

WAIMAKARIRI DISTRICT COUNCIL
HISTORIC HERITAGE ITEM RECORD FORM

2021 District Plan Item No. HH111
HERITAGE ITEM NAME Cam Mill / Leech's Flour Mill foundations
ADDRESS 8 Kippenberger Avenue, Rangiora
PHOTOGRAPH



(www)

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

LEGAL DESCRIPTION Part RS 544

VALUATION NUMBER 2159151400

DATE OF CONSTRUCTION 1888

**ARCHITECT/DESIGNER/
BUILDER** Messrs Boyd & Keir, contractors

STYLE Industrial

PHYSICAL DESCRIPTION

Concrete foundations with rectangular footprint positioned in/beside the east bank of the Cam Stream. Arched opening on south side.

MATERIALS/STRUCTURE

Concrete.

ADDITIONS/ALTERATIONS

Demolition/removal of mill buildings (1939).

SETTING

The foundations of the 1888 Cam Mill building stand on the north side of Kippenberger Avenue. The property is bounded to the west by Golf Links Road and the surveyed path of the Cam Stream passes through the south-west corner of the structure. The road bridge over the stream is directly to the south of the foundations. The setting is rural and rural-residential in nature. The extent of setting is limited to the immediate surrounds of the foundations, notwithstanding the potential archaeological values of the land parcel as a whole.

HISTORY

Rangiora's first flour mill was being operated on the Cam Stream by Edward Steggall by May 1860. Steggall had previously operated a mill at Kaiapoi. RS 544 to the east of Rangiora had been transferred to Steggall in June 1859; he raised mortgages on the property in 1861 and 1863 and then transferred the lower portion of the parcel, on which the mill was located, to John Marshall in October 1864. Steggall then went on to run the mill Marshall had built at Southbrook. Marshall held the property for only a brief time, on-selling it in 1865. It passed through several hands until Thomas Smith acquired the property and operated the Cam Mill from 1876. In 1888, in partnership with J Bing, Smith added a new building to the works to the east of the original mill. In the following year the mill was acquired by the Leech Brothers and in 1898 it was converted to a roller mill. Charles Leech (c.1859-1941) also operated a flax mill (est. 1870) on the Cam River to the south of the flour mill. Leech was also a member of the local road board, served as president of the Northern Agricultural and Pastoral Association, and was hailed as Rangiora's 'oldest native-born resident' when he died in 1941. He gifted the land for the Rangiora World War I memorial and the site of the Northern A & P building in High Street. The mill continued to operate until 1914 and Charles Leech demolished the unused mill buildings in March 1939; the salvaged iron and timber being sold at auction. The foundations have survived to the present day.

HISTORICAL AND SOCIAL SIGNIFICANCE

The Cam Mill foundations have historical significance for their association with an historic flour mill, Rangiora's first, and, more generally, the colonial settlement and development of Rangiora. The association of the mill with the Leech family from 1889 until its demolition in 1939 is also notable.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The Cam Mill foundations have cultural value as an esteemed local historic feature.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The Cam Mill foundations have architectural value as the remains of an industrial structure that was designed to be fit for purpose. Christchurch millwright George Ferguson installed the machinery in the new mill building in 1888 and may therefore have had a hand in its design.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The Cam Mill foundations have technological and craftsmanship significance for their concrete construction by a notable local contracting firm. Thomas Keir (1837-1910), who twice served as Rangiora's mayor, 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, meeting Thomas Keir on the voyage out. He settled in Rangiora where family members were already resident and commenced business in 1865. 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 also built the BNZ buildings at Rangiora (H075, 1881) and Kaiapoi (H012, 1883-84) and Johnston's Buildings in Rangiora (H072, 1896-97).

CONTEXTUAL SIGNIFICANCE

The Cam Mill foundations have contextual significance as a local historic feature, which is closely associated, both physically and historically, with the Cam Stream and can be easily seen from the roadway. The mill was a wayfinding landmark in the district for almost 80 years and a house, stables and other buildings once stood beside the mill. The former mill site is also associated with 'Brooklands' (H051), the homestead built by George Leech,

Charles' father, opposite the mill in c.1878. Charles Leech lived in another local homestead, 'Stratford Grove' (H121), from 1898 until 1905.

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

As the mill foundations pre-date 1900, and development of the mill commenced in 1860, their site has potential archaeological significance.

SUMMARY OF HERITAGE SIGNIFICANCE

The Cam Mill / Leech's Flour Mill foundations have overall heritage significance to Rangiora and Waimakariri district as a whole. The foundations have historical significance for their association with an early North Canterbury mill, the Leech family and the colonial development of Rangiora. The Cam Mill foundations 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 Cam Mill foundations have technological significance for their concrete construction by noted local contracting firm Boyd & Keir and contextual significance as a local historic feature. The site has potential archaeological significance given the mid-19th century origins of the mill.

HERITAGE CATEGORY

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REFERENCES

- *Press* 3 December 1866, p. 1; 29 January 1870, p. 1; 20 June 1871, p. 1; 17 February 1873, p. 4; 2 September 1875, p. 4; 23 November 1887, p. 6; 9 December 1887, p. 8; 8 August 1896, p. 10; 15 October 1898, p. 10; 3 November 1899, p. 2; 6 February 1900, p. 3; 15 September 1906, p. 15; 1 August 1908, p. 15; 21 January 1911, p. 12; 3 May 1911, p. 12; 23 August 1911, p. 11; 21 February 1916, p. 8; 4 March 1939, p. 33; 13 March 1939, p. 17; 15 March 1939, p. 5; 8 September 1941, p. 6.
- *Lyttelton Times* 7 July 1858, p. 8; 19 May 1860, p. 2; 14 July 1860, p. 5; 16 October 1861, p. 5; 11 January 1862, p. 9; 27 October 1865, p. 4; 28 April 1869, p. 3; 15 November 1869, p. 1; 18 September 1873, p. 4; 1 January 1875, p. 2; 5 February 1876, p. 1; 14 September 1878, p. 5; 10 June 1882, p. 1; 13 October 1887, p. 6; 13 March 1888, p. 2; 15 October 1898, p. 8; 15 September 1906, p. 15; 4 February 1911, p. 6.
- *Star* 28 July 1891, p. 3; 24 March 1902, p. 3; 13 June 1902, p. 3.
- *North Canterbury Gazette* 21 April 1933, p. 10; 10 September 1937, p. 5; 17 September 1937, p. 6; 9 March 1939, p. 1.
- *Otago Witness* 4 February 1897, p. 21.
- Archives New Zealand.
- DN Hawkins *Rangiora: the passing years and people in a Canterbury country town* Rangiora, 1993.
- <http://nzetc.victoria.ac.nz/tm/scholarly/tei-Cyc03Cycl-t1-body1-d4-d10-d2.html>

REPORT COMPLETED

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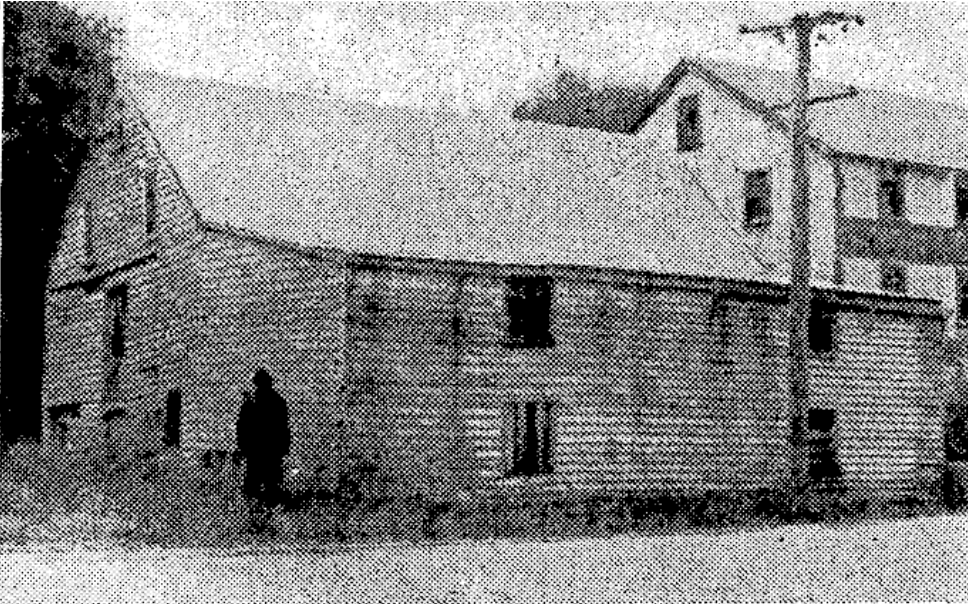
Extent of setting, limited to area shown and including the stream bed, 8 Kippenberger Avenue, Rangiora.



Land parcel as a whole.



New Zealand Graphic 21 October 1893. NZG-18931021-341-2, Auckland Libraries Heritage Collections. Photograph shows mill before the 1888 building was erected over the stream.



Cam Mill prior to its demolition. *Press* 15 March 1939, p. 5. The 1888 building, of which the foundations survive, is shown on the right.