corner of High and Percival Streets, in 1887. The third post office was erected on the same corner site in 1935-36, the second having been demolished to make way for the new building. It would appear that the 1873 post office may have been removed to King Street at around the same time, it was certainly in situ on its present site by the start of 1941. The building has been in residential use ever since.

HISTORICAL AND SOCIAL SIGNIFICANCE

The former Rangiora Post & Telegraph Office has historical significance for its association with the development of governmental facilities and infrastructure in Rangiora and, more generally, the colonial development of the town.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The former Rangiora Post & Telegraph Office has cultural value for the esteem in which it is held as one of Rangiora's historic buildings.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The former Rangiora Post & Telegraph Office has architectural significance as the work of William Henry Clayton, the Colonial Architect of New Zealand between 1869 and 1877. Clayton's small-scale government buildings erected in provincial settlements typically had a rectangular footprint with a low-pitched gable roof extended to form a veranda. Decorative timber brackets were the sole ornamental feature. Clayton (1823-77) had been born in Tasmania and emigrated to New Zealand in 1863, having already established his architectural career in Launceston. After six years in private practice in Dunedin, he was New Zealand's first and only Colonial Architect. Clayton set the pattern for the government architects who came after him by developing standard plans for government buildings, including post offices and courthouses. He designed at least 80 post offices during his term and is best known for the former Government Buildings in Wellington (completed 1876).

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

former Rangiora Post & Telegraph Office has technological and craftsmanship value for the evidence it provides of mid-Victorian building materials and methods. The builder of the post office is currently unknown.

CONTEXTUAL SIGNIFICANCE

former Rangiora Post & Telegraph Office has contextual significance for the contribution it makes to the historic character of King Street and for its relationship with the 1935-36 former Post Office at the corner of High and Percival Streets.

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

Although the building pre-dates 1900 its site may have limited potential archaeological significance in view of the relocation of the building in the mid-20th century.

SUMMARY OF HERITAGE SIGNIFICANCE

The former Rangiora Post & Telegraph Office has overall significance to Rangiora and the Waimakariri district as a whole. The building has historical and social significance for its association with governmental development of colonial Rangiora, and cultural value for the esteem in which it is held as a local historic building. The former Rangiora Post & Telegraph

Office has architectural significance as a small-scale post office built to the design of Colonial Architect WH Clayton and technological and craftsmanship value for its mid-Victorian construction methods and materials. The former Rangiora Post & Telegraph Office has contextual significance for the contribution it makes to the historic character of King Street; its site likely has limited archaeological value in view of the dwelling's relocation.

HERITAGE CATEGORY

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REFERENCES

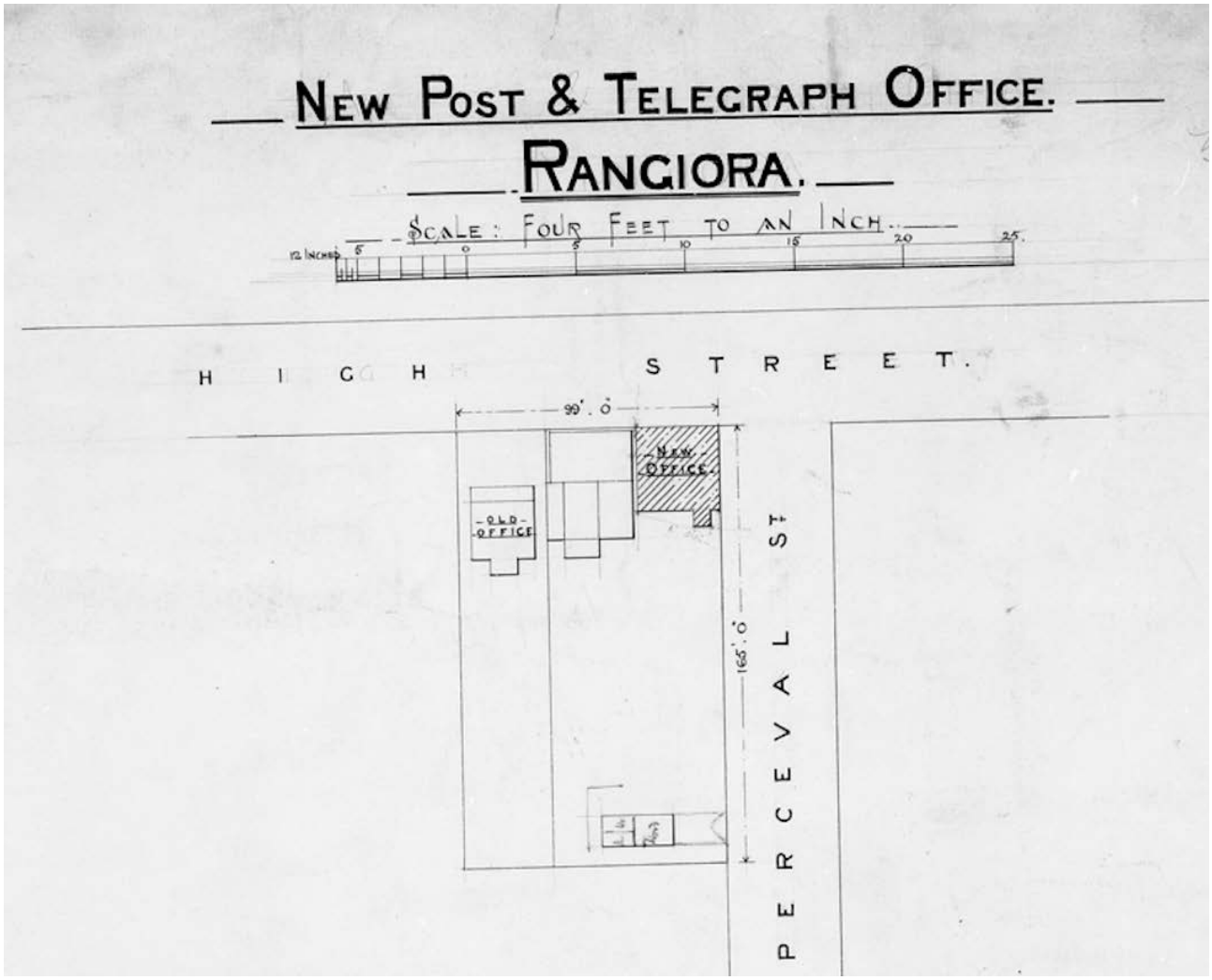
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REPORT COMPLETED 31 July 2019

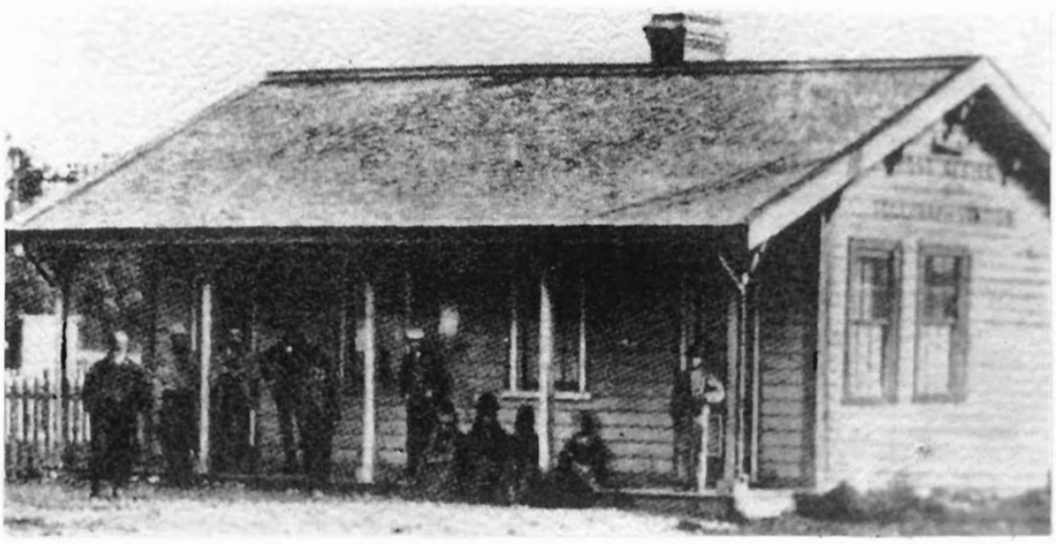
AUTHOR Dr Ann McEwan / Heritage Consultancy Services



Extent of scheduling, former Rangiora Post & Telegraph Office, 132A King Street, Rangiora.



Detail from 1887 architectural drawing showing 1873 post office to the west (left) of the new 1887 building at the corner of High and Percival Streets, Rangiora. Archives New Zealand.



71. W. H. Clayton, Palmerston North Post Office (1874-5).

Contemporary post office design by WH Clayton showing gabled form and decorative brackets. Richardson thesis, plate 71.

WAIMAKARIRI DISTRICT COUNCIL

HISTORIC HERITAGE ITEM RECORD FORM

2021 District Plan Item No.	**HH117**
HERITAGE ITEM NAME	Southbrook Substation
ADDRESS	Intersection of Flaxton & Lineside Roads, Southbrook, Rangiora
PHOTOGRAPH	



(www)

DISTRICT PLAN ITEM NO. (at time of assessment)	n / a	**HNZ LIST NO. & CATEGORY**	n / a
LEGAL DESCRIPTION	Section 3 SO 386223		
VALUATION NUMBER			
DATE OF CONSTRUCTION	1929		
ARCHITECT / DESIGNER / BUILDER	JR Templin, Consulting Engineer		
STYLE	Neoclassical		

PHYSICAL DESCRIPTION

Single-storey building with rectangular footprint and concealed, shallow gable roof. Doors with multi-pane fanlights are set within narrower north and south elevations; shaped parapets with scroll motif on longer east and west sides are framed by the name of the substation in relief. North parapet bears date of building in relief. Pilasters divide blank, side walls into bays.

MATERIALS / STRUCTURE

Reinforced concrete, corrugated metal.

ADDITIONS / ALTERATIONS

NCEPB name removed from parapet (c.1994?). Realignment of Flaxton Road (c.1985 & c.2015).

SETTING

The building stands on the west side of Lineside Road, immediately north of its intersection with Flaxton Road and just south of the Southbrook, Todds, Lineside and Station Roads crossing. The extent of scheduling is the land parcel on which the building is located, and includes that part of the road reserve over which the building extends.

HISTORY

The Southbrook substation was erected by the North Canterbury Electric Power Board in early 1929, two years after the board had been established. The substation was put in to service on 20 October 1929. The Rangiora Borough Council also erected substations in the township, having run its own electricity department since 1919 and not wishing to forgo the profitable enterprise. The NCEPB was based in Rangiora and built offices in the town at the same time as erecting the Southbrook substation. The board was superseded by Mainpower NZ Ltd in 1994 as part of the electricity restructuring of the period. The substation remains in use today.

HISTORICAL AND SOCIAL SIGNIFICANCE

The Southbrook substation has historical and social significance for its association with the provision of electricity supply to North Canterbury since 1929 and, more generally, the development of modern infrastructure in the district during the inter-war period.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The Southbrook substation has cultural value as a symbol of the impact that electricity supply to North Canterbury homes and businesses had upon the lives of the district's residents.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The Southbrook substation has architectural significance as a Neoclassical pavilion style building that is comparable in form and detailing to the heritage substations erected by the Municipal Electricity Department in Christchurch between the world wars. Restrained classical styling was combined with modern electrical technology to create the appearance of an impregnable 'Temple to Electricity' (CCC heritage booklet). John Richard Templin was an American-born electrical engineer who immigrated to New Zealand in 1905 and lived permanently in the country from 1910 until his death in 1961. He was a consulting engineer in Christchurch from 1914 until his retirement in 1938 and first chairman of the Canterbury Branch of the NZ Institution of Engineers. The JR Templin Travelling Scholarship is awarded for a year's study in the USA to postgraduate students in engineering (University of Canterbury) and horticulture (Lincoln University), Templin's great love outside of his work.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The Southbrook Substation has technological and craftsmanship value for its reinforced concrete construction and classical detailing.

CONTEXTUAL SIGNIFICANCE

The Southbrook Substation has contextual significance as a landmark historic feature and for its relationship with a number of contemporary Rangiora Borough Council substations, including those in Good Street, Percival Street (1932), Blackett Street and High Street to the west of the Plough Hotel.

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

As the building post-dates 1900, its site may have limited potential archaeological value.

SUMMARY OF HERITAGE SIGNIFICANCE

The Southbrook Substation has overall heritage significance to Rangiora and the district of Waimakariri as a whole. The building has historical and social significance for its association with the provision of electricity to North Canterbury homes and businesses since 1929 and cultural value as a symbol of the impact electricity supply had upon the lives of the district's residents. The Southbrook Substation has architectural significance as a Neoclassical temple

style design by electrical engineer JR Templin and technological and craftsmanship value for its reinforced concrete construction and classical detailing. The Southbrook Substation has contextual significance as a landmark historic feature in Southbrook; its site may have limited potential archaeological value in view of the building's age.

HERITAGE CATEGORY

B

REFERENCES

- *Press* 14 September 1928, p. 1; 19 September 1928, p. 4; 16 January 1929, p. 4; 18 January 1929, p. 1; 24 January 1929, p. 4; 21 February 1929, p. 8; 19 June 1929, p. 5; 20 November 1929, p. 3.
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REPORT COMPLETED 31 July 2019

AUTHOR Dr Ann McEwan / Heritage Consultancy Services



Extent of setting, including that part of the road reserve over which the building extends, Southbrook Substation, intersection of Flaxton and Lineside Roads, Southbrook, Rangiora.

WAIMAKARIRI DISTRICT COUNCIL

HISTORIC HERITAGE ITEM RECORD FORM

2021 District Plan Item No.	**HH119**
HERITAGE ITEM NAME	'Northwood', former AT Chapman homestead
ADDRESS	414 Woodfields Road, Swannanoa
PHOTOGRAPH	



(www)

DISTRICT PLAN ITEM NO. (at time of assessment)	n / a	**HNZ LIST NO. & CATEGORY**	n / a
LEGAL DESCRIPTION	Lot 1 DP 26137		
VALUATION NUMBER	2170000112		
DATE OF CONSTRUCTION	1885		
ARCHITECT / DESIGNER / BUILDER	Armson, Collins & Harman, architects		
STYLE	Italianate villa		

PHYSICAL DESCRIPTION

Two-storey dwelling with irregular rectangular footprint and hipped and gabled roof forms. Principal, north-west facing elevation is symmetrical with a veranda and first floor balcony carried on paired posts with decorative brackets and turned spindle balustrading on balcony. Veranda returns narrowly on both side elevations. Lean-to and gabled service wing at rear (south-east elevation). Boxed bay window on west side of main entrance door, which is set with side- and fanlights. Faceted bay window at north-east corner on ground floor. Single, paired and triplet double-hung sash windows, bracketed eaves and corbelled chimneys.

MATERIALS / STRUCTURE

Timber framing and weatherboards, brick and corrugated metal roofing.

ADDITIONS / ALTERATIONS

Replacement of ground floor windows on north-east elevation with doors opening on to patio (date unknown).

SETTING

'Northwood' stands on the north side of Woodfields Road, east of its intersection with Browns Road. The house is set back from the road and is screened from view; its presence indicated by entrance gates, hedging and a tree-lined drive. The extent of scheduling is limited to the immediate garden setting of the house, rather than the land parcel as a whole and notwithstanding the potential archaeological values of the property.

HISTORY

Arthur Trueman Chapman, who built 'Northwood' in 1885, was the youngest son of Robert and Sarah Chapman of 'Springbank'. Robert Chapman (1818-82) took up the Springbank run in 1851, first as manager and then as runholder. After his death the station was divided amongst the couple's five sons, four of whom developed new estates and the fifth taking over the homestead block. Arthur Chapman (1861-1950) continued to farm sheep on his 1,416 hectare property. He married Mary Fanny Joynt (c.1862-1945) in 1885 and the couple had one child. The Chapmans held the property until 1922, at which time the estate comprised 933 hectares and was offered for sale in seven lots. Lot 3, the homestead block, had been occupied by Sydney Gardiner since at least 1914 and other lots had been leased by the Chapmans since 1895, if not earlier. H Larsen of Cust secured the homestead lot for £35 at the sale held in January 1922. 'Northwood' remained in the Larsen family for decades and, having passed through other hands more recently, it remains in private residential use. The property was subdivided to its current extent in 1968.

HISTORIC AND SOCIAL SIGNIFICANCE

'Northwood' has historic significance for its association with Arthur and Mary Chapman as second generation Canterbury sheep farmers and, more generally, the farming history of North Canterbury.

CULTURAL AND SPIRITUAL SIGNIFICANCE

'Northwood' has cultural value as it demonstrates the way of life of its early owner-occupiers.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

'Northwood' has architectural significance as the work of leading Christchurch architects, JJ Collins (1855-1933) and RSD Harman (1859-1927). Collins and Harman, who were the successors to the practice established by William Armson in 1870, designed a number of houses for members of Canterbury's rural elite in the late 19th and early 20th centuries. The 1903 *Cyclopedia of New Zealand* noted of the practice's houses that '[t]hese are amongst the finest family residences in New Zealand, and in point of design and architecture they are unsurpassed in the colony.' Although tenders were called for 'Northwood' in May 1885 under the name of 'Armson, Collins and Harman' WB Armson had died in 1883 and so the design of the Chapman homestead can be credited solely to Collins and Harman. The house retains a high level of external authenticity, which can be judged from comparing the architectural drawings held in the University of Canterbury's Macmillan Brown collection with the appearance of the house today.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

'Northwood' has technological and craftsmanship significance for the evidence it provides of late-Victorian construction methods and materials.

CONTEXTUAL SIGNIFICANCE

'Northwood' has contextual value for the contribution it makes to the historic character of its rural property. It is associated with two other notable Chapman family houses in the district, 'Springbank' and 'Oakleigh' in Rangiora, and the principal elevation of the house is similar to that of 'Coldstream' at Ashley (H054).

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

As the dwelling pre-dates 1900, its site has potential archaeological significance.

SUMMARY OF HERITAGE SIGNIFICANCE

'Northwood', the former AT Chapman homestead, has overall heritage significance to Swannanoa and the Waimakariri district as a whole. The homestead has historic significance for its association with Arthur and Mary Chapman and cultural value as a demonstration of the way of life of its early owners and occupants. 'Northwood' has architectural significance as a highly authentic example of the work of leading Christchurch architectural firm Collins and Harman and technological and craftsmanship significance for the quality of its late Victorian construction and decorative detailing. 'Northwood' has contextual value as a local historic feature within its mature garden setting; its site has potential archaeological significance given the development of the property since the 1880s.

HERITAGE CATEGORY

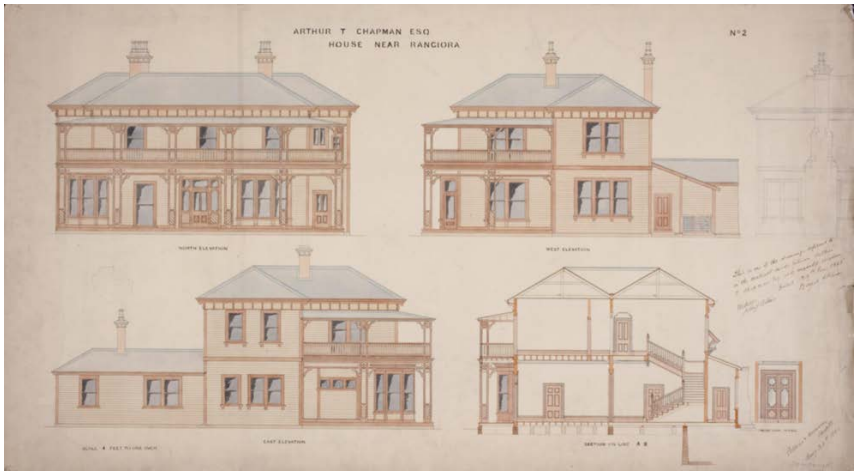
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- *Lyttelton Times* 12 February 1892, p. 4; 17 January 1903, p. 11; 26 February 1910, p. 16; 25 September 1914, p. 1; 28 September 1914, p. 1; 18 June 1919, p. 1.
- *Sun* 2 October 1917, p. 9.
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- Macdonald Dictionary of Canterbury Biographies, Canterbury Museum; available online.
- *Cyclopedia of New Zealand – Canterbury Provincial District* Christchurch, 1903; available online.
- DN Hawkins *Beyond the Waimakariri* Christchurch, 2001; available online.
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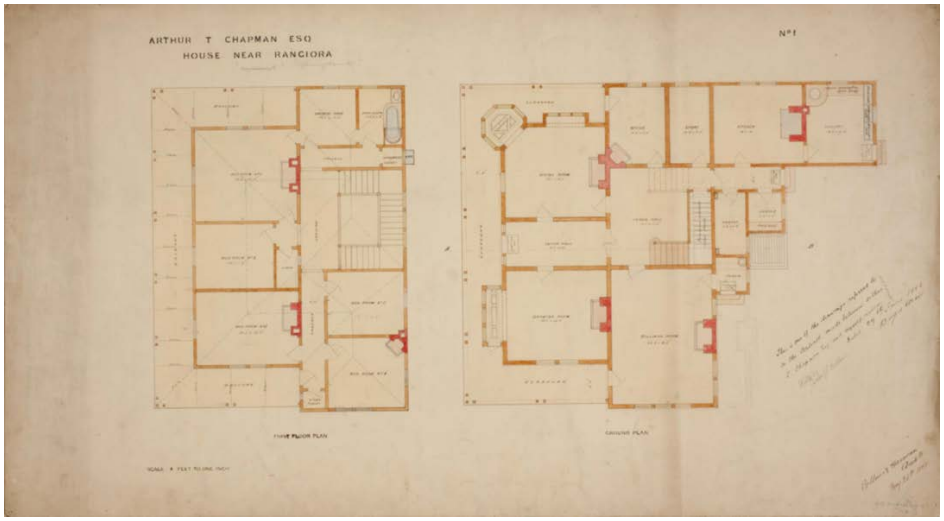
REPORT COMPLETED 1 August 2019

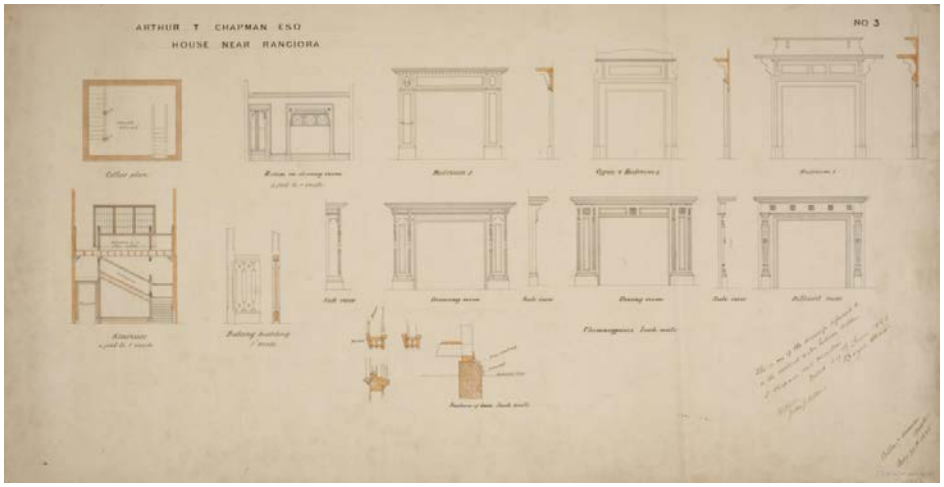
AUTHOR Dr Ann McEwan / Heritage Consultancy Services





Extent of scheduling, limited to the immediate garden setting, 'Northwood', 414 Woodfields Road, Swannanoa.





Architectural drawings reproduced in Dunham thesis (see above).

WAIMAKARIRI DISTRICT COUNCIL

HISTORIC HERITAGE ITEM RECORD FORM

2021 District Plan Item No.	**HH119**
HERITAGE ITEM NAME	former Reynox Private Hotel
ADDRESS	153 High Street, Oxford
PHOTOGRAPH	



(Dr A McEwan, 10 July 2019)

DISTRICT PLAN ITEM NO. (at time of assessment)	n / a	**HNZ LIST NO. & CATEGORY**	n / a
LEGAL DESCRIPTION	Lot 3 DP 13963		
VALUATION NUMBER	2153259600		
DATE OF CONSTRUCTION	c.1914?		
ARCHITECT / DESIGNER / BUILDER	Unknown		
STYLE	Villa		

PHYSICAL DESCRIPTION

Two-storey building with rectangular footprint and half-hipped roof form. Return veranda and first floor balcony on north and east elevations; bracketed posts and straight balustrading. Veranda over former shop front extends over the footpath and is also balustraded between the posts. Double-hung sash windows. Two-light panelled doors and exposed rafters.

MATERIALS / STRUCTURE

Timber framing and rusticated weatherboard cladding, corrugated metal roofing.

ADDITIONS / ALTERATIONS

Alterations to ground floor fenestration on north elevation (date unknown).

SETTING

The building stands on the west side of High Street, north of its intersection with Transport Lane. It is centred on the site and built to the road boundary; the wider setting is mixed-use in character. The extent of scheduling is limited to the immediate surrounds of the building, rather than the land parcel as a whole.

HISTORY

William and Rose Annie Reynolds acquired a parcel of land in Oxford East in January 1911. William was a Christchurch blacksmith at the time; the couple had married in 1888 and appear to have had no children. The property was transferred to Rose Reynolds (nee Browning, 1865-1937) alone in September 1913; by November of the following year she was advertising the Kia Ora Boarding House. This suggests that the building had been erected during the year. Known as the Reynox by 1919, Rose Reynolds' private hotel had its own shop and was advertised as being centrally located for hunters and fishers. It also provided a venue for wedding receptions and, for example, offered accommodation to a visiting party of Anglican Sunday School teachers in May 1937. The local branch of the Women's Division of the NZ Farmers' Union had first met at 'Reynox' in July 1933. Rose Reynolds sold the property to Margaret McCleary in 1926 but then repurchased it in 1931, having spent the intervening years running a tearooms at Ashley Gorge. After Reynold's death the boarding house was sold to Florence Mitchell in 1937. Ten years later title was transferred to Lynn's Stores Ltd, having ceased to be run as a boarding house by Mrs Mitchell in October 1938. Lewis Maxwell Lynn appears to have operated a store in the former boarding house in to the early 1950s. The building is now in private residential use.

HISTORICAL AND SOCIAL SIGNIFICANCE

The former Reynox Private Hotel has historical and social significance for its original use as a private hotel, shop and function venue and for its association with the women who ran the business in the 1910s, '20s and '30s.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The former Reynox Private Hotel has cultural value as a demonstration of the way of life of its past proprietors and their patrons. It is esteemed by members of the local community as one of Oxford's historic feature.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The former Reynox Private Hotel has architectural significance as a purpose-built villa style hospitality building that retains a high level of external authenticity. The designer of the building is currently unknown.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The former Reynox Private Hotel has technological and craftsmanship value for its early 20th century timber construction and detailing. The builder is currently unknown.

CONTEXTUAL SIGNIFICANCE

The former Reynox Private Hotel has contextual significance as a local landmark on one of Oxford's two main thoroughfares and for the evidence it provides of the early 20th century development of Oxford East.

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

As the building post-dates 1900 its site may have limited potential archaeological value.

SUMMARY OF HERITAGE SIGNIFICANCE

The former Reynox Private Hotel has overall heritage significance to Oxford and Waimakariri district as a whole. The building has historical and social significance for its association with the provision of hospitality in Oxford East in the early decades of the 20th century and cultural value as a demonstration of the way of life of its former proprietors and their patrons. The former Reynox Private Hotel has architectural significance for the authenticity of its villa

styling and technological and craftsmanship value for its early 20th century timber construction and detailing. The former Reynox Private Hotel has contextual significance for the contribution it makes to the historic character of Oxford's High Street; its site may have limited potential archaeological values given the age of the building.

HERITAGE CATEGORY

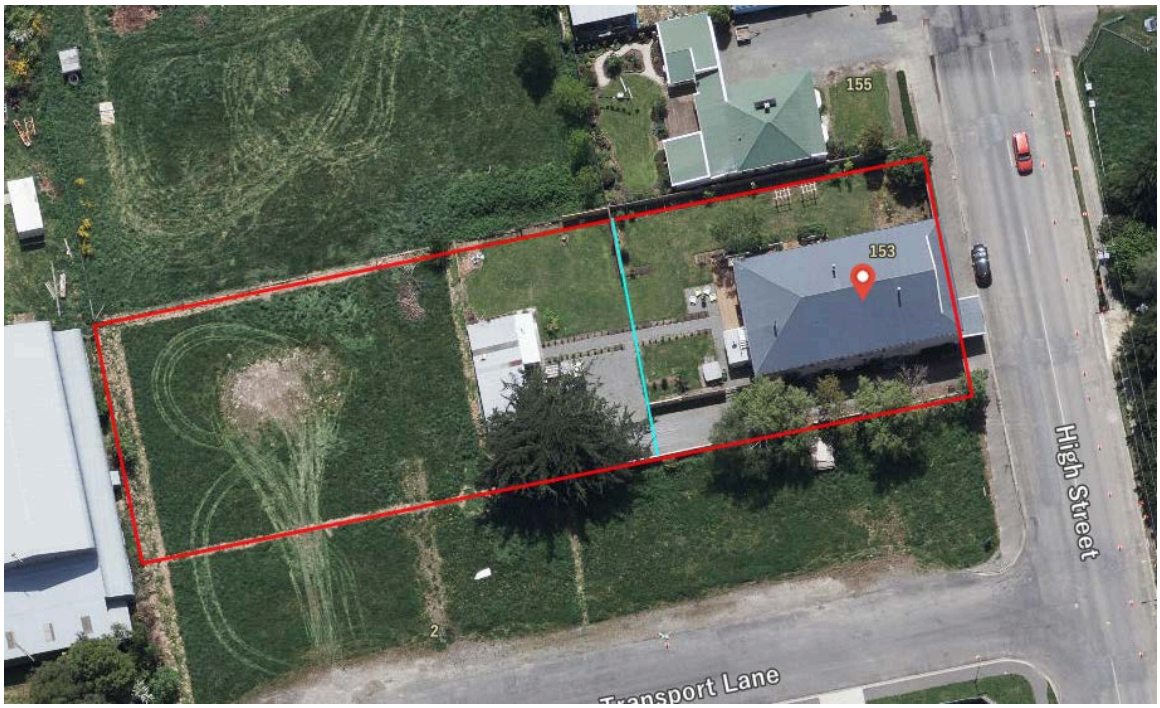
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- *Lyttelton Times* 4 May 1916, p. 11; 27 August 1919, p. 3.
- *Star* 21 November 1914, p. 4.
- *North Canterbury Gazette* 14 July 1933, p. 3; 18 December 1934, p. 1; 18 May 1937, p. 3; 14 September 1937, p. 2; 11 May 1939, p. 5.
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REPORT COMPLETED 14 August 2019

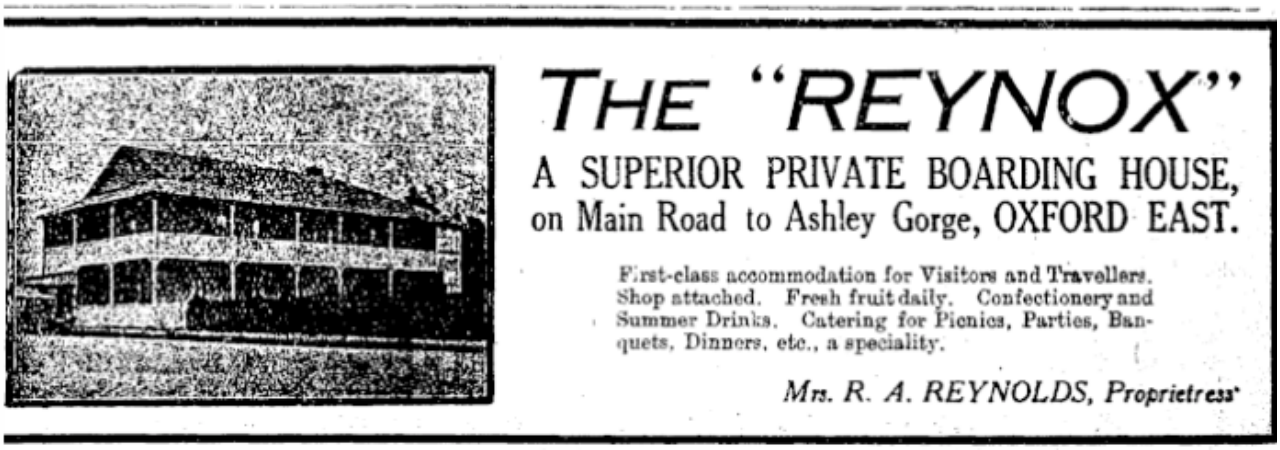
AUTHOR Dr Ann McEwan / Heritage Consultancy Services



Extent of setting, limited to immediate surrounds, 153 High Street, Oxford.



Undated photograph of the 'Reynox'.



Press 14 March 1924, p. 17. PapersPast.

WAIMAKARIRI DISTRICT COUNCIL

HISTORIC HERITAGE ITEM RECORD FORM

HERITAGE ITEM NAME	former Ohoka Estate lodge (gardener's residence)
ADDRESS	493 Mill Road [Whites Road frontage], Ohoka
PHOTOGRAPH	



(WDC)

DISTRICT PLAN ITEM NO. (at time of assessment)	[H038]	**HNZ LIST NO. & CATEGORY**	3817 / 2
LEGAL DESCRIPTION	Lot 4 DP 1641		
VALUATION NUMBER	2174013000		
DATE OF CONSTRUCTION	early 1890s?		
ARCHITECT/DESIGNER/ BUILDER	Unknown		
STYLE	Domestic Gothic Revival		

PHYSICAL DESCRIPTION

Single-storey building with cruciform footprint and gabled roof forms. Principal, north-west facing, elevation has gabled entrance porch on south side of cross-gabled bay. Decorative bargeboards and finials, multi-pane casement windows and hood moulds. Diamond or triangular motif with quatrefoil/trefoil inner moulding set within each major gable end. Lean-to section at southern corner.

MATERIALS/STRUCTURE

Timber framing and cladding, corrugated steel roofing.

ADDITIONS/ALTERATIONS

Removed from Whites Road site to 127 Jacksons Road (1920s); relocated at same address (1995). Relocated to present site (2018). Brick chimney removed (date unknown).

SETTING

The building is located within the grounds of Ohoka Domain, near the Whites Road frontage. Grassed open space bordered by trees and shrubs constitute the wider domain setting. The extent of scheduling is limited to the immediate setting of the building, which is bordered by a modern picket fence.

HISTORY

Josiah Senior Woodhouse, known as Joseph Senior White, was a North Canterbury merchant who developed a rural estate near Ohoka from c.1863. 'Bully' White (1834-1905) was born in Yorkshire, England, and lived in Canada and Australia before emigrating to New Zealand in the late 1850s. He opened his first Beehive store in Kaiapoi in 1858 and subsequently established a number of branches around North Canterbury. White retired to his rural property at Ohoka in the early 1870s; his first wife Eva Elizabeth died at Ohoka Farm (later Estate) in 1883. On 21 August 1891 the lodge at Ohoka was destroyed by fire; at the time it was occupied by the estate's gardener, [Alfred Benjamin?] Catchpole. It would appear that a second lodge was erected after the fire. JS White remarried and was survived by his second wife and two children when he died at Ohoka in 1905. The property was sold by White's estate in 1909 and during the 1920s the lodge building was relocated for the first time. After being located on two different sites in Jacksons Road, it was gifted by its owners to the local community and moved for the third time to the Ohoka Domain on 18 April 2018. Since then the building has been surrounded by a picket fence and is in the process of being restored for use by the community.

HISTORICAL AND SOCIAL SIGNIFICANCE

The former Ohoka Estate lodge has historical significance for its association with JS White, his commercial and farming successes and, more generally, the pastoral development of North Canterbury. The former lodge represents a historic pattern whereby some successful businessmen developed rural estates in the Waimakariri district in the later 19th century, following in the footsteps of North Canterbury's early colonial runholders. The building represents its historic use as staff accommodation, which also facilitated oversight of people entering the Ohoka Estate, and the twin impacts of fire and relocation on colonial buildings.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The former Ohoka Estate lodge has cultural significance as a demonstration of the way of life of its early occupants who worked for the Whites at Ohoka and for the esteem in which it is held by members of the local community, represented by the Ohoka Domain Advisory Group, who recently secured its conservation on the Ohoka Domain.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The former Ohoka Estate lodge has architectural significance as a Domestic Gothic Revival style building that may have been a replica of the original lodge and was designed, whether in the 1870s or early 1890s to complement the styling of the Ohoka homestead. The building is comparable in its external form and detailing to the 1905 gatehouse erected by Annie Townend at 'Mona Vale' in Christchurch, which suggests that the building may not have been a replica but was instead designed 'afresh' after the fire of August 1891. The designer of the building is currently unknown.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The former Ohoka Estate lodge has technological and craftsmanship value for its late 19th century timber construction and decorative detailing. The builder of the former lodge is currently unknown.

CONTEXTUAL SIGNIFICANCE

The former Ohoka Estate lodge has contextual value for the contribution it makes to the historic character of the Ohoka Domain. The building maintains a geographical connection to the Ohoka Estate, which is to the south-west along Whites Road, and thus with the Ohoka Estate homestead and stable, which are also scheduled heritage items (H040 & H039).

Archaeological and Scientific Significance

Although the building is believed to pre-date 1900 any potential archaeological value its site may have would necessarily arise from the colonial development and use of the Ohoka Domain.

Summary Of Heritage Significance

The former Ohoka Estate lodge has overall significance to Ohoka and the Waimakariri district as a whole. The building has historical significance for its association with JS 'Bully' White and the business and farming success he enjoyed and cultural significance as a demonstration of the way of life of its early residents and the esteem in which it is held by the local community. The former Ohoka Estate lodge has architectural significance as a Domestic Gothic Revival style building and technological and craftsmanship significance for its timber construction and detailing. The former Ohoka Estate lodge has contextual value for the contribution it makes to the historic character of Ohoka Domain and for its relationship with the historic Ohoka Estate stable and homestead on a nearby property (H039 and H040). The building's site may have archaeological value relating to the colonial development of the Ohoka Domain.

Heritage Category

B

References

- *Press* 15 February 1879, p. 4; 22 April 1905, p. 12; 20 December 1905, p. 10; 23 December 1905, p. 14; 14 May 1906, p. 5; 11 November 1908, p. 12; 17 April 1909, p. 10.
- *Lyttelton Times* 14 July 1870, p. 3; 27 April 1876, p. 4; 19 May 1882, p. 4; 5 March 1887, p. 3; 15 March 1890, p. 2; 8 January 1908, p. 12.
- *Star* 25 August 1891, p. 4; 15 December 1894, p. 5.
- *Southland Times* 11 March 1882, p. 2.
- *North Canterbury News* 18 February 2018; available online.
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- http://winsomegriffin.com/Cone/Catchpole.html

Report Completed	5 January 2020
Author	Dr Ann McEwan / Heritage Consultancy Services
Report Updated	xx
Author	xx
Peer Reviewed	xx
Reviewer	xx



Extent of scheduling, limited to the immediate setting bounded by a modern picket fence, Whites Road frontage of Ohoka Domain, 493 Mill Road, Ohoka. Yellow star marks new site of former lodge. Extent of setting is the same as that for the HNZPT list entry, as below.

