

**Before the Hearings Panel  
At Waimakariri District Council**

**Under                      Schedule 1 of the Resource Management Act 1991**

**In the matter of        Proposed Waimakariri District Plan: Taonga o onamata/  
Historic Heritage**

**Between                  Various Submitters**

**And                        Waimakariri District Council**

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**Statement of evidence of Dr Ann McEwan on behalf of Waimakariri District  
Council (Heritage Consultant)**

**Date: 21 July 2023**

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## **INTRODUCTION:**

- 1 My full name is Dr Ann Elizabeth McEwan. I am a Heritage Consultant.
- 2 I have prepared this statement of evidence on behalf of the Waimakariri District Council (**District Council**) in respect of technical historic heritage related matters arising from the submissions and further submissions on the Proposed Waimakariri District Plan (**PDP**).
- 3 Specifically, this statement of evidence relates to the matters in Chapter Taonga o onamata / Historic Heritage.
- 4 I am authorised to provide this evidence on behalf of the District Council.

## **QUALIFICATIONS AND EXPERIENCE**

- 5 I am a heritage consultant with over 30 years' experience in the field. I hold a PhD in architectural history from the University of Canterbury, am an experienced peer reviewer and expert witness, and a full member of ICOMOS New Zealand.
- 6 Since I established Heritage Consultancy Services in 2006 I have undertaken the review of the built heritage schedules for the Kaipara, Thames-Coromandel, Waikato, Nelson, Waimakariri, Selwyn, Timaru and Gore district plans. I have also worked for Christchurch City Council on a number of heritage projects over the years, including assessing all of the currently proposed Residential Heritage Areas.
- 7 I am the author of the 'Heritage Issues' chapter in Planning Practice in New Zealand, edited by Caroline Miller and Lee Beattie (LexisNexis, 2017/2022), which was given the John Mawson Award of Merit by the NZ Planning Institute in 2018. In 2015-16 and 2021. I was engaged as a

Professional Teaching Fellow in the School of Architecture and Planning at the University of Auckland.

**Code of conduct**

- 8 I have read the Code of Conduct for Expert Witnesses set out in the Environment Court's Practice Note 2023. I have complied with the Code of Conduct in preparing my evidence and will continue to comply with it while giving oral evidence before the Hearing Panel. My qualifications as an expert are set out above. Except where I state I rely on the evidence of another person, I confirm that the issues addressed in this statement of evidence are within my area of expertise, and I have not omitted to consider material facts known to me that might alter or detract from my expressed opinions.
- 9 I affirm that I have no conflicts of interest in regard to the historic heritage of Waimakariri District.

**INVOLVEMENT WITH THE PROPOSED PLAN**

- 10 I commenced work on the Waimakariri District Council (WDC) built heritage schedule in July 2018. The bulk of the heritage assessments undertaken for WDC were completed by mid-2019. The review of the district's built heritage resources encompassed both the Operative District Plan (ODP) schedule and potential 'new' heritage items arising from public nominations and further research undertaken by Heritage Consultancy Services.
- 11 I devised the historic heritage record form (HHRF) for use by WDC in the Proposed District Plan (PDP). The new assessment criteria developed for use in the HHRF were adopted from those in the Christchurch District Plan, in order to give effect to the Canterbury Regional Policy Statement and foster a robust and consistent approach to the identification of historic heritage resources within the Canterbury region. The

methodology for distinguishing between A and B ranked heritage items was also adopted from the Christchurch District Plan.

## **SCOPE OF EVIDENCE**

12 The following evidence relates to those submissions to the PDP seeking amendments to HH-SCHED2 Historic Heritage Items in the PDP. Site visits to all of the properties mentioned below were conducted by me and council planner Bryony Steven in the week of 3 May 2023. I discuss each in turn as follows:

### ***Submission 151.1 Blair and Renee Williamson***

13 The submitters seek the deletion of item HH098 from HH-SCHED2 in the PDP. The former Head, Hodgson & Howat's store at 1693 Cust Road in Cust was a community nomination that I assessed in July 2019. At that time I considered that the building merited scheduling as a B ranked item on the basis of its historic and contextual heritage significance, notwithstanding the modified state of the building.

14 The site visit undertaken on 4 April 2023 allowed me to better understand the level of modifications that have occurred, including those undertaken since the building was assessed. As a result, and with reference to the drawings prepared by Construct Drafting Service Ltd in September 2019 (WDC BE190031), I reviewed my assessment and determined that the building, although it retains its historic interest and is a local streetscape feature, no longer has sufficient authenticity and integrity to merit scheduling on the PDP.

15 I therefore recommend that the submission be accepted. A memo to that effect has been prepared and is attached to this statement.

***Submissions 230.4, 230.5 & 230.6 Concept Services Ltd***

- 16 The submitter seeks the inclusion of the phrase ‘where practicable’ into Objective HH-O1 and Policy HH-P5(3). Additionally, the submitter seeks a change of wording to Policy HH-P8 in regard to making a distinction in relation to demolition between A and B ranked heritage items included in HH-SCHED2.
- 17 Objectives are high level planning statements that broadly interpret the direction signalled by RMA section 6(f). Inserting the requested phrase into HH-O1 will not, in my opinion, satisfy the meaning and intent of RMA s6(f), nor will it give effect to the Regional Policy Statement (see CRPS Chapter 13). Given that the phrasing of HH-P5(3) closely follows the wording of RMA s6(f) I also considered inappropriate to insert the requested phrase here. As has been put forward in the PDP, it is standard practice for the Activity Rules, and associated Matters of Discretion, to provide a level of detail around various heritage activities that allows for a determination that conservation of heritage items or features thereof may not be practicable.
- 18 The use of the word ‘avoid’ in HH-P8 is consistent with best practice and is, in my opinion, consistent with the meaning and intent of RMA s6(f). The submitter’s suggested inclusion of the phrase ‘manage demolition’ of B ranked heritage items appears contrary to RMA s6(f), and CRPS Objective 13.2.1 and CRPS Policy 13.3.1. It is noted that a distinction between the treatment of highly significant and significant heritage resources in regard to relocation and demolition is provided for in rules HH-R6, HH-R7, HH-R8 and HH-R9.
- 19 While I appreciate the submitter’s desire to, in their opinion, improve the consistency of the Historic Heritage chapter I recommend their submission points in regard to Historic Heritage be rejected on the grounds that it is best practice for Objectives and Policies to closely follow the meaning and intent of RMA s6(f).

***Submission 261.4 Michael de Hamel***

20 The submission concerns the historic description of the former Campbell rental cottage at 5 Meadow Street in Kaiapoi (heritage item HH036). This building is currently scheduled on the ODP and is also listed by Heritage New Zealand Pouhere Taonga. My assessment for the PDP confirmed that the dwelling has significant heritage value and merits a B ranking on the PDP heritage schedule.

21 The submitter provided information about his tenure of the property and the work carried out to it by the current owners since c.1984. A site visit on 3 April 2023 provided a further opportunity to see how the building has been modified over the last 40 years.

22 Having reviewed my initial assessment and the research file underpinning it, I have been unable to verify the historical information provided by the submitter. Rather I believe I have confirmed that the subject property was a vacant paddock when it was offered for sale in 1875. I could also find no evidence that the cottage was built to house sawmill workers.

23 While my overall description and assessment of this heritage item stands, I have slightly revised the HHRF for this dwelling based on the submitters' input. The updated report is appended to this statement.

***Submission 408.14 Bellgrove Rangiora Ltd***

24 The submitter requests that the mapped heritage setting of the historic farmhouse known as 'Bellgrove' be set aside and that a new setting be identified that matches the newly created lot within the 'Bellgrove' subdivision, which is currently being developed.

25 5.2 The HHRF for this heritage item was prepared in July 2019, at which time the new residential subdivision had been mooted but not commenced. In 2019 the legal land parcel on which the 'Bellgrove'

farmhouse is located was a large rural property and the heritage setting was limited to the garden setting of the house, rather than the land parcel as a whole.

26 A site visit on 3 April 2023 confirmed that the house is being protected and that its heritage significance is being acknowledged through the lot size and siting within the development.

27 I recommend that the submission be accepted in part, with the extent of setting amended to the new land parcel on which the house will be located within the 'Bellgrove' subdivision. The amended report for this item is attached to this statement with the highlighted sections indicating where the new legal description etc should be inserted as soon as this information is available.

***Submissions 154.1 Denise Lochhead; 155.3 Woodend-Sefton Community Board; 235.1 Joanne Laphorne and Robert Hanna***

28 These submissions all concern the scheduling of the former Sefton Public Library in the PDP. Submitters have questioned the heritage significance of the building, given the modifications that have been made in the past, and expressed concerns that scheduling will put off future buyers, assuming that the Trust Deed can be altered to allow for the sale of the property.

29 The former library was nominated by a community member and I assessed this building in June 2019 whereupon I formed the view that it merited a B ranking within the heritage schedule of the PDP. The summary of heritage significance I prepared reads as follows:

30 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.

- 31 It is my recommendation that the submission point be rejected. While the condition of the building is cause for some concern, I believe that the building has significant heritage value and retains sufficient authenticity and integrity to merit scheduling. The HHRF has been amended slightly following the site visit and is attached to this statement.

***Submissions 178.34-43 [excluding 178.42] Heritage New Zealand Pouhere Taonga***

- 32 The submitter has made a number of submission points regarding listed historic places that have been omitted from the PDP heritage schedule. In all HNZPT submitted that nine listed houses, which I did not recommend for scheduling, should be included in the PDP heritage schedule.
- 33 It is quite common for the HNZPT List and district plan heritage schedules to diverge from one another. I note that the criteria for entering historic places on the HNZPT List is included in the HNZPT Act 2014 and is distinct from the RMA definition of historic heritage resources that guides the development of district plan heritage criteria. Liaison with HNZPT throughout the district plan review process included the receipt of a number of Summary Upgrade Reports in March 2023, which have informed my review of HNZPT's submission.



34 In general the listed houses noted in the submission by HNZPT lack sufficient authenticity and integrity to merit scheduling, notwithstanding that most possess historic interest. Site visits and fieldwork undertaken on 3-5 April 2023 confirmed that my initial recommendation not to schedule these items still stands. It is noted that none of the owners of these properties made a submission to the PDP and a number indicated their desire that their house not be scheduled during the site visits.

***former Mander cottage / 'Tisbury Cottage', 1842 Cust Road, Cust***

35 While this vernacular cottage has some contextual value and is of historic interest it has insufficient authenticity to merit scheduling. The site visit confirmed the extent to which the house has been modified and enlarged to create the comfortable house it is today.

***former McIntosh residence, 367 High Street, Rangiora***

36 This house has some historic interest but there is insufficient evidence to support an assessment of heritage significance. Subdivision has substantially reduced the house's original setting and compromised its contextual values.

***former Lane house, 152 King Street, Rangiora***

37 The house was considerably altered and renovated in c.2016 (RC165174) and can now be described as a dwelling possessing historic character, rather than heritage significance, according to the assessment criteria. Only the façade is now (largely) original, although the house retains its historic interest as the former Lane residence and is in excellent condition.

***Villa at 16 Seddon Street, Rangiora***

38 At the time of assessment in August 2019 I recommended to WDC that the house not be scheduled but that Seddon Street might be considered as a historic character area. Fieldwork on 4 April 2023 confirmed my

opinion that 16 Seddon Street should not be scheduled, due to the lack of evidence to support heritage significance and the alterations to the house and subdivision that have taken place. While houses such as that at #16 contribute to the historic character of the streetscape, the amount of infill housing that took place in Seddon Street in the later 20th century leads me to conclude that an area or precinct would be difficult to support.

***former Doyle's farmhouse, 33 Wallers Road, Loburn***

- 39 This house, which is not scheduled on the ODP, is a highly modified late 19th century building that retains some historic interest but lacks sufficient authenticity and integrity to merit scheduling. A site visit on 4 April 2023 demonstrated the extent to which the original sod cottage has been altered and extended since c.1910 as well as the impracticality of envisaging any sort of conservation effort in light of the structure's age and condition.

***former St Barnabas's Anglican Church parsonage / 'Mairangi', former Fear/Wright house, 110 Parsonage Road, Woodend***

- 40 This house was in use as a parsonage for only around 15 years, which diminishes the historic values of the dwelling to some extent; furthermore it has been highly modified. Two other former parsonages at Cust (HH030 and HH032) demonstrate heritage significance and set a benchmark against which the Woodend house is found wanting. Although it retains its historic interest, the house lacks sufficient authenticity to merit scheduling. It is noted that the HNZPT list entry and the ODP refer to 'stables' but there is no mention of these in the HNZPT Summary Upgrade Report dated September 2022, nor in the documentation held by WDC.

***former Cunningham house, 38A Ashley Street, Rangiora***

- 41 This house is highly modified and stands on a subdivided site. As reported by HNZPT, the building and setting have been ‘extensively altered and as a result the villa has lost much of its authenticity’ (Summary Upgrade Report, June 2022). There is no evidence to support heritage significance and it is noted that the house is not scheduled on the ODP.

***former Le Fleming/Perrott [?] house, 200 Coldstream Road, Rangiora***

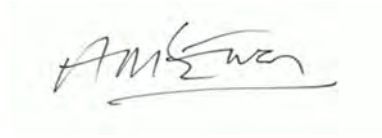
- 42 Although the earliest stage of this dwelling may date to the late 1860s or 1870s, the building’s history is unclear and it has been substantially altered and reclad. A site visit on 5 April 2023 confirmed my opinion that the house does not meet the criteria for scheduling and lacks sufficient authenticity and integrity. The building is not scheduled on the ODP and has character value rather than heritage significance in my opinion.

***‘Pine Hill’ farmhouse [aka ‘Inchtalla’], 211 Summerhill Road, Summerhill, Cust***

- 43 This house is not scheduled on the ODP and is a highly modified later 19th century farmhouse. Its history is unclear and a series of alterations and additions in the later 20th and early 21st centuries have compromised its authenticity and integrity. The house is a local landscape feature but the site visit on 4 April 2023 confirmed my opinion that it does not meet the criteria for scheduling as a significant heritage resource.

- 44 In summary, I recommend that the submission points itemised above be rejected and note that the ongoing listing of these properties remains at the discretion of HNZPT. The memos confirming my recommendation not to schedule these items have been attached to this statement with minor revisions having been made following the April fieldwork.

**Date:** 21/07/2023



AM Ewen

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## List of Attachments

**Attachment 1.** HH098 Former Head, Hodgson and Howat's Store, 1693 Cust Road, Cust. Memo recommending the property is deleted from HH-SCHED2 in the Proposed Plan.

**Attachment 2.** Former Doyles' farmhouse, 33 Wallers Road, Loburn. Memo recommending the property is not added to HH-SCHED2 in the Proposed Plan.

**Attachment 3.** 'Moy Place', former McIntosh residence, 367 High Street, Rangiora. Memo recommending the property is not added to HH-SCHED2 in the Proposed Plan.

**Attachment 4.** Villa, 16 Seddon Street, Rangiora. Memo recommending the property is not added to HH-SCHED2 in the Proposed Plan.

**Attachment 5.** Former Lane house, 152 King Street, Rangiora. Memo recommending the property is not added to HH-SCHED2 in the Proposed Plan.

**Attachment 6.** Former Mander cottage [known as 'Tisbury Cottage'], 1842 Cust Road, Cust. Memo recommending the property is not added to HH-SCHED2 in the Proposed Plan.

**Attachment 7.** Former St Barnabas's Anglican Church parsonage / 'Mairangi', former Fear/Wright house, 110 Parsonage Road, Woodend. Memo recommending the property is not added to HH-SCHED2 in the Proposed Plan.

**Attachment 8.** Former Le Fleming/Perrott (?) house, 200 Coldstream Road, Rangiora. Memo recommending the property is not added to HH-SCHED2 in the Proposed Plan.

**Attachment 9.** 'Pine Hill' farmhouse [aka 'Inchtalla'], 211 Summerhill Road, Summerhill, Cust. Memo recommending the property is not added to HH-SCHED2 in the Proposed Plan.

**Attachment 10.** Former Cunningham house, 38A Ashley Street, Rangiora. Memo recommending the property is not added to HH-SCHED2 in the Proposed Plan.

**Attachment 11.** Former Sefton Public Library, 14 Pembertons Road, Sefton. Updated Historic Heritage Item Record Form.

**Attachment 12.** 'Bellgrove' farmhouse [aka 'Belgrove'], 52 Kippenberger Avenue, Rangiora. Updated Historic Heritage Item Record Form.

**Attachment 13.** Former Campbell rental cottage, 5 Meadow Street, Kaiapoi. Updated Historic Heritage Item Record Form.

**Attachment 14.** Former Ohoka Estate lodge (gardener's residence), 493 Mill Road [Whites Road frontage], Ohoka. Historic Heritage Item Record Form.

**Attachment 1. HH098 Former Head, Hodgson and Howat's Store, 1693 Cust Road, Cust. Memo recommending the property is deleted from HH-SCHED2 in the Proposed Plan.**

**former Head, Hodgson & Howat's store**  
1693 Cust Road, Cust



Operative District Plan Item No.	[not scheduled]
HNZ List No. / Category	N/A
Legal Description	Part RS 3669 Blk VII Mairaki SD
Valuation Number	2158016700
Date Of Construction	c.1876?

John Head (c.1848-??), his wife Elizabeth and their daughter Martha emigrated from England in 1873. Lewis Head (1852-1937), who is assumed to be John's younger brother, arrived at the end of the following year and both families were soon settled in Cust. Although both John and Lewis were described as labourers on the relevant shipping lists, John worked as a bootmaker in Cust and Lewis is described by the local museum as a builder; he is credited with building John and Elizabeth Head's house and shop on the main street. John Head served as chairman of the Cust School Committee in the late 1870s and early 1880s, was appointed the registrar of dogs for the district in 1881 and was the clerk of the Cust Road Board between 1881 and 1891. Upon his retirement from the road board Head reportedly sold his home and business to RH Hodgson, a fellow bootmaker.

In c.1904 the property was purchased by David Howat (aka Howait, c.1861-1918), who was described as a labourer in the electoral rolls of the early 20<sup>th</sup> century. Howat's store is mentioned in newspaper advertisements from 1914 and, after his death in 1918, David's widow Sarah (nee Hodgson) and other family members ran the store until 1967; it closed under new ownership not long after its sale. The building has been solely in residential use ever since. Post-World War II alterations include the exterior being stuccoed (mid-1950s) and the veranda roof and brackets being replaced, bargeboards and finials removed, dormer windows replaced, shingle roof reclad in corrugated metal (pre-2000). Modern double-glazed windows, which resemble double-hung sash windows, have also been installed.

Assessment: Although the building retains its historic interest and is a local streetscape feature, it has insufficient authenticity and integrity to merit scheduling.

Recommendation: Do not schedule as a built heritage item; delete from proposed district plan heritage schedule.

Dr Ann McEwan  
7 April 2023



1693 Cust Road, Cust.



Building in c. 1892. Cust Museum.

**Attachment 2. Former Doyles' farmhouse, 33 Wallers Road, Loburn. Memo recommending the property is not added to HH-SCHED2 in the Proposed Plan.**

**former Doyles' farmhouse**  
33 Wallers Road, Loburn



Operative District Plan Item No.	[H036 – not scheduled]
HNZ List No. / Category	1774 / 2
Legal Description	Lot 1 DP 468426
Valuation Number	2149003701
Date Of Construction	c.1890?

Michael Doyle, a Dublin, Ireland labourer, emigrated to New Zealand in 1860 with his wife Bridget (nee Fitzsimmons, died 1903). The Doyle family were famers in the South Loburn area by the early 1870s, if not earlier. Michael Doyle (1840-1916) had a son who was also called Michael (1860-1952) and he [the latter] married Ruth Adams in 1890. It appears that Michael Doyle junior built the simple sod cottage around the time of his marriage. The farmhouse remained in the Doyle family until 1975.

Assessment: Extensively modified sod dwelling, with additions dating to c.1910, c.1924 and the late 1980s. Highly modified condition means that, while the building retains some historic interest, it lacks sufficient authenticity and integrity to merit scheduling as a significant built heritage item.

Recommendation: Do not schedule as a built heritage item.

Dr Ann McEwan  
7 August 2019 / 6 April 2023



33 Wallers Road, Loburn [farmhouse is circled in red]



**Attachment 3. 'Moy Place', former McIntosh residence, 367 High Street, Rangiora.**  
**Memo recommending the property is not added to HH-SCHED2 in the Proposed Plan.**

**'Moy Place', former McIntosh residence**  
367 High Street, Rangiora



Operative District Plan Item No.	H064
HNZ List No. / Category	3775 / 2
Legal Description	Lot 3 DP 469395
Valuation Number	2165361000
Date Of Construction	c.1920

Former home (c.1920-39) of retired farmer Robert McIntosh, a one-time Mayor of Rangiora. Architect/builder unknown. The house was extended and adapted for commercial use before 1996 but more recently has been returned to residential use.

Assessment: Subdivision of property has substantially reduced the house's original setting and compromised its contextual values. There is insufficient evidence to support significant heritage value but the house has some historic interest for its association with the McIntosh family.

Recommendation: Delete from heritage schedule.

Dr Ann McEwan  
6 August 2019 / 6 April 2023



367 High Street, Rangiora

**Attachment 4. Villa, 16 Seddon Street, Rangiora. Memo recommending the property is not added to HH-SCHED2 in the Proposed Plan.**

**Villa**

16 Seddon Street, Rangiora



Operative District Plan Item No.	H069
HNZ List No. / Category	3781 / 2
Legal Description	Lot 1 DP 22450
Valuation Number	2165240600
Date of Construction	c.1914

Slightly modified, square-plan villa built in c. 1914 by/for John Wise, a painter. The east end of Seddon Street between Ayers and King Street was developed by noted builder Samuel Ayers in the later 1900s; this gave rise to a consistent streetscape of villas, transitional villas and bungalows.

Assessment: House is typical of its age and style; property has been subdivided and house extended to side and rear. There is insufficient evidence to establish the heritage significance of the property, although it does contribute to the historic character of the streetscape.

Recommendations: Delete this property from the heritage schedule.

Samuel Ayers' Seddon Street development might be considered as a character area, although significant infill development has occurred since the later 20<sup>th</sup> century.

Dr Ann McEwan

6 August 2019 / 6 April 2023



16 Seddon Street, Rangiora

**Attachment 5. Former Lane house, 152 King Street, Rangiora. Memo recommending the property is not added to HH-SCHED2 in the Proposed Plan.**

**former Lane house**

152 King Street, Rangiora



Operative District Plan Item No.	H067
HNZ List No. / Category	3778 / 2
Legal Description	Lot 2 DP 12916
Valuation Number	2166106800
Date Of Construction	c.1897/1898?

The house was built for Frederick Lane after he purchased the lot at the corner of King and Queen Streets in late 1896. The architect/builder is unknown. Frederick Bampton Lane was a watchmaker and jeweller in Rangiora who also served on the Rangiora Borough Council (1913-21) and was briefly mayor before his death in 1921. Lane (1867-1921) married Mary Amelia Strong (1874-1954) in 1898; the couple had four children and were active members of the Methodist Church. Frederick Lane had resided in Rangiora since c.1891 and had a shop was located on the corner of Victoria and Alfred Streets. The business was continued by his son Alec after Lane senior's death. Mary Lane opened the doors of the new Trinity Methodist Church on 7 June 1952; Alec (Frederick Alexander) Lane had been the church organist for thirty years at that time. Mrs Lane also gifted a bible to the new church. The property was subdivided by Mary Lane to its current extent in 1945. More recently the villa has passed through a number of hands; it remains in private residential use.

Assessment: The house was considerably altered and renovated in c.2016 (RC165174) and can now be described as having overall value, rather than heritage significance, according to the assessment criteria. Only the façade is now (largely) original, although the house retains its historic interest as the former Lane residence and is in excellent condition.

Recommendation: Delete from heritage schedule.

Dr Ann McEwan

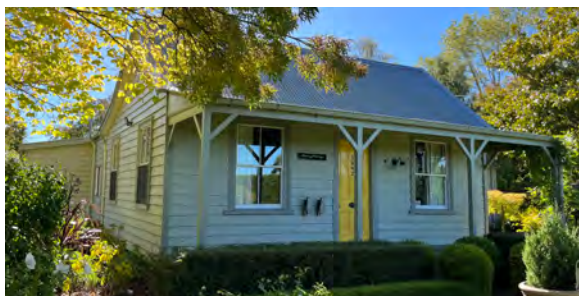
6 August 2019 / 6 April 2023



367 High Street, Rangiora

**Attachment 6. Former Mander cottage [known as ‘Tisbury Cottage’], 1842 Cust Road, Cust. Memo recommending the property is not added to HH-SCHED2 in the Proposed Plan.**

former Mander cottage [known as ‘Tisbury Cottage’]  
1842 Cust Road, Cust



Operative District Plan Item No.	H007
HNZ List No. / Category	5271 / 2
Legal Description	Part RS 5141
Valuation Number	2158009400
Date Of Construction	c.1886

Edmund Tipping held Rural Section 5141 in 1864 and it was subdivided by his brother James in 1885 (Deed 3911). Lot 7 of Deed 3911 was subsequently transferred to Abraham Mander (1822-1905), or possibly his son Ambrose, in November 1885. Mander (senior or junior) called tenders for two cottages at Cust in December 1885. He sold the property to (John?) Carter in 1898; the Rangiora Loan and Building Society, with whom Carter raised a mortgage in 1898, transferred the property to (Richard or William?) Thompson in 1910. In August 1920 Archibald Fidler, a Cust farmer, took ownership and it remained in the Fidler family’s possession until 1968. The house has passed through a number of hands since that time and remains in private residential use. It was enlarged to the side and rear in the mid- and late-20<sup>th</sup> century (pre-1960 & c.1990); a second veranda was added in 2011.

Assessment: Greatly enlarged vernacular cottage. The cottage has some contextual value and is of historic interest but has insufficient authenticity to merit scheduling.

Recommendation: Delete from heritage schedule.

Dr Ann McEwan  
6 August 2019 / 7 April 2023



1842 Cust Road, Cust.

**Attachment 7. Former St Barnabas's Anglican Church parsonage / 'Mairangi', former Fear/Wright house, 110 Parsonage Road, Woodend. Memo recommending the property is not added to HH-SCHED2 in the Proposed Plan.**

former St Barnabas's Anglican Church parsonage / 'Mairangi', former Fear/Wright house  
110 Parsonage Road, Woodend



Operative District Plan Item No.	H084
HNZ List No. / Category	3076 / 2
Legal Description	Lot 1 DP 3598
Valuation Number	2161101900
Date Of Construction	1876

Woodend's first Anglican church was erected in 1860; a vicarage, at some remove from the church, followed in 1876. It was erected, to the design of leading Canterbury architect Benjamin Mountfort, on a glebe of ten acres in anticipation of a resident vicar being appointed to the district; the property having been purchased by the Church Property Trustees from TP Wooding in 1874. It would appear that HG Gould was the first curate of the church to reside in the parsonage, which was being rented out by the early 1890s, if not earlier. The CPT sold the parsonage to AR Fear, a Woodend farmer, in 1913; the Fears appear to have leased the property since the mid-1890s. Walter Wright leased the property from Arthur Fear's executors in 1924 and later purchased it; the Wright family holding it until the late 1980s. (A new vicarage was built opposite St Barnabas' Church on the Main North Road in 1950.) The former parsonage remains in private residential use today; alterations and additions largely, but not exclusively, date to the inter-war period.

Assessment: Highly modified and in use as a parsonage for only around 15 years. The house has insufficient authenticity to merit scheduling. While it retains its historic interest the dwelling does not meet any other criteria for significance. The two former parsonages at Cust (HH030 & HH032) demonstrate significant heritage value and HH030 is an 1876 Mountfort-designed building that retains a much higher level of authenticity and integrity.

Recommendation: Delete from heritage schedule.

Note: There is no reference to 'stables' in the HNZPT Summary Upgrade Report dated September 2022. Although the garage behind the house appears to be of some age and may have once been stables it has been converted to vehicle use and would not merit inclusion on the heritage schedule.

Dr Ann McEwan  
6 August 2019 / 7 April 2023



110 Parsonage Road, Woodend.



The parsonage in c.1905.

**Attachment 8. Former Le Fleming/Perrott [?] house, 200 Coldstream Road, Rangiora.  
Memo recommending the property is not added to HH-SCHED2 in the Proposed Plan.**

**former Le Fleming/Perrott [?] house**  
200 Coldstream Road, Rangiora



Operative District Plan Item No.	[H055 – not scheduled]
HNZ List No. / Category	3792 / 2
Legal Description	Lot 3 DP 66441
Valuation Number	2159154400
Date Of Construction	late 1860s / 1870s? + later additions

19<sup>th</sup> century farmhouse with later alterations and additions (later 1890s, 1960s/1970s, 1980). Additive floor plan and inconclusive history of development. The house may date to c.1876 when Frank Perrott acquired the property from (William?) Le Fleming; or it may have been built by Le Fleming in c.1868. (Charles?) Ensor may have owned RS 12328 originally, selling to Le Fleming in 1868. Associated from the 1960s, if not earlier, until the early 21<sup>st</sup> century with an orchard on the same site.

Assessment: History is unclear and the building has been substantially altered and reclad. The building has insufficient authenticity and integrity to merit scheduling.

Recommendation: Do not schedule as a built heritage item.

Dr Ann McEwan  
7 August 2019 / 7 April 2023



200 Coldstream Road, Rangiora

**Attachment 9. 'Pine Hill' farmhouse [aka 'Inchtalla'], 211 Summerhill Road, Summerhill, Cust. Memo recommending the property is not added to HH-SCHED2 in the Proposed Plan.**

**'Pine Hill' farmhouse [aka 'Inchtalla']**  
211 Summerhill Road, Summerhill, Cust



Operative District Plan Item No.	[H004 – not scheduled]
HNZ List No. / Category	5272 / 2
Legal Description	Lot 1 DP 46810
Valuation Number	2158002501
Date Of Construction	pre-1880

A 19<sup>th</sup> century farmhouse, which may have been built by William Milne or Archibald Wotherspoon in the 1870s, with pre-1990, c.1991 and c.2011 additions.

Assessment: History is unclear and the building has been substantially modified. Notwithstanding that the house retains its historic interest and is a local landscape feature, the building has insufficient authenticity and integrity to merit scheduling.

Recommendation: Do not schedule as a built heritage item.

Dr Ann McEwan  
7 August 2019 / 7 April 2023



211 Summerhill Road, Summerhill, Cust





The house in 1990.

**Attachment 10. Former Cunningham house, 38A Ashley Street, Rangiora. Memo recommending the property is not added to HH-SCHED2 in the Proposed Plan.**

**former Cunningham house**  
38A Ashley Street, Rangiora



Operative District Plan Item No.	[H062 – not scheduled]
HNZ List No. / Category	3773 / 2
Legal Description	Lot 1 DP 300905
Valuation Number	2166147300
Date Of Construction	late 1870s/1880s cottage + late 1880s bay villa addition [?]

Bay villa with early 2000s modifications to façade; fenestration also altered. Former home of Charles Avery Cunningham (1844-1925), a sheep farmer and government inspector, and his wife Henrietta (nee Chattaway). The quoins at the corner of the building beneath the veranda suggest that the dwelling may once have been a flat-fronted cottage with Italianate detailing to which a cross-gabled bay with faceted bay window [since removed] was later added. The HNZPT Summary Upgrade Report, dated June 2022, notes that the building and setting have been 'extensively altered and as a result the villa has lost much of its authenticity'.

Assessment: Facade has been modified, building extended and property subdivided. The building and its setting have long had insufficient authenticity and integrity to merit scheduling as a significant heritage item.

Recommendation: Do not schedule as a built heritage item.

Dr Ann McEwan  
7 August 2019 / 6 April 2023



38A Ashley Street, Rangiora



## 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 20<sup>th</sup> 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 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

B

## REFERENCES

- *Press* 10 November 1921, p. 1; 14 December 1921, p. 13; 25 May 1923, p. 3; 5 June 1923, p. 3; 19 June 1923, p. 13; 10 July 1923, p. 3; 24 July 1923, p. 3; 5 September 1923, p. 3; 17 November 1923, p. 3; 8 December 1923, p. 3; 11 December 1923, p. 2; 24 August 1925, p. 3; 19 December 1930, p. 3; 27 August 1931, p. 3; 7 May 1934, p. 3; 25 September 1934, p. 18.
- *NZ Herald* 31 October 1921, p. 4.
- *Feilding Star* 24 February 1922, p. 2.
- *North Canterbury Gazette* 21 September 1934, p. 3.
- M Jenner *Small Libraries of New Zealand* Tauranga, 2005.
- Waimakariri District Council 'Sefton Ashley Regions – Historic Trail', 1999.
- *Cyclopedia of New Zealand – Canterbury Provincial District* Christchurch, 1903; available online.

REPORT COMPLETED

11 June 2019

AUTHOR

Dr Ann McEwan / Heritage Consultancy Services

REPORT UPDATED

7 April 2023

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.

**Attachment 12. 'Bellgrove' farmhouse [aka 'Belgrove'], 52 Kippenberger Avenue, Rangiora. Updated Historic Heritage Item Record Form.**

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

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**HERITAGE ITEM NAME** 'Bellgrove' farmhouse [aka 'Belgrove']

**ADDRESS** 52 Kippenberger Avenue, Rangiora

**PHOTOGRAPH**



(3 April 2023)

**DISTRICT PLAN ITEM NO.** H049      **HNZ LIST NO. & CATEGORY** 1821 / 2  
(at time of assessment)

**LEGAL DESCRIPTION** [insert new title ref]

**VALUATION NUMBER** [insert new valuation #]

**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 Borough 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 21<sup>st</sup> 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

## REFERENCES

- *Press* 7 June 1880, p. 3; 28 July 1880, p. 4; 14 December 1881, p. 2; 7 May 1883, p. 3; 28 August 1883, p. 3; 20 May 1893, p. 9; 28 November 1898, p. 3; 2 June 1899, p. 1; 15 May 1904, p. 8; 16 December 1905, p. 16; 13 February 1906, p. 6; 24 April 1906, p. 11; 30 August 1916, p. 12; 11 March 1932, p. 3.
- *North Canterbury Gazette* 28 May 1937, p. 5.
- *Star* 21 September 1880, p. 3; 2 February 1897, p. 3.
- *Globe* 20 September 1880, p. 2; 21 September 1880, p. 2.
- *Ellesmere Guardian* 15 April 1891, p. 2.
- *North Canterbury Gazette* 28 May 1937, p. 5.
- *Lyttelton Times* 11 July 1855, p. 8; 11 August 1855, p. 2; 18 June 1878, p. 4; 15 July 1880, p. 4; 25 August 1880, p. 3; 22 May 1897, p. 1; 12 November 1898, p. 8; 26 November 1898, p. 8; 20 January 1906, p. 16.
- *Sun* 6 September 1916, p. 11.
- *Ashburton Guardian* 1 March 1901, p. 3.
- *Dairy News* 24 February 2016; available online.
- <http://www.heritage.org.nz/the-list/details/1821>
- <https://www.wikitree.com/wiki/Busch-960>
- DN Hawkins *Rangiora: the passing years and people in a Canterbury country town* Rangiora, 1993; available online.
- GR Macdonald *Dictionary of Canterbury Biographies*, Canterbury Museum; available online.
- Archives New Zealand.

## REPORT COMPLETED

20 March 2019

## AUTHOR

Dr Ann McEwan / Heritage Consultancy Services

## REPORT UPDATED

7 April 2023

## AUTHOR

Dr Ann McEwan

[insert aerial showing new land parcel]

Extent of scheduling, 'Bellgrove', 52 Kippenberger Avenue, Rangiora.

**Attachment 13. Former Campbell rental cottage, 5 Meadow Street, Kaiapoi. Updated Historic Heritage Item Record Form.**

WAIMAKARIRI DISTRICT COUNCIL  
HISTORIC HERITAGE ITEM RECORD FORM

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HERITAGE ITEM NAME former Campbell rental cottage

ADDRESS 5 Meadow Street, Kaiapoi

PHOTOGRAPH



(Dr A McEwan, 21 December 2018)

DISTRICT PLAN ITEM No. H015 HNZ LIST No. & CATEGORY 3751 / 2  
(at time of assessment)

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 19<sup>th</sup> and 20<sup>th</sup> 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 19<sup>th</sup> 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.
- *Globe* 31 October 1879 p. 1.
- *Cyclopedia of New Zealand – Canterbury Provincial District* Christchurch, 1903; available online.
- <https://www.heritage.org.nz/the-list/details/3751>
- <https://libraries.waimakariri.govt.nz/heritage/local-history/people-of-waimakariri/james-wylde-1825-1908>
- [https://libraries.waimakariri.govt.nz/\\_data/assets/pdf\\_file/0008/5021/History-of-Kaiapoi-Street-Names.pdf](https://libraries.waimakariri.govt.nz/_data/assets/pdf_file/0008/5021/History-of-Kaiapoi-Street-Names.pdf)
- Archives New Zealand.

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.



## 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 19<sup>th</sup> 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 19<sup>th</sup> 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.
- *Northern Outlook* 6 April, 13 April & 9 May 2018; available online.
- <https://www.heritage.org.nz/the-list/details/3817>
- DN Hawkins *Beyond the Waimakariri: a regional history*, Christchurch, 201; available online.
- GR Macdonald *Dictionary of Canterbury Biographies*, Canterbury Museum; available online.
- <https://www.facebook.com/198019106907871/videos/1716347135075053/>
- <https://www.odt.co.nz/rural-life/historic-lodge-be-moved-and-restored>
- <https://www.waimakariri.govt.nz/your-council/news-and-information/2017/11/ohoka-domain-revamp-proposal>
- <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.

