

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

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

**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 20<sup>th</sup> 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.

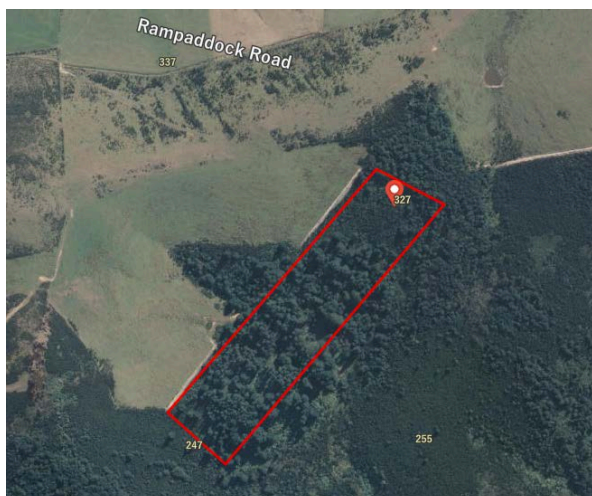
**HERITAGE CATEGORY**

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**REFERENCES**

- *Oxford Observer* 2 April 1898, p. 2; 9 April 1898, p. 3.
- *Star* 22 May 1899, p. 3; 4 April 1900, p. 2.
- *Press* 30 April 1900, p. 4; 27 June 1900, p. 6.
- *South Canterbury Times* 27 March 1900, p. 2.
- *Ashburton Guardian* 31 May 1900, p. 2.
- *Poverty Bay Herald* 30 March 1900, p. 4.
- *New Zealand Herald* 7 September 1933, p. 6.
- *Waikato Independent* 9 September 1933, p. 3.
- *Manawatu Standard* 23 August 1940, p. 2.
- *Auckland Star* 23 August 1940, p. 5.
- *Otago Daily Times* 30 August 1940, p. 9.
- *Essence – Essentially North Canterbury* (magazine) March 2013, pp. 5-6; available online.
- Department of Conservation files.
- Archives New Zealand.

<b>REPORT COMPLETED</b>	29 July 2019
<b>AUTHOR</b>	Dr Ann McEwan / Heritage Consultancy Services
<b>REPORT UPDATED</b>	XX
<b>AUTHOR</b>	XX
<b>PEER REVIEWED</b>	XX
<b>REVIEWER</b>	XX



Extent of scheduling, limited to immediate setting [which is yet to be defined], 327 Ram Paddock Road, View Hill.