

**WAIMAKARIRI DISTRICT COUNCIL**  
**HISTORIC HERITAGE ITEM RECORD FORM**

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**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.** H060      **HNZ LIST NO. & CATEGORY** 3771 / 2  
(at time of assessment)

**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 finials; 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-20<sup>th</sup> 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 20<sup>th</sup> 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 19<sup>th</sup> 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 19<sup>th</sup> and early 20<sup>th</sup> 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

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## REFERENCES

- *Press* 13 October 1887, pp. 4 & 5; 12 September 1924, p. 12; 28 March 1931, p. 21; 26 May 2001, p. 41.
- *Lyttelton Times* 5 April 1864, p. 6; 13 October 1887, p. 4; 21 October 1887, p. 3.
- *Star* 15 October 1887, p. 3; 4 November 1887, p. 3; 11 October 1988, np.
- *North Canterbury Gazette* 27 October 1933, p. 5.
- *Globe* 12 January 1882, p. 2.
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- *Cyclopedia of New Zealand – Canterbury Provincial District* Christchurch, 1903; available online.
- Archives New Zealand.
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- [http://www.rangiorahockey.co.nz/uploads/5/2/8/5/5285294/history\\_of\\_the\\_parks\\_and\\_reserves\\_of\\_rangiora.sflb.pdf](http://www.rangiorahockey.co.nz/uploads/5/2/8/5/5285294/history_of_the_parks_and_reserves_of_rangiora.sflb.pdf)

**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.