

CHRISTCHURCH DISTRICT PLAN  
INNER-CITY WEST RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

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ITEM NAME                    House  
ADDRESS                    18 Gloucester Street  
                                  Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	1890s?

STYLE

Villa

PHYSICAL DESCRIPTION

Two-storey dwelling with rectangular footprint and gable roof forms. Inline veranda with paired posts and decorative frieze, sunhoods over first floor windows, double-hung sash windows.

CONTEXT/SETTING/LANDSCAPE FEATURES

Building is set back from roadway behind a paling fence with decorative posts at driveway entrance. House occupies almost the full width of the lot.

MATERIALS/STRUCTURE

Weatherboard and shingle cladding, corrugated steel roofing.

ALTERATIONS

First floor balcony enclosed (date unknown). Repair/replacement of shingle apron on principal, north-facing elevation (2021).

RATING

Defining

REASON FOR RATING

A late 19<sup>th</sup> century house that represents the historic residential development of the area.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development of the western sector of the inner-city from the later 19<sup>th</sup> century until the present day. The house was the home of Christchurch Technical College director DE Hansen in the late 1910 and early 1920s and the home and surgery of Dr Keith Davidson in the late 1920s. The house is very close in style and detailing to that at 14 Gloucester Street.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values arise from the expression of the taste and way of life of its early residents, which is demonstrated by the style and size of its historic houses.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Residential buildings in the heritage area date predominantly to the late 19<sup>th</sup> and early 20<sup>th</sup> centuries and illustrate the development of residential styles through the period.

#### CONTEXTUAL SIGNIFICANCE

The heritage area has contextual significance as a part of the central city that is notable for the number of substantial homes that have survived and for their relationship to a number of landmark educational and cultural sites, including Christ's College, Canterbury Museum and the Arts Centre of Christchurch.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to residential activity in the locale since the mid-19<sup>th</sup> century.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses generally exhibit craftsmanship typical of the period in which they were built.

#### REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

REPORT COMPLETED

5 August 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
INNER-CITY WEST RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

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ITEM NAME House  
ADDRESS 19 Gloucester Street  
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	Early 1990s?

STYLE

Contemporary

PHYSICAL DESCRIPTION

One-and-a-half-storey building with irregular rectangular footprint and hip roof forms. Shed dormers, integrated garage, close to eastern boundary.

CONTEXT/SETTING/LANDSCAPE FEATURES

Building is set back from roadway behind a paling fence.

MATERIALS/STRUCTURE

Brick, rusticated weatherboard detailing, corrugated steel roofing.

ALTERATIONS

Unknown, if any.

RATING

Contributory

REASON FOR RATING

A late 20<sup>th</sup> century house that represents the residential development of the area.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development of the western sector of the inner-city from the later 19<sup>th</sup> century until the present day.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values arise from the expression of the taste and way of life of its early residents, which is demonstrated by the style and size of its historic houses.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Residential buildings in the heritage area date predominantly to the late 19<sup>th</sup> and early 20<sup>th</sup> centuries and illustrate the development of residential styles through the period.

#### CONTEXTUAL SIGNIFICANCE

The heritage area has contextual significance as a part of the central city that is notable for the number of substantial homes that have survived and for their relationship to a number of landmark educational and cultural sites, including Christ's College, Canterbury Museum and the Arts Centre of Christchurch.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to residential activity in the locale since the mid-19<sup>th</sup> century. There was an earlier house on this site by 1877.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses generally exhibit craftsmanship typical of the period in which they were built.

#### REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

REPORT COMPLETED

5 August 2021

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CHRISTCHURCH DISTRICT PLAN  
INNER-CITY WEST RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

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ITEM NAME                    Vacant lot  
ADDRESS                    21 Gloucester Street  
                                  Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	N/A
DATE OF CONSTRUCTION	N/A

STYLE

N/A

PHYSICAL DESCRIPTION

Vacant lot.

CONTEXT/SETTING/LANDSCAPE FEATURES

Vacant lot; security fencing along road boundary.

MATERIALS/STRUCTURE

Earth, gravel.

ALTERATIONS

House (c.1890?) removed from site (c.2016).

RATING

Intrusive

REASON FOR RATING

Vacant lot from which an earlier dwelling has been removed.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development of the western sector of the inner-city from the later 19<sup>th</sup> century until the present day.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values arise from the expression of the taste and way of life of its early residents, which is demonstrated by the style and size of its historic houses.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Residential buildings in the heritage area date predominantly to the late 19<sup>th</sup> and early 20<sup>th</sup> centuries and illustrate the development of residential styles through the period.

#### CONTEXTUAL SIGNIFICANCE

The heritage area has contextual significance as a part of the central city that is notable for the number of substantial homes that have survived and for their relationship to a number of landmark educational and cultural sites, including Christ's College, Canterbury Museum and the Arts Centre of Christchurch.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to residential activity in the locale since the mid-19<sup>th</sup> century.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses generally exhibit craftsmanship typical of the period in which they were built.

#### REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

REPORT COMPLETED

5 August 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
INNER-CITY WEST RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME House  
ADDRESS 25 & 1/25 Gloucester Street  
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	1910s?

STYLE

English Domestic Revival

PHYSICAL DESCRIPTION

Two-storey building with rectangular footprint and gable roof forms. Exposed rafters; diamond-pattern leadlight windows.

CONTEXT/SETTING/LANDSCAPE FEATURES

Building is set back from roadway behind a brick masonry fence.

MATERIALS/STRUCTURE

Weatherboard, board-and-batten and shingle cladding, brick detailing on ground floor of south elevation, corrugated steel roofing.

ALTERATIONS

Divided into two flats (date unknown).

RATING

Defining

REASON FOR RATING

An early 20<sup>th</sup> century house that represents the residential development of the area.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development of the western sector of the inner-city from the later 19<sup>th</sup> century until the present day.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values arise from the expression of the taste and way of life of its early residents, which is demonstrated by the style and size of its historic houses.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Residential buildings in the heritage area date predominantly to the late 19<sup>th</sup> and early 20<sup>th</sup> centuries and illustrate the development of residential styles through the period.

#### CONTEXTUAL SIGNIFICANCE

The heritage area has contextual significance as a part of the central city that is notable for the number of substantial homes that have survived and for their relationship to a number of landmark educational and cultural sites, including Christ's College, Canterbury Museum and the Arts Centre of Christchurch.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to residential activity in the locale since the mid-19<sup>th</sup> century. There was an earlier house on this site by 1877.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses generally exhibit craftsmanship typical of the period in which they were built.

#### REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

REPORT COMPLETED

5 August 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
INNER-CITY WEST RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME 'The Gloucester' apartment building  
ADDRESS 28 Gloucester Street  
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Wilkie + Bruce Architects
DATE OF CONSTRUCTION	1990s

STYLE

Contemporary

PHYSICAL DESCRIPTION

High-rise building with rectangular footprint and gable roof forms.

CONTEXT/SETTING/LANDSCAPE FEATURES

Building is set back from roadway behind a masonry fence; flanked by carparking and a communal recreation space.

MATERIALS/STRUCTURE

Reinforced concrete, terracotta tile cladding, steel roofing.

ALTERATIONS

Remodelled (2017, Herriot Melhuish O'Neill Architects).

RATING

Intrusive

REASON FOR RATING

High-rise building out of scale with neighbouring residential environment.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development of the western sector of the inner-city from the later 19<sup>th</sup> century until the present day.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values arise from the expression of the taste and way of life of its early residents, which is demonstrated by the style and size of its historic houses.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Residential buildings in the heritage area date predominantly to the late 19<sup>th</sup> and early 20<sup>th</sup> centuries and illustrate the development of residential styles through the period.

#### CONTEXTUAL SIGNIFICANCE

The heritage area has contextual significance as a part of the central city that is notable for the number of substantial homes that have survived and for their relationship to a number of landmark educational and cultural sites, including Christ's College, Canterbury Museum and the Arts Centre of Christchurch.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to residential activity in the locale since the mid-19<sup>th</sup> century.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses generally exhibit craftsmanship typical of the period in which they were built.

#### REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

REPORT COMPLETED

5 August 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services



#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development of the western sector of the inner-city from the later 19<sup>th</sup> century until the present day. This house was designed by notable Christchurch Peter Beaven for his own use. He also designed the adjacent townhouses at 31 Gloucester Street.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values arise from the expression of the taste and way of life of its early residents, which is demonstrated by the style and size of its historic houses.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Residential buildings in the heritage area date predominantly to the late 19<sup>th</sup> and early 20<sup>th</sup> centuries and illustrate the development of residential styles through the period.

#### CONTEXTUAL SIGNIFICANCE

The heritage area has contextual significance as a part of the central city that is notable for the number of substantial homes that have survived and for their relationship to a number of landmark educational and cultural sites, including Christ's College, Canterbury Museum and the Arts Centre of Christchurch.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to residential activity in the locale since the mid-19<sup>th</sup> century. There was an earlier house on this site by 1877.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses generally exhibit craftsmanship typical of the period in which they were built.

#### REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

REPORT COMPLETED

5 August 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services



#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development of the western sector of the inner-city from the later 19<sup>th</sup> century until the present day. The house was the residence of Evan M MacDonald between 1901 and 1904; Macdonald was the son of William and Annie Macdonald of 'Orari', the South Canterbury run and the house at the corner of Gloucester and Montreal Streets. From c.1906 until 1960 it was the home of John and Agatha Upham and their son Sir Charles Upham VC (1908-94). John Upham was a lawyer with chambers in Worcester Street.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values arise from the expression of the taste and way of life of its early residents, which is demonstrated by the style and size of its historic houses.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Residential buildings in the heritage area date predominantly to the late 19<sup>th</sup> and early 20<sup>th</sup> centuries and illustrate the development of residential styles through the period.

#### CONTEXTUAL SIGNIFICANCE

The heritage area has contextual significance as a part of the central city that is notable for the number of substantial homes that have survived and for their relationship to a number of landmark educational and cultural sites, including Christ's College, Canterbury Museum and the Arts Centre of Christchurch.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to residential activity in the locale since the mid-19<sup>th</sup> century.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses generally exhibit craftsmanship typical of the period in which they were built.

#### REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

REPORT COMPLETED

5 August 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
INNER-CITY WEST RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

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ITEM NAME                      Townhouses  
ADDRESS                        31 [units 1-9 inclusive] Gloucester Street  
   Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Peter Beaven
DATE OF CONSTRUCTION	1996

STYLE

Contemporary

PHYSICAL DESCRIPTION

Three two-and-a-half-storey buildings with rectangular footprints and gable and hip roof forms.

CONTEXT/SETTING/LANDSCAPE FEATURES

Positioned to the east and at the rear of 29 Gloucester Street behind an Oamaru stone wall.

MATERIALS/STRUCTURE

Vertical weatherboard cladding, long-run steel roofing.

ALTERATIONS

Unknown, if any.

RATING

Contributory

REASON FOR RATING

A group of three late 20<sup>th</sup> century townhouses designed by one of the city's leading architects in reference to his own home at 29 Gloucester Street.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development of the western sector of the inner-city from the later 19<sup>th</sup> century until the present day. This house was designed by notable Christchurch Peter Beaven for his own use. He also designed the adjacent townhouses at 31 Gloucester Street.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values arise from the expression of the taste and way of life of its early residents, which is demonstrated by the style and size of its historic houses.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Residential buildings in the heritage area date predominantly to the late 19<sup>th</sup> and early 20<sup>th</sup> centuries and illustrate the development of residential styles through the period.

#### CONTEXTUAL SIGNIFICANCE

The heritage area has contextual significance as a part of the central city that is notable for the number of substantial homes that have survived and for their relationship to a number of landmark educational and cultural sites, including Christ's College, Canterbury Museum and the Arts Centre of Christchurch.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to residential activity in the locale since the mid-19<sup>th</sup> century. There was an earlier house on this site by 1877.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses generally exhibit craftsmanship typical of the period in which they were built.

#### REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

REPORT COMPLETED

5 August 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
INNER-CITY WEST RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME 'Gloucester House'  
ADDRESS 33 Gloucester Street  
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	Early 1880s?

STYLE  
Italianate

PHYSICAL DESCRIPTION

Two-storey building with irregular rectangular footprint and hip roof forms. Bracketed eaves, flared veranda carried on slender paired posts with arched motifs, double-hung sash windows.

CONTEXT/SETTING/LANDSCAPE FEATURES

Building is set back from roadway behind a paling fence.

MATERIALS/STRUCTURE

Weatherboard cladding, corrugated steel roofing.

ALTERATIONS

Divided into flats (mid-1940s?).

RATING

Defining

REASON FOR RATING

A late 19<sup>th</sup> century house that represents the residential development of the area.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development of the western sector of the inner-city from the later 19<sup>th</sup> century until the present day. This house appears to have been a boarding house (known as 'Gloucester House') from late 1885. It was owned by AJ and Eliza White and leased to a succession of boarding house keepers. In 1943 the property was purchased by the Clifford family and became part of their large rental property portfolio.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values arise from the expression of the taste and way of life of its early residents, which is demonstrated by the style and size of its historic houses.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Residential buildings in the heritage area date predominantly to the late 19<sup>th</sup> and early 20<sup>th</sup> centuries and illustrate the development of residential styles through the period.

#### CONTEXTUAL SIGNIFICANCE

The heritage area has contextual significance as a part of the central city that is notable for the number of substantial homes that have survived and for their relationship to a number of landmark educational and cultural sites, including Christ's College, Canterbury Museum and the Arts Centre of Christchurch.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to residential activity in the locale since the mid-19<sup>th</sup> century. There was an earlier house on this site by 1877.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses generally exhibit craftsmanship typical of the period in which they were built.

#### REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

REPORT COMPLETED

5 August 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
INNER-CITY WEST RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME Former house  
ADDRESS 34 Gloucester Street  
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	c.1902?

STYLE

English Domestic Revival

PHYSICAL DESCRIPTION

Two-storey building with rectangular footprint and hip roof forms. Cross-gabled bay with half-timbering, shingled aprons beneath first floor enclosed balcony, sunhoods and gabled entrance porch at side (west elevation).

CONTEXT/SETTING/LANDSCAPE FEATURES

Building is set back from roadway behind a paling fence and cluster of portable cabins.

MATERIALS/STRUCTURE

Weatherboard and shingle cladding, corrugated steel roofing.

ALTERATIONS

First floor balcony enclosed (1920/30s?). Converted into professional rooms; portable cabins installed in front yard (c.2012).

RATING

Contributory

REASON FOR RATING

A turn of the 20<sup>th</sup> century house compromised by the portable cabins installed in front of the house.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development of the western sector of the inner-city from the later 19<sup>th</sup> century until the present day. This house was likely built after the death of Annie Macdonald, the owner of 'Orari', in 1901.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values arise from the expression of the taste and way of life of its early residents, which is demonstrated by the style and size of its historic houses.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Residential buildings in the heritage area date predominantly to the late 19<sup>th</sup> and early 20<sup>th</sup> centuries and illustrate the development of residential styles through the period.

#### CONTEXTUAL SIGNIFICANCE

The heritage area has contextual significance as a part of the central city that is notable for the number of substantial homes that have survived and for their relationship to a number of landmark educational and cultural sites, including Christ's College, Canterbury Museum and the Arts Centre of Christchurch.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to residential activity in the locale since the mid-19<sup>th</sup> century.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses generally exhibit craftsmanship typical of the period in which they were built.

#### REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

REPORT COMPLETED

5 August 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

**DISTRICT PLAN – LISTED HERITAGE PLACE  
HERITAGE ASSESSMENT – STATEMENT OF SIGNIFICANCE  
HERITAGE ITEM NUMBER 217  
*DWELLING AND SETTING, ORARI – 42 GLOUCESTER  
STREET, CHRISTCHURCH***



**PHOTOGRAPH: M.VAIR-PIOVA, 11/12/2014**

**HISTORICAL AND SOCIAL SIGNIFICANCE**

*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.*

The dwelling known as 'Orari' at 42 Gloucester Street has historical significance for its association with the MacDonald family of Orari Station, near Geraldine. Annie MacDonald (1839-1901), widow of William MacDonald, moved to Christchurch after her husband's death in 1879 and built a townhouse on this property in 1894. She lived at Orari until her death in 1901, when both it and an adjoining cottage were separately put up for auction. Annie MacDonald was a member of St Michael and All Angel's Anglican Church and the east window in St Michael's Pilgrim's Chapel was installed in her memory in June 1903.

In the 1910s it was the home of Margaret Hall, daughter of the ex-farmer and Riccarton Road Board chairman Henry Joseph Hall, who had died in 1897. Upon her death in 1920 the house was again put up for auction, it being sold to the school teacher Hans Kennedy who

owned the neighbouring property at 311 Montreal Street. It was subsequently operated as a boarding house. It continued in the Kennedy's ownership until 1961. As was the fate with many large timber homes in the inner city, particularly those close to the then University of Canterbury site, Orari was converted into flats in the mid-20<sup>th</sup> century. Although under threat of demolition in 1995, it was instead restored by the current owner and became a bed and breakfast in the late 1990s.

## **CULTURAL AND SPIRITUAL SIGNIFICANCE**

*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 Tangata Whenua; and/or associations with an identifiable group and esteemed by this group for its cultural values.*

Orari has cultural significance as tangible evidence of changes in societal culture in the inner city and the subsequent use of domestic dwellings in this area as a longstanding source of accommodation, first for non-residents seeking education amongst the various centres of learning in the area, most notably the former Canterbury College, and more recently for tourists. In addition, its first occupant, Annie MacDonald, was a generous supporter of the work of the St Michael's and All Angels parish.

## **ARCHITECTURAL AND AESTHETIC SIGNIFICANCE**

*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.*

Orari has architectural significance for its late Victorian English Domestic Revival styling and as an example of the domestic architecture of R W England. Son of a colonial builder and timber merchant, Robert England established his practice in 1886 after studying architecture in England. In 1906 his brother Edward joined him in partnership. Robert England was a leading proponent of the English Domestic revival style in Christchurch at the turn of the 20<sup>th</sup> century and his firm was also responsible for the design of McLean's Mansion (1899), Riccarton House (1900) and 'Fitzroy' (1906).

Orari is a large single-storey weatherboard dwelling, which has been converted to two storeys with the insertion of modern dormer windows built into the steeply pitched gabled roof. The gables, with their wide bargeboards and half-timbering, the verandah posts and bay windows, and the brick chimneys are the principal external features of the dwelling. Although additions to Orari have occurred over the years, the building's exterior still remains largely intact. During the alterations and additions undertaken in the late 1990s, many earlier modifications made when the building was converted into flats were removed. The original central corridor was reinstated and the conservatory on the west side was restored at this time. After the 2010-2011 earthquakes a loose chimney was taken down and replaced.

## **TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE**

*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.*

Orari has technological and craftsmanship significance for what it may reveal about Victorian timber construction, materials, decorative detail, fixtures and fittings. The dwelling is constructed from kauri and rimu. The quality of the construction of the house is evident in the four metre high studs, large skirting boards, architraves and cornices.

## **CONTEXTUAL SIGNIFICANCE**

*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.*

Orari has contextual significance due to its location in the western sector of the inner-city and relationship to other scheduled dwellings in the vicinity. Standing on a corner site, across Montreal Street from the Christchurch Art gallery, Orari contributes to a heritage precinct of late Victorian and Edwardian wooden dwellings within the block bounded by Montreal, Gloucester and Worcester Streets and Rolleston Avenue. The setting is a large rectangular parcel of land sited on the corner of Montreal and Gloucester Streets. The setting contributes to Orari's street presence and includes various mature trees bounded by a low stone wall and hedge on the Montreal and Gloucester Street frontages. Historic photographs show that historically the property was fenced with a solid c.1.5m iron or timber fence with an entrance gate centred on the Gloucester Street boundary.

## **ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE**

*Archaeological or scientific values that demonstrate or are associated with: the potential to provide information through physical or scientific evidence an understanding about social historical, cultural, spiritual, technological or other values of past events, activities, structures or people.*

Orari and its setting has archaeological significance because it have the potential to provide archaeological evidence relating to past building construction methods and materials, and human activity on the site, including that which occurred before 1900.

## **ASSESSMENT STATEMENT**

Orari has overall significance to Christchurch including Banks Peninsula as a late Victorian inner city dwelling. The dwelling has social and historical significance for its association with Annie MacDonald and as the townhouse built for the widow of a pioneering Canterbury runholder and for its association with later owners. It also has historical and social significance for its accommodation use over a long period of time as flats then later as tourist accommodation. Orari has cultural significance as it illustrates changes in societal culture in the inner city and the subsequent use of domestic dwellings in this area as a longstanding source of accommodation, first for non-residents seeking education amongst the various centres of learning in the area, most notably the former Canterbury College, and more recently for tourists. Orari has technological and craftsmanship significance for what it may reveal about Victorian timber construction, materials, decorative detail, fixtures and fittings. It has architectural and aesthetic significance as a late Victorian villa and for its design by noted architect Robert W England a leading proponent of the English Domestic revival style in Christchurch at the turn of the 20<sup>th</sup> century. Orari has technological and craftsmanship significance for what it may reveal about Victorian timber construction, materials, decorative detail, fixtures and fittings. The dwelling has contextual significance as a notable contributor to a precinct of other Victorian and Edwardian timber dwellings in this part of the inner city, which is the heart of the city's Gothic Revival core. It has archaeological significance, for its potential for archaeological evidence including that which pre dates 1900.

**REFERENCES:**

CCC Heritage File *Orari – 42 Gloucester Street*

CCC Heritage File *Dwelling and Setting – 311 Montreal Street*

L Acland *The Early Canterbury Runs: Containing the First, Second and Third (new) Series* (Christchurch, 1946)

Orari Bed and Breakfast

<http://orari.co.nz>

Historic place # 3712 – Heritage NZ List <http://www.heritage.org.nz/the-list/details/3712>

**REPORT DATED: 18 JANUARY 2015**

PLEASE NOTE THIS ASSESSMENT IS BASED ON INFORMATION AVAILABLE AT THE TIME OF WRITING. DUE TO THE ONGOING NATURE OF HERITAGE RESEARCH, FUTURE REASSESSMENT OF THIS HERITAGE ITEM MAY BE NECESSARY TO REFLECT ANY CHANGES IN KNOWLEDGE AND UNDERSTANDING OF ITS HERITAGE SIGNIFICANCE.

CHRISTCHURCH DISTRICT PLAN  
INNER-CITY WEST RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME YMCA sports centre

ADDRESS 12 Hereford Street  
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS

N/A

HNZPT LIST ENTRY STATUS

N/A

ARCHITECT/DESIGNER

Griffiths Moffat & Partners

DATE OF CONSTRUCTION

1967

STYLE

Brutalism

PHYSICAL DESCRIPTION

Three-storey building with rectangular footprint and hip roof forms; one-and-a-half storey wing at rear (south-west corner).

CONTEXT/SETTING/LANDSCAPE FEATURES

The building stands close to the footpath and is situated to the east of a medium-rise apartment building.

MATERIALS/STRUCTURE

Pre-cast concrete, tile roofing.

ALTERATIONS

Street front café additions (1980s). Portable cabin addition to street frontage (2019).

RATING

Neutral

REASON FOR RATING

A later 20<sup>th</sup> century recreational building erected on the former site of Christchurch College, which has some association with the educational history of the area.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development of the western sector of the inner-city from the later 19<sup>th</sup> century until the present day.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values arise from the expression of the taste and way of life of its early residents, which is demonstrated by the style and size of its historic houses.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Residential buildings in the heritage area date predominantly to the late 19<sup>th</sup> and early 20<sup>th</sup> centuries and illustrate the development of residential styles through the period.

#### CONTEXTUAL SIGNIFICANCE

The heritage area has contextual significance as a part of the central city that is notable for the number of substantial homes that have survived and for their relationship to a number of landmark educational and cultural sites, including Christ's College, Canterbury Museum and the Arts Centre of Christchurch.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to residential activity in the locale since the mid-19<sup>th</sup> century.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses generally exhibit craftsmanship typical of the period in which they were built.

#### REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

REPORT COMPLETED

5 August 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services



#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development of the western sector of the inner-city from the later 19<sup>th</sup> century until the present day. This house was the home of Elizabeth and Dr Charles Chilton between c.1904 and 1940. Charles Chilton (1860-1929) was a zoologist, teacher, ophthalmic surgeon and the first Rector of Canterbury College between 1921 and 1928.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values arise from the expression of the taste and way of life of its early residents, which is demonstrated by the style and size of its historic houses.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Residential buildings in the heritage area date predominantly to the late 19<sup>th</sup> and early 20<sup>th</sup> centuries and illustrate the development of residential styles through the period.

#### CONTEXTUAL SIGNIFICANCE

The heritage area has contextual significance as a part of the central city that is notable for the number of substantial homes that have survived and for their relationship to a number of landmark educational and cultural sites, including Christ's College, Canterbury Museum and the Arts Centre of Christchurch.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to residential activity in the locale since the mid-19<sup>th</sup> century.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses generally exhibit craftsmanship typical of the period in which they were built.

#### REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

<https://teara.govt.nz/en/biographies/3c17/chilton-charles>

REPORT COMPLETED

5 August 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
INNER-CITY WEST RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME House  
ADDRESS 18 Hereford Street  
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	c.1900?

STYLE

English Domestic Revival

PHYSICAL DESCRIPTION

Two-storey dwelling with elongated rectangular footprint, hip and gable roof forms. Bracketed eaves, half-timbering in gable end, enclosed sun porch on first floor at north-east corner. Sunhood and faceted bay window on street frontage; double-hung sash windows.

CONTEXT/SETTING/LANDSCAPE FEATURES

Building is set back from roadway behind a low paling fence; house occupies almost the full width of the lot.

MATERIALS/STRUCTURE

Weatherboard cladding, corrugated steel roofing.

ALTERATIONS

First floor sun porch enclosed? (date unknown).

RATING

Defining

REASON FOR RATING

A turn of the 20<sup>th</sup> century house that represents the historic residential development of the area.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development of the western sector of the inner-city from the later 19<sup>th</sup> century until the present day.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values arise from the expression of the taste and way of life of its early residents, which is demonstrated by the style and size of its historic houses.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Residential buildings in the heritage area date predominantly to the late 19<sup>th</sup> and early 20<sup>th</sup> centuries and illustrate the development of residential styles through the period.

#### CONTEXTUAL SIGNIFICANCE

The heritage area has contextual significance as a part of the central city that is notable for the number of substantial homes that have survived and for their relationship to a number of landmark educational and cultural sites, including Christ's College, Canterbury Museum and the Arts Centre of Christchurch.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to residential activity in the locale since the mid-19<sup>th</sup> century.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses generally exhibit craftsmanship typical of the period in which they were built.

#### REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

REPORT COMPLETED

5 August 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
INNER-CITY WEST RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME Townhouses [units 1-6]

ADDRESS 20 Hereford Street  
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS

N/A

HNZPT LIST ENTRY STATUS

N/A

ARCHITECT/DESIGNER

Unknown

DATE OF CONSTRUCTION

2016

STYLE

Contemporary

PHYSICAL DESCRIPTION

Two-storey townhouse development containing six apartments in four buildings; elongated rectangular footprint and gable roof forms. Timber shutters and batten screens.

CONTEXT/SETTING/LANDSCAPE FEATURES

Northly unit is close to the roadway behind a composite timber and masonry wall; shared driveway runs along eastern boundary.

MATERIALS/STRUCTURE

Masonry, long-run steel, timber detailing.

ALTERATIONS

First floor sun porch enclosed? (date unknown).

RATING

Neutral

REASON FOR RATING

A 21<sup>st</sup> century townhouse development that steps forward of its neighbours but occupies a single residential lot and represents the historic residential development of the area.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development of the western sector of the inner-city from the later 19<sup>th</sup> century until the present day. This house was the home of Elizabeth and Dr Charles Chilton between c.1904 and 1940. Charles Chilton (1860-1929) was a zoologist, teacher, ophthalmic surgeon and the first Rector of Canterbury College between 1921 and 1928.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values arise from the expression of the taste and way of life of its early residents, which is demonstrated by the style and size of its historic houses.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Residential buildings in the heritage area date predominantly to the late 19<sup>th</sup> and early 20<sup>th</sup> centuries and illustrate the development of residential styles through the period.

#### CONTEXTUAL SIGNIFICANCE

The heritage area has contextual significance as a part of the central city that is notable for the number of substantial homes that have survived and for their relationship to a number of landmark educational and cultural sites, including Christ's College, Canterbury Museum and the Arts Centre of Christchurch.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to residential activity in the locale since the mid-19<sup>th</sup> century.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses generally exhibit craftsmanship typical of the period in which they were built.

#### REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

REPORT COMPLETED

5 August 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
INNER-CITY WEST RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

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ITEM NAME                    House  
ADDRESS                    24 Hereford Street  
                                  Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	c.1870 + 1910?

STYLE

Modified Victorian villa

PHYSICAL DESCRIPTION

Two-storey dwelling with T-shaped footprint, saltbox roof with flat-roofed extension at the front of the house. Decorative bargeboard on east elevation, façade features central entrance porch with balcony above, faceted and boxed bay windows with shingled hoods. Casement-and-fanlight type windows.

CONTEXT/SETTING/LANDSCAPE FEATURES

Building is set back from roadway and partially screened by vegetation; lot is largely paved for carparking.

MATERIALS/STRUCTURE

Weatherboard cladding, corrugated metal roofing.

ALTERATIONS

Façade remodelled (1910s?).

RATING

Defining

REASON FOR RATING

A mid-19<sup>th</sup> century house with early 20<sup>th</sup> century modifications, one of the oldest in the area to have survived, that represents the historic residential development of the area.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development of the western sector of the inner-city from the later 19<sup>th</sup> century until the present day. By 1914 the house was the residence of Charles and Annie Overton; it was sold after Annie Overton's death in 1937 and by 1940 was providing furnished rooms for rent. Charles Overton (1839-1927) was a retired farmer, whose first wife Sophia had died in 1886; he married Annie Lawry ten years later. By the later 1960s the rear of the lot was being used for carparking.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values arise from the expression of the taste and way of life of its early residents, which is demonstrated by the style and size of its historic houses.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Residential buildings in the heritage area date predominantly to the late 19<sup>th</sup> and early 20<sup>th</sup> centuries and illustrate the development of residential styles through the period.

#### CONTEXTUAL SIGNIFICANCE

The heritage area has contextual significance as a part of the central city that is notable for the number of substantial homes that have survived and for their relationship to a number of landmark educational and cultural sites, including Christ's College, Canterbury Museum and the Arts Centre of Christchurch.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to residential activity in the locale since the mid-19<sup>th</sup> century.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses generally exhibit craftsmanship typical of the period in which they were built.

#### REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

REPORT COMPLETED

5 August 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services



#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development of the western sector of the inner-city from the later 19<sup>th</sup> century until the present day. The house was said to be almost new when it was offered for sale by Joanna Strain, the widow of Samuel Strain, in 1916. Under the later ownership of OG Clifford the house was converted into flats, most likely during WWII.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values arise from the expression of the taste and way of life of its early residents, which is demonstrated by the style and size of its historic houses.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Residential buildings in the heritage area date predominantly to the late 19<sup>th</sup> and early 20<sup>th</sup> centuries and illustrate the development of residential styles through the period.

#### CONTEXTUAL SIGNIFICANCE

The heritage area has contextual significance as a part of the central city that is notable for the number of substantial homes that have survived and for their relationship to a number of landmark educational and cultural sites, including Christ's College, Canterbury Museum and the Arts Centre of Christchurch.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to residential activity in the locale since the mid-19<sup>th</sup> century.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses generally exhibit craftsmanship typical of the period in which they were built.

#### REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

REPORT COMPLETED

5 August 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
INNER-CITY WEST RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME House  
ADDRESS 28 Hereford Street  
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS HNZPT LIST ENTRY STATUS

N/A N/A

ARCHITECT/DESIGNER Unknown

DATE OF CONSTRUCTION c.1915?

STYLE

English Domestic Revival

PHYSICAL DESCRIPTION

Two-storey dwelling with rectangular footprint and hip roof with cross-gable. Modified façade has enclosed balcony and canopy across ground floor. Bracketed eaves, new fenestration.

CONTEXT/SETTING/LANDSCAPE FEATURES

Building is set back from roadway and open to the street; lot is largely sealed to provide carparking.

MATERIALS/STRUCTURE

Weatherboard cladding, tile roofing.

ALTERATIONS

Façade remodelled, including pedimented entrance detail; fenestration replaced (pre-2007).

RATING

Contributory

REASON FOR RATING

A modified early 20<sup>th</sup> century house that replaced a pre-1877 dwelling on the site.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development of the western sector of the inner-city from the later 19<sup>th</sup> century until the present day. The house provided furnished rooms for let by the later 1920s.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values arise from the expression of the taste and way of life of its early residents, which is demonstrated by the style and size of its historic houses.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Residential buildings in the heritage area date predominantly to the late 19<sup>th</sup> and early 20<sup>th</sup> centuries and illustrate the development of residential styles through the period.

#### CONTEXTUAL SIGNIFICANCE

The heritage area has contextual significance as a part of the central city that is notable for the number of substantial homes that have survived and for their relationship to a number of landmark educational and cultural sites, including Christ's College, Canterbury Museum and the Arts Centre of Christchurch.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to residential activity in the locale since the mid-19<sup>th</sup> century.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses generally exhibit craftsmanship typical of the period in which they were built.

#### REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

REPORT COMPLETED

5 August 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
INNER-CITY WEST RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME Residential building

ADDRESS 32 Hereford Street  
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS

N/A

ARCHITECT/DESIGNER

DATE OF CONSTRUCTION

STYLE

Contemporary

PHYSICAL DESCRIPTION

Two-storey building with elongated rectangular footprint and gable roof forms. Gabled entrance porch on principal, north-facing elevation; porte cochere over driveway running along western boundary.

CONTEXT/SETTING/LANDSCAPE FEATURES

Building is open to the street behind a low brick boundary wall; lot is largely sealed to provide carparking.

MATERIALS/STRUCTURE

Brick cladding, tile roofing.

ALTERATIONS

Unknown, if any.

RATING

Neutral

REASON FOR RATING

A mid-20<sup>th</sup> century dwelling, possibly the third on the site since the 1870s.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development of the western sector of the inner-city from the later 19<sup>th</sup> century until the present day.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values arise from the expression of the taste and way of life of its early residents, which is demonstrated by the style and size of its historic houses.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Residential buildings in the heritage area date predominantly to the late 19<sup>th</sup> and early 20<sup>th</sup> centuries and illustrate the development of residential styles through the period.

#### CONTEXTUAL SIGNIFICANCE

The heritage area has contextual significance as a part of the central city that is notable for the number of substantial homes that have survived and for their relationship to a number of landmark educational and cultural sites, including Christ's College, Canterbury Museum and the Arts Centre of Christchurch.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to residential activity in the locale since the mid-19<sup>th</sup> century.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses generally exhibit craftsmanship typical of the period in which they were built.

#### REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

REPORT COMPLETED

5 August 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
INNER-CITY WEST RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

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ITEM NAME former 'The Lodge' private hotel / YHA hostel  
ADDRESS 36 Hereford Street  
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	Pre-1900 + 1910s?

STYLE

English Domestic Revival

PHYSICAL DESCRIPTION

A large, two-storey building with irregular rectangular footprint and hip and gable roof forms. Modified façade has projecting bay with balcony above. Bracketed eaves and exposed rafters; double-hung sash and casement-and-fanlight type fenestration. Shingled gable end on façade.

CONTEXT/SETTING/LANDSCAPE FEATURES

Building is built up to the road boundary and occupies almost the entire lot.

MATERIALS/STRUCTURE

Weatherboard cladding, corrugated steel roofing.

ALTERATIONS

Major additions to the front and rear of the building (1910s + ?). Façade remodelled, including new fenestration and projecting bay (date unknown). Chimneys removed (c.2011).

RATING

Contributory

REASON FOR RATING

A composite dwelling built in at least two stages with a modified facade.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development of the western sector of the inner-city from the later 19<sup>th</sup> century until the present day. The building appears to comprise of a pre-1900 two-storey villa with additions to the front (north) and rear (south). From June 1906 the building was 'The Lodge', a private hotel. In the later 20<sup>th</sup> century it was a hospital board staff hostel and then a private hotel once more before becoming a YHA hostel in c.2015.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values arise from the expression of the taste and way of life of its early residents, which is demonstrated by the style and size of its historic houses.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Residential buildings in the heritage area date predominantly to the late 19<sup>th</sup> and early 20<sup>th</sup> centuries and illustrate the development of residential styles through the period.

#### CONTEXTUAL SIGNIFICANCE

The heritage area has contextual significance as a part of the central city that is notable for the number of substantial homes that have survived and for their relationship to a number of landmark educational and cultural sites, including Christ's College, Canterbury Museum and the Arts Centre of Christchurch.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to residential activity in the locale since the mid-19<sup>th</sup> century.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses generally exhibit craftsmanship typical of the period in which they were built.

#### REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

<https://teara.govt.nz/en/biographies/3c17/chilton-charles>

REPORT COMPLETED

5 August 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
INNER-CITY WEST RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME House  
ADDRESS 38 Hereford Street  
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	c.1900?

STYLE

Corner Bay Villa

PHYSICAL DESCRIPTION

Single-storey building with squat H-shaped footprint and gable roof forms. Half-timbered gable ends, bracketed eaves, double-hung sash windows, boxed bay windows.

CONTEXT/SETTING/LANDSCAPE FEATURES

Building is built close to the road boundary behind a concrete block wall. Driveway along eastern boundary.

MATERIALS/STRUCTURE

Weatherboard cladding, terracotta tile roofing.

ALTERATIONS

Divided into two flats (pre 1926?); north-facing veranda enclosed (date unknown).

RATING

Defining

REASON FOR RATING

A turn of the 20<sup>th</sup> century villa that replaced a pre-1877 dwelling on the site. Enclosed veranda and boundary wall diminish authenticity but the age, style and construction of the house remain in evidence.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development of the western sector of the inner-city from the later 19<sup>th</sup> century until the present day.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values arise from the expression of the taste and way of life of its early residents, which is demonstrated by the style and size of its historic houses.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Residential buildings in the heritage area date predominantly to the late 19<sup>th</sup> and early 20<sup>th</sup> centuries and illustrate the development of residential styles through the period.

#### CONTEXTUAL SIGNIFICANCE

The heritage area has contextual significance as a part of the central city that is notable for the number of substantial homes that have survived and for their relationship to a number of landmark educational and cultural sites, including Christ's College, Canterbury Museum and the Arts Centre of Christchurch.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to residential activity in the locale since the mid-19<sup>th</sup> century.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses generally exhibit craftsmanship typical of the period in which they were built.

#### REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

REPORT COMPLETED

5 August 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
INNER-CITY WEST RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                    Vacant lot  
ADDRESS                    273 Montreal Street  
                                  Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	N/A
DATE OF CONSTRUCTION	N/A

STYLE  
N/A

PHYSICAL DESCRIPTION

Vacant lot.

CONTEXT/SETTING/LANDSCAPE FEATURES

Vacant lot used for carparking; paling and corrugated metal fence along part of road boundary.

MATERIALS/STRUCTURE

Gravel, timber & corrugated metal (fencing).

ALTERATIONS

Italianate dwelling (c.1880?) removed from site (late 2010s).

RATING

Intrusive

REASON FOR RATING

Vacant lot from which an earlier dwelling has been removed.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development of the western sector of the inner-city from the later 19<sup>th</sup> century until the present day.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values arise from the expression of the taste and way of life of its early residents, which is demonstrated by the style and size of its historic houses.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Residential buildings in the heritage area date predominantly to the late 19<sup>th</sup> and early 20<sup>th</sup> centuries and illustrate the development of residential styles through the period.

#### CONTEXTUAL SIGNIFICANCE

The heritage area has contextual significance as a part of the central city that is notable for the number of substantial homes that have survived and for their relationship to a number of landmark educational and cultural sites, including Christ's College, Canterbury Museum and the Arts Centre of Christchurch.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to residential activity in the locale since the mid-19<sup>th</sup> century.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses generally exhibit craftsmanship typical of the period in which they were built.

#### REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

REPORT COMPLETED

5 August 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
INNER-CITY WEST RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                    House  
ADDRESS                    275 Montreal Street  
                                  Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	c.1980

STYLE

Contemporary

PHYSICAL DESCRIPTION

Single-storey dwelling with squat L-shaped footprint and hip roof forms.

CONTEXT/SETTING/LANDSCAPE FEATURES

Building is set back from roadway behind a concrete block masonry wall. Single-car garage on road frontage (north-east corner).

MATERIALS/STRUCTURE

Weatherboard cladding, corrugated steel roofing.

ALTERATIONS

Reroofed (c.2015).

RATING

Contributory

REASON FOR RATING

House dates to the later 20<sup>th</sup> century and represents the continuity of single-family home residential development in the area.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development of the western sector of the inner-city from the later 19<sup>th</sup> century until the present day.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values arise from the expression of the taste and way of life of its early residents, which is demonstrated by the style and size of its historic houses.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Residential buildings in the heritage area date predominantly to the late 19<sup>th</sup> and early 20<sup>th</sup> centuries and illustrate the development of residential styles through the period.

#### CONTEXTUAL SIGNIFICANCE

The heritage area has contextual significance as a part of the central city that is notable for the number of substantial homes that have survived and for their relationship to a number of landmark educational and cultural sites, including Christ's College, Canterbury Museum and the Arts Centre of Christchurch.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to residential activity in the locale since the mid-19<sup>th</sup> century.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses generally exhibit craftsmanship typical of the period in which they were built.

#### REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

REPORT COMPLETED

5 August 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
INNER-CITY WEST RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

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ITEM NAME                      Former house  
ADDRESS                        277 Montreal Street  
   Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	1910s?

STYLE

English Domestic Revival

PHYSICAL DESCRIPTION

Two-storey dwelling with rectangular footprint, gabled roof and entrance porch at north end; lean-to at rear (west elevation). Diamond-pattern leadlight windows.

CONTEXT/SETTING/LANDSCAPE FEATURES

Building is set back from roadway, close to the western boundary; carparking over most of the site. Remnant shrubbery and low-level fence on road boundary at south-east corner of property.

MATERIALS/STRUCTURE

Weatherboard cladding, corrugated steel roofing.

ALTERATIONS

Street tree and garage removed; carpark created (c.2012). Converted to professional rooms (date unknown).

RATING

Contributory

REASON FOR RATING

House dates to the early 20<sup>th</sup> century but setback and carparking diminish its contribution to the heritage values of the area.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development of the western sector of the inner-city from the later 19<sup>th</sup> century until the present day.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values arise from the expression of the taste and way of life of its early residents, which is demonstrated by the style and size of its historic houses.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Residential buildings in the heritage area date predominantly to the late 19<sup>th</sup> and early 20<sup>th</sup> centuries and illustrate the development of residential styles through the period.

#### CONTEXTUAL SIGNIFICANCE

The heritage area has contextual significance as a part of the central city that is notable for the number of substantial homes that have survived and for their relationship to a number of landmark educational and cultural sites, including Christ's College, Canterbury Museum and the Arts Centre of Christchurch.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to residential activity in the locale since the mid-19<sup>th</sup> century.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses generally exhibit craftsmanship typical of the period in which they were built.

#### REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

REPORT COMPLETED

5 August 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

**DISTRICT PLAN – LISTED HERITAGE PLACE  
HERITAGE ASSESSMENT – STATEMENT OF SIGNIFICANCE  
HERITAGE ITEM NUMBER 387  
*DWELLINGS AND SETTING, WEST AVON FLATS – 279  
MONTREAL STREET, CHRISTCHURCH***



**PHOTOGRAPH: M.VAIR-PIOVA, 5/12/2014**

**HISTORICAL AND SOCIAL SIGNIFICANCE**

*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.*

The West Avon Flats and its setting have historical and social significance for their association with a type of residential development that occurred in the central city between the world wars. At the time they were being built the *Press* reported that the city had never seen such intense activity in the erection of buildings of this type. In 1929 *The Press* reported that the architect Melville Lawry was preparing plans for a six-storey block of flats at the corner of Montreal and Hereford Streets for a syndicate of Christchurch businessmen. Two years later Lawry took ownership of the site and in 1936 it was transferred to West End Mansions Ltd. By now the plans for the development had been scaled down and in 1936 the foundations of a two-storeyed building were laid. The building was to contain 8 flats, with provisions made in the design for the addition of a further two storeys if required.

The four residents listed in the Wisers's Street Directory of 1938 were all male, and included a leather merchant, manager and company director. By contrast directories published in 1950, 1960 and 1970 show a decisive shift to female tenants, with only one male listed in 1960 and 1970. Further research would be needed to determine if this shift represents a notable social pattern. Currently the West Avon Flats are vacant as they were damaged in the 2010 and 2011 Canterbury earthquakes and have yet to be repaired.

## **CULTURAL AND SPIRITUAL SIGNIFICANCE**

*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 Tangata Whenua; and/or associations with an identifiable group and esteemed by this group for its cultural values.*

The West Avon Flats have cultural and spiritual value as an example of a particular change in living styles and way of life through the interwar development of apartments for inner city living.

## **ARCHITECTURAL AND AESTHETIC SIGNIFICANCE**

*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.*

The West Avon Flats have architectural and aesthetic significance as a 1930s Art Deco complex of apartments designed by local architect Wilford Melville Lawry (1894-1980). The two-storey building with additional penthouse on the roof, has a symmetrical entrance façade, bold geometric detailing and steel framed casement windows. Typically for an Art Deco building the form of the building is rigidly geometric with the raised parapet giving the appearance of a flat roof. The modernity of the building continues on the interior with built in furniture including wardrobes, dressing tables, bookshelves, china cabinets, cupboards and drawers. Internal light fittings, cupboard and door handles, tiled fire surrounds and geometrically patterned glazed doors all adhere to the Art Deco style.

During the 1930s Art Deco was the fashionable style of the day, especially for new building types including cinemas, swimming pools and apartment blocks. Lawry also designed the Regent Theatre in Hokitika (1935) and the Century Cinema in St Albans (1940) in a Moderne style. In 1999 alterations were made to two of the apartments on the first floor to combine them into a single apartment. At the same time a sunroom addition was built on the roof with access via a new internal staircase. The addition was designed by Brocherie and Cumberpatch to match the existing building.

## **TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE**

*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.*

West Avon Flats has craftsmanship and technological significance for what they can reveal of late 1930s construction methodologies, materials, fixtures and fittings and for its reinforced concrete construction which was considered desirable for fire, sound and earthquake-proofing of a structure of this nature. The building was built with cavity walls in order to make each flat sound proof. Craftsmanship significance arises from the interior detailing of the

building, including the installation of built-in furniture and fittings which conformed to the Art Deco style of the building.

## **CONTEXTUAL SIGNIFICANCE**

*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.*

The West Avon Flats and setting have contextual significance in relation to the predominantly residential character of the block bounded by Hereford, Montreal and Cashel Streets and Rolleston Avenue. They sit on the north east corner of this block. The flats are comparable to College Court at 19 Cashel Street and a defining element at the intersection of Hereford and Montreal Streets, along with the former Student Union building (Dux de Lux restaurant) and, until their 2013 demolition, St. Elmo Courts (1930).

The setting of West Avon Flats consists of a rectangular area of land on the corner of Montreal and Hereford Streets. There is an asphalted carparking area to the west of the building with a garage in the south-west corner of the section. The West Avon Flats are built up to the street boundary on both Montreal and Hereford Streets with an inset on Montreal Street identifying the main entrance. The corner site, distinctive Art Deco styling and exterior colour scheme, and the lack of any building setback give this building landmark significance within the inner-city streetscape.

## **ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE**

*Archaeological or scientific values that demonstrate or are associated with: the potential to provide information through physical or scientific evidence an understanding about social historical, cultural, spiritual, technological or other values of past events, activities, structures or people.*

The West Avon Flats and setting are of archaeological significance because they have the potential to provide archaeological evidence relating to past building construction methods and materials, and human activity on the site, possibly including that which occurred prior to 1900. There were buildings standing on and near this site in 1862.

## **ASSESSMENT STATEMENT**

The West Avon Flats and their setting have overall significance to Christchurch, including Banks Peninsula as an inter-war apartment block. The flats have historical and social significance or their association with a type of residential development that occurred in the central city between the world wars. The West Avon Flats have cultural and spiritual value as an example of a particular change in living styles and way of life through the interwar development of apartments for inner city living. They have architectural significance for their Art Deco/Moderne style and as a surviving example of architect W M Lawry's work and as an example of Art Deco building with its rigidly geometric form and parapet giving the appearance of a flat roof. West Avon Flats has craftsmanship and technological significance for what they can reveal of late 1930s construction methodologies, materials, fixtures and fittings and for its reinforced concrete construction which was considered desirable for fire, sound and earthquake-proofing of a structure of this nature. West Avon Flats have contextual

significance for their landmark quality on a corner site of a busy arterial route and distinctive contribution to the inner-city streetscape. The West Avon Flats and setting are of archaeological significance because they have the potential to provide archaeological evidence including that which occurred prior to 1900.

**REFERENCES:**

CCC Heritage files – West Avon Flats

*The Press* 5 December 1929; 20 February 1936; 2 April 1936; 4 May 1990.

Historic place # 1944 – Heritage NZ List

<http://www.heritage.org.nz/the-list/details/1944>

**REPORT DATED: 19 JANUARY 2015**

PLEASE NOTE THIS ASSESSMENT IS BASED ON INFORMATION AVAILABLE AT THE TIME OF WRITING. DUE TO THE ONGOING NATURE OF HERITAGE RESEARCH, FUTURE REASSESSMENT OF THIS HERITAGE ITEM MAY BE NECESSARY TO REFLECT ANY CHANGES IN KNOWLEDGE AND UNDERSTANDING OF ITS HERITAGE SIGNIFICANCE.

PLEASE USE IN CONJUNCTION WITH THE CCC HERITAGE FILES.



#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development of the western sector of the inner-city from the later 19<sup>th</sup> century until the present day.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values arise from the expression of the taste and way of life of its early residents, which is demonstrated by the style and size of its historic houses.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Residential buildings in the heritage area date predominantly to the late 19<sup>th</sup> and early 20<sup>th</sup> centuries and illustrate the development of residential styles through the period.

#### CONTEXTUAL SIGNIFICANCE

The heritage area has contextual significance as a part of the central city that is notable for the number of substantial homes that have survived and for their relationship to a number of landmark educational and cultural sites, including Christ's College, Canterbury Museum and the Arts Centre of Christchurch.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to residential activity in the locale since the mid-19<sup>th</sup> century.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses generally exhibit craftsmanship typical of the period in which they were built.

#### REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

REPORT COMPLETED

5 August 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
INNER-CITY WEST RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

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ITEM NAME                    House  
ADDRESS                    309 Montreal Street  
                                  Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	1900s

STYLE

English Domestic Revival

PHYSICAL DESCRIPTION

Two-storey dwelling with irregular rectangular footprint and hip roof. Cross-gable and faceted bay on principal, east -facing elevation. Bracketed eaves, bay windows, first floor balcony with timber balustrading.

CONTEXT/SETTING/LANDSCAPE FEATURES

House is set back from the road behind a low weatherboard fence with hedging above; lychgate style pedestrian entry. Carparking at rear of house is accessed via Worcester Street.

MATERIALS/STRUCTURE

Weatherboard cladding, corrugated steel roofing.

ALTERATIONS

Chimney built (c. 2012); boundary fence and replica lychgate erected (early 2010s).

RATING

Defining

REASON FOR RATING

An early 20<sup>th</sup> century house that is a prominent feature in the streetscape and represents the residential development of the area.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development of the western sector of the inner-city from the later 19<sup>th</sup> century until the present day. The house appears to have been offering boarding accommodation by the mid-1910s, if not earlier.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values arise from the expression of the taste and way of life of its early residents, which is demonstrated by the style and size of its historic houses.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Residential buildings in the heritage area date predominantly to the late 19<sup>th</sup> and early 20<sup>th</sup> centuries and illustrate the development of residential styles through the period.

#### CONTEXTUAL SIGNIFICANCE

The heritage area has contextual significance as a part of the central city that is notable for the number of substantial homes that have survived and for their relationship to a number of landmark educational and cultural sites, including Christ's College, Canterbury Museum and the Arts Centre of Christchurch.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to residential activity in the locale since the mid-19<sup>th</sup> century.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses generally exhibit craftsmanship typical of the period in which they were built.

#### REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

REPORT COMPLETED

5 August 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

**DISTRICT PLAN – LISTED HERITAGE PLACE  
HERITAGE ASSESSMENT – STATEMENT OF SIGNIFICANCE  
HERITAGE ITEM NUMBER 389  
*DWELLING AND SETTING – 311 MONTREAL STREET,  
CHRISTCHURCH***



**PHOTOGRAPH: M.VAIR-PIOVA, 2014**

**HISTORICAL AND SOCIAL SIGNIFICANCE**

*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.*

311 Montreal Street has historical and social significance for its long term association with Hans Kennedy and his family and its later social relevance as a centre for social, political and environmental activism.

The house was built in 1909 for Hans, his first wife Elenor and their daughter Irene. Hans Kennedy was a teacher who taught at Addington School for 40 years. He was a keen outdoorsman, noted as one of the first Europeans to camp in the Taylors Mistake area (Ogilvie, 1978). He was also an honorary life member of the St Paul's Presbyterian Church board of managers. In 1930 at the age of sixty Kennedy married again, to Elizabeth

Roxborough. The couple had three children. Hans lived at the house until his death in 1957 at the age of 87 years. Elizabeth remained in the house until the late 1970s, living in part of the building and renting other parts to either one or two tenants. In 1980 the family sold the property.

From the early 1980s, 311 Montreal Street has been home to sisters Diana and Lesley Shand. Both Diana and Lesley are politically active with regard to public, community and environmental issues. Diana was a human rights commissioner, a regional councillor and has occupied senior roles with international environmental NGO the International Union for the Conservation of Nature (IUCN). Lesley (MNZM) has served on the North Canterbury Conservation Board and is active in the Forest and Bird Society.

The house has also served as a venue for political and environmental gatherings including meetings associated with the 1981 Springbok Tour protests, the Tenants Protection Association and ICON (the inner city west residents group) amongst other causes. The then Prime Minister Geoffrey Palmer attended Labour-Green meetings upstairs and Lianne Dalzell, former Labour MP and current Christchurch Mayor (since 2014), and prominent Landscape Architect Di Lucas, flatted there.

### **CULTURAL AND SPIRITUAL SIGNIFICANCE**

*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 Tangata Whenua; and/or associations with an identifiable group and esteemed by this group for its cultural values.*

The dwelling at 311 Montreal Street has cultural significance due to its association with political, social and environmental activism since the early 1980s. As the home of Diana and Lesley Shand the house has been the venue for several political campaigns. As the home of the Kennedy family 311 Montreal Street is representative of a middle class lifestyle in the inner-city during the early twentieth century. This area of Christchurch was once home to many wealthy families who built similarly large dwellings around the fringes of the Botanic Gardens and Canterbury College.

### **ARCHITECTURAL AND AESTHETIC SIGNIFICANCE**

*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.*

311 Montreal Street has architectural and aesthetic significance as a large and ornate Edwardian Queen Anne-style villa.

The dwelling was designed in 1909 by William Stevenson Anderson. Anderson was an associate member of the New Zealand Institute of Architects. He built other homes in Christchurch including examples in Fendalton and Harewood. His designs are characterised by his attention to timber detailing.

The eclectic nature of the Queen Anne style is illustrated in this house with its picturesque massing of forms and variety of details. The dwelling has multiple gables with both shingles and half-timbered detailing in the gable ends. The open balconies on the first floor have shingled aprons with an art nouveau motif in the railings. Bay windows extend through the two floors with board and batten detailing between the sets of triple sash windows. The exterior of the house retains its original appearance. Some alteration however has been

made to the interior to accommodate independent tenants. Following the death of her husband, Elizabeth Kennedy had the house divided into flats with two flats having been created downstairs and one flat upstairs.

In the 2010/2011 Christchurch Earthquakes, 311 Montreal Street sustained damage to both the interior and exterior. The lath and plaster walls and ceilings throughout the entire ground floor and first floor levels suffered damage. Both chimneys were removed.

## **TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE**

*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.*

The dwelling at 311 Montreal Street has technological and craftsmanship significance due to its early twentieth century timber construction and variety of timber detailing.

## **CONTEXTUAL SIGNIFICANCE**

*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.*

The dwelling at 311 Montreal Street and its setting have contextual significance because of its location and relationship with the surrounding built environment. The house is one of a number of Victorian and Edwardian homes in the vicinity of Worcester Boulevard, including 42 Gloucester Street (Orari), and the single storey dwelling on the corner of Armagh and Gloucester Streets. These buildings provide a residential backdrop to several of the city's important public buildings including the Arts Centre, the Canterbury Museum, as well as educational complexes such as Christ's College. The setting consists of the footprint of the listed building within a rectangular section fronting Montreal Street. The house has an established garden setting with the street boundary defined by a medium height hedge. The house has landmark significance within the inner-city due to its intricate design, scale and visibility from the street. Its location opposite the Art Gallery contributes to its prominence within central Christchurch. The house retains its original residential character in terms of its garden setting and the size of its section.

## **ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE**

*Archaeological or scientific values that demonstrate or are associated with: the potential to provide information through physical or scientific evidence an understanding about social historical, cultural, spiritual, technological or other values of past events, activities, structures or people.*

The dwelling at 311 Montreal Street and setting are of archaeological significance because of the potential to provide archaeological evidence relating to past building construction methods and materials, and human activity on the site, possibly including that which occurred prior to 1900. The T S Lambert Map of 1877 records a smaller building on the site.

## ASSESSMENT STATEMENT

The dwelling at 311 Montreal Street and its setting have overall heritage significance to Christchurch, including Banks Peninsula. The house has historical significance as it remained in the Kennedy family, for whom it was built, for 70 years. The house has cultural significance because its connection to Diana and Lesley Shand – both of whom have been involved with political, social and environmental activism at local and national levels. 311 Montreal Street has architectural and aesthetic significance because of its distinctive Queen Anne architectural character as designed by W Stevenson Anderson in 1909. The dwelling has technological and craftsmanship significance due to its early 19th century timber construction and variety of timber detailing. The dwelling at 311 Montreal Street and its setting have contextual significance because it is part of a group of four late 19th/early 20th century timber buildings which define the heritage character of this inner-city block. The house retains the original character of the area with its mature garden setting contributing to the character of this part of Christchurch. The dwelling and setting are of archaeological significance because of the potential to provide archaeological evidence relating to past building construction methods and materials, and human activity on the site, possibly including that which occurred prior to 1900.

### REFERENCES:

Christchurch City Council Heritage files *311 Montreal Street*  
*Progress* (1913, September) p 667.  
*Progress* (1909, September) p 388.  
*The Press* (1957, 1 July) Obituary Mr H Kennedy p,6.  
L Shand and M Saunders (2006) 311 Montreal Street. Applicant for Hagley/Ferrymead Community Board Heritage Award.  
Ogilvie, G. (1978) *The Port Hills of Christchurch*. Reed, Christchurch

**REPORT DATED: 5 FEBRUARY, 2015, 22 MARCH 2017**

PLEASE NOTE THIS ASSESSMENT IS BASED ON INFORMATION AVAILABLE AT THE TIME OF WRITING. DUE TO THE ONGOING NATURE OF HERITAGE RESEARCH, FUTURE REASSESSMENT OF THIS HERITAGE ITEM MAY BE NECESSARY TO REFLECT ANY CHANGES IN KNOWLEDGE AND UNDERSTANDING OF ITS HERITAGE SIGNIFICANCE.

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#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development of the western sector of the inner-city from the later 19<sup>th</sup> century until the present day.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values arise from the expression of the taste and way of life of its early residents, which is demonstrated by the style and size of its historic houses.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Residential buildings in the heritage area date predominantly to the late 19<sup>th</sup> and early 20<sup>th</sup> centuries and illustrate the development of residential styles through the period.

#### CONTEXTUAL SIGNIFICANCE

The heritage area has contextual significance as a part of the central city that is notable for the number of substantial homes that have survived and for their relationship to a number of landmark educational and cultural sites, including Christ's College, Canterbury Museum and the Arts Centre of Christchurch.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to residential activity in the locale since the mid-19<sup>th</sup> century.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses generally exhibit craftsmanship typical of the period in which they were built.

#### REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

REPORT COMPLETED

5 August 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

**DISTRICT PLAN – LISTED HERITAGE PLACE  
HERITAGE ASSESSMENT – STATEMENT OF SIGNIFICANCE  
HERITAGE ITEM NUMBER 390  
*FORMER DWELLING AND SETTING – 32 ARMAGH STREET;  
325 MONTREAL STREET, CHRISTCHURCH***



**PHOTOGRAPH: M.VAIR-PIOVA, 11/12/2014**

**HISTORICAL AND SOCIAL SIGNIFICANCE**

*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.*

The former dwelling at 325 Montreal Street has historical and social significance as an early colonial cottage and for its association with noted pianist Ernest Empson and Christchurch Girls' High School. The cottage was constructed in c.1875 for Albert Roberts, a grain and seed merchant. The first occupant was William Townend (1845-1934), a well-known Christchurch chemist and accoucheur (male midwife). Townend arrived in Christchurch in July 1875 and was controversially jailed for manslaughter in 1876 after a baby he delivered died as a result of his treatment. After his release he married Rosa Perkins in February 1877. The Townends purchased 'Fifield' in Opawa in 1890.

In 1908 325 Montreal Street was purchased by Ernest Charles Empson (1880-1970), an Ashburton-born pianist and piano teacher who later gained an international reputation and made a significant contribution to the city's music scene. Empson had been raised by Charles and Sophia Thompson, the parents of the painter Sydney Lough-Thompson, and he married their daughter Florence in 1905. After study and performing in Germany, Empson

and his family returned to Christchurch in 1908 but did not reside in the Montreal Street cottage for long as Florence's declining health dictated a move to the Port Hills.

In 1916 the property was purchased by Canterbury College and became part of Christchurch's Girls' High School. The cottage was used to accommodate the school caretaker until the 1970s. Today the cottage, along with the neighbouring site of Christchurch Girls' High School, is owned by Christ's College.

## **CULTURAL AND SPIRITUAL SIGNIFICANCE**

*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 Tangata Whenua; and/or associations with an identifiable group and esteemed by this group for its cultural values.*

The former dwelling is of cultural significance for its demonstration of the way of life of Christchurch residents from c1877. It is also associated with the way of life of private music teachers, offering lessons in their own home, which continues to this day.

## **ARCHITECTURAL AND AESTHETIC SIGNIFICANCE**

*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.*

The former dwelling has architectural and aesthetic significance as a vernacular colonial building. Constructed in c.1875 the single-storey cottage has gabled roof forms and sash windows. The central entrance, which abuts the gable facing Montreal Street, has an arched fanlight. The exterior detailing is minimal: moulded brackets beneath the bargeboards on the cross gables are the only decorative detailing. A bullnose veranda originally ran along the front of the cottage to the bay, but this has since been removed. In its place is a ramp for wheelchair access to the building.

The former dwelling features generously proportioned rooms a coved ceiling in the hallway and a fanlight over the entry. The original cottage has been extended with additions to the Gloucester Street elevation, including lean-tos. These were likely added within a few years of the building's construction, as the detailing is consistent with the original building. The front chimneys have been removed. TS Lambert's 1877 map of the inner city records the footprint of the dwelling as closely resembling what it is today.

## **TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE**

*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.*

The cottage has technological significance as an example of construction methods and materials dating to c.1875. The earliest part of the building has volcanic stone foundations, the interior walls are lath and plaster and details such as the coved hall ceiling provide evidence of a notable level of craftsmanship in the construction of this building.

## **CONTEXTUAL SIGNIFICANCE**

*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.*

The cottage has contextual significance due to its location within the inner-city. The cottage sits within the city's traditional cultural precinct with neighbouring listed buildings including the early 1870s dwelling at 40 Cranmer Square and the surviving c.1899 section of the Cranmer Club. The former dwelling makes an interesting comparison with Orari, the 1894 architecturally-designed townhouse built on the southern corner of Montreal and Gloucester Streets. Together the two dwellings help to define the intersection and capture two different stages in the evolution of the city's housing stock.

The setting consists of the listed building on a rectangular corner site. There are a number of mature trees on the property with a front lawn set behind a modern picket fence. The rear of the section is asphalted for carparking. The cottage and setting have landmark significance within the city because of the early colonial character of the building, the fact that it retains a garden setting and its visibility from both Montreal and Gloucester Streets.

### **ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE**

*Archaeological or scientific values that demonstrate or are associated with: the potential to provide information through physical or scientific evidence an understanding about social historical, cultural, spiritual, technological or other values of past events, activities, structures or people.*

The cottage and setting at 325 Montreal Street are of archaeological significance because they have the potential to provide archaeological evidence relating to past building construction methods and materials, and human activity on the site, including that which occurred prior to 1900.

### **ASSESSMENT STATEMENT**

The former dwelling and its setting have overall significance to the Christchurch District, including Banks Peninsula. The building has historical significance as a c.1875 colonial cottage, the former home of Ernest Empson, and for its association with Christchurch Girl's High School. The former dwelling has architectural significance due to the authenticity of its exterior and retention of some of its original interior detailing. As a small colonial cottage this building has landmark significance within the inner-city's historic western precinct. It has further contextual significance as it stands as a reminder of the style, scale and materials that once dominated the city's colonial built environment. The dwelling and its setting has archaeological significance in view of its 19<sup>th</sup> century construction.

### **REFERENCES:**

CCC Heritage Files 32 *Armagh Street*

Dave Pearson Architects Ltd *The Caretaker's Cottage - Cranmer Centre Christchurch - A Conservation Plan* (Christchurch, 2003)

E Bohan 'Ernest Charles Empson, 1800 – 1970' *DNZB* entry – *Te Ara The Encyclopedia of New Zealand*

<http://www.teara.govt.nz/en/biographies/5e7/empson-ernest-charles>

'Cinnamon Cures and Cosmetic Concoctions' *Lost Christchurch – Remembering Our Lost Heritage* <http://lostchristchurch.org.nz/townends-chemist-1897>

TS Lambert 'Christchurch; Canterbury, 1877' [map]

<http://christchurchcitylibraries.com/Heritage/Maps/ATL-Acc-3158.asp>

**REPORT DATED: 3 FEBRUARY 2015**

PLEASE NOTE THIS ASSESSMENT IS BASED ON INFORMATION AVAILABLE AT THE TIME OF WRITING. DUE TO THE ONGOING NATURE OF HERITAGE RESEARCH, FUTURE REASSESSMENT OF THIS HERITAGE ITEM MAY BE NECESSARY TO REFLECT ANY CHANGES IN KNOWLEDGE AND UNDERSTANDING OF ITS HERITAGE SIGNIFICANCE.

PLEASE USE IN CONJUNCTION WITH THE CCC HERITAGE FILES.

CHRISTCHURCH DISTRICT PLAN  
INNER-CITY WEST RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME former CGHS tuck shop and swimming pool changing rooms  
ADDRESS 325 Montreal Street [35 Gloucester Street]  
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	c.1970

STYLE

Modern

PHYSICAL DESCRIPTION

Two-storey building with rectangular footprint and monopitch roof. External staircase leads to first floor balcony.

CONTEXT/SETTING/LANDSCAPE FEATURES

Building stands near the scheduled cottage at 325 Montreal Street and in the south-west corner of the carpark that was formerly occupied by the CGHS campus. Set back from the roadway behind a corrugated metal fence.

MATERIALS/STRUCTURE

Concrete block, corrugated steel roofing.

ALTERATIONS

Unknown, if any.

RATING

Contributory

REASON FOR RATING

The only school building to survive from the campus of Christchurch Girls' High School.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development of the western sector of the inner-city from the later 19<sup>th</sup> century until the present day. This building stood close to the west end of the CGHS swimming pool

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values arise from the expression of the taste and way of life of its early residents, which is demonstrated by the style and size of its historic houses.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Residential buildings in the heritage area date predominantly to the late 19<sup>th</sup> and early 20<sup>th</sup> centuries and illustrate the development of residential styles through the period.

#### CONTEXTUAL SIGNIFICANCE

The heritage area has contextual significance as a part of the central city that is notable for the number of substantial homes that have survived and for their relationship to a number of landmark educational and cultural sites, including Christ's College, Canterbury Museum and the Arts Centre of Christchurch.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to residential activity in the locale since the mid-19<sup>th</sup> century. There was an earlier house on this site by 1877.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses generally exhibit craftsmanship typical of the period in which they were built.

#### REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

REPORT COMPLETED

5 August 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
INNER-CITY WEST RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

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ITEM NAME                    former Wigram house service wing  
ADDRESS                    2,4,8 Park Terrace (Garaging for these units), frontage to Armagh Street  
Christchurch



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Cecil Wood
DATE OF CONSTRUCTION	1923

STYLE  
Georgian Revival

PHYSICAL DESCRIPTION  
Single-story building with rectangular footprint and hipped roof.

CONTEXT/SETTING/LANDSCAPE FEATURES  
Built immediately adjacent to the footpath.

MATERIALS/STRUCTURE  
Brick and weatherboard cladding; slate roof.

ALTERATIONS  
Wigram house demolished 1984; site subsequently redeveloped for townhouses.

RATING  
Defining

REASON FOR RATING  
Surviving structure from 19<sup>th</sup> / early 20<sup>th</sup> century residential development on the site; property at corner of Park Terrace and Armagh Street was Mrs Crosby's school (1878-1889) and then the home of Sir Henry and Lady Agnes Wigram between 1897 and 1956. Warren & Mahoney townhouse development of 1984 took its design cues from the building. Rare survivor of Wood designed buildings on Park Terrace.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development of the western sector of the inner-city from the later 19<sup>th</sup> century until the present day.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values arise from the expression of the taste and way of life of its early residents, which is demonstrated by the style and size of its historic houses.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Residential buildings in the heritage area date predominantly to the late 19<sup>th</sup> and early 20<sup>th</sup> centuries and illustrate the development of residential styles through the period.

#### CONTEXTUAL SIGNIFICANCE

The heritage area has contextual significance as a part of the central city that is notable for the number of substantial homes that have survived and for their relationship to a number of landmark educational and cultural sites, including Christ's College, Canterbury Museum and the Arts Centre of Christchurch.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to residential activity in the locale since the mid-19<sup>th</sup> century.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses generally exhibit craftsmanship typical of the period in which they were built.

#### REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

REPORT COMPLETED

5 August 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services



#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development of the western sector of the inner-city from the later 19<sup>th</sup> century until the present day.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values arise from the expression of the taste and way of life of its early residents, which is demonstrated by the style and size of its historic houses.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Residential buildings in the heritage area date predominantly to the late 19<sup>th</sup> and early 20<sup>th</sup> centuries and illustrate the development of residential styles through the period.

#### CONTEXTUAL SIGNIFICANCE

The heritage area has contextual significance as a part of the central city that is notable for the number of substantial homes that have survived and for their relationship to a number of landmark educational and cultural sites, including Christ's College, Canterbury Museum and the Arts Centre of Christchurch.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to residential activity in the locale since the mid-19<sup>th</sup> century.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses generally exhibit craftsmanship typical of the period in which they were built.

#### REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

REPORT COMPLETED

5 August 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
INNER-CITY WEST RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

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ITEM NAME                      Ravenscar House  
ADDRESS                        52 Rolleston Avenue  
   Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Patterson & Associates Architects
DATE OF CONSTRUCTION	2020-21

STYLE

Contemporary

PHYSICAL DESCRIPTION

Medium high-rise building with geometric plan and roof forms.

CONTEXT/SETTING/LANDSCAPE FEATURES

Building is built close to road boundary with entry from Rolleston Avenue and no windows on principal, west-facing elevation.

MATERIALS/STRUCTURE

Pre-cast concrete panels.

ALTERATIONS

N/A

RATING

Intrusive

REASON FOR RATING

An early 21<sup>st</sup> century development associated with the cultural history of the area but out of character in terms of its style, construction materials, and geometric forms.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development of the western sector of the inner-city from the later 19<sup>th</sup> century until the present day. Built as a house museum to showcase the Ravenscar art collection.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values arise from the expression of the taste and way of life of its early residents, which is demonstrated by the style and size of its historic houses.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Residential buildings in the heritage area date predominantly to the late 19<sup>th</sup> and early 20<sup>th</sup> centuries and illustrate the development of residential styles through the period.

#### CONTEXTUAL SIGNIFICANCE

The heritage area has contextual significance as a part of the central city that is notable for the number of substantial homes that have survived and for their relationship to a number of landmark educational and cultural sites, including Christ's College, Canterbury Museum and the Arts Centre of Christchurch.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to residential activity in the locale since the mid-19<sup>th</sup> century.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses generally exhibit craftsmanship typical of the period in which they were built.

#### REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

REPORT COMPLETED

5 August 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
INNER-CITY WEST RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

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ITEM NAME Flats  
ADDRESS 54 Rolleston Avenue  
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS HNZPT LIST ENTRY STATUS

N/A N/A

ARCHITECT/DESIGNER Unknown

DATE OF CONSTRUCTION c.2000

STYLE

Contemporary Regionalism

PHYSICAL DESCRIPTION

Two-storey building with rectangular footprint and hip roof. Symmetrical façade with inset balcony on first floor above vehicle ramps and roller doors on ground floor.

CONTEXT/SETTING/LANDSCAPE FEATURES

Building is open to roadway with central roller doors providing access to parking at rear of lot.

MATERIALS/STRUCTURE

Fairface concrete, linear weatherboard detailing, corrugated steel roofing.

ALTERATIONS

Unknown, if any.

RATING

Neutral

REASON FOR RATING

A turn of the 21<sup>st</sup> century development associated with Christ's College and the educational history of the area but compromised visually by vehicle ramps and roller doors.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development of the western sector of the inner-city from the later 19<sup>th</sup> century until the present day. Occupied in 2002 by Condell's and Corfe school houses.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values arise from the expression of the taste and way of life of its early residents, which is demonstrated by the style and size of its historic houses.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Residential buildings in the heritage area date predominantly to the late 19<sup>th</sup> and early 20<sup>th</sup> centuries and illustrate the development of residential styles through the period.

#### CONTEXTUAL SIGNIFICANCE

The heritage area has contextual significance as a part of the central city that is notable for the number of substantial homes that have survived and for their relationship to a number of landmark educational and cultural sites, including Christ's College, Canterbury Museum and the Arts Centre of Christchurch.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to residential activity in the locale since the mid-19<sup>th</sup> century.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses generally exhibit craftsmanship typical of the period in which they were built.

#### REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

REPORT COMPLETED

5 August 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
INNER-CITY WEST RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

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ITEM NAME                    Vacant lot  
ADDRESS                    64 Rolleston Avenue  
                                  Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	N/A
DATE OF CONSTRUCTION	N/A

STYLE  
N/A

PHYSICAL DESCRIPTION

Vacant lot.

CONTEXT/SETTING/LANDSCAPE FEATURES

Vacant lot currently used as a plant nursery; paling and corrugated metal fence along part of road boundary.

MATERIALS/STRUCTURE

Gravel, timber and micro-corrugated metal fencing.

ALTERATIONS

Ross House (19<sup>th</sup> century) removed from site (2004).

RATING

Intrusive

REASON FOR RATING

Vacant lot from which an earlier dwelling has been removed.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development of the western sector of the inner-city from the later 19<sup>th</sup> century until the present day.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values arise from the expression of the taste and way of life of its early residents, which is demonstrated by the style and size of its historic houses.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Residential buildings in the heritage area date predominantly to the late 19<sup>th</sup> and early 20<sup>th</sup> centuries and illustrate the development of residential styles through the period.

#### CONTEXTUAL SIGNIFICANCE

The heritage area has contextual significance as a part of the central city that is notable for the number of substantial homes that have survived and for their relationship to a number of landmark educational and cultural sites, including Christ's College, Canterbury Museum and the Arts Centre of Christchurch.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to residential activity in the locale since the mid-19<sup>th</sup> century.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses generally exhibit craftsmanship typical of the period in which they were built.

#### REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

REPORT COMPLETED

5 August 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
INNER-CITY WEST RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME 'Flowers House' boarding hostel

ADDRESS 72 Rolleston Avenue  
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS

N/A

ARCHITECT/DESIGNER

DATE OF CONSTRUCTION

STYLE

Contemporary

PHYSICAL DESCRIPTION

Three-storey building with irregular rectangular footprint and gable and hip roof forms. Two-storey annex at north end. Brick detailing at ground floor level recalls form and design of earlier hostel.

CONTEXT/SETTING/LANDSCAPE FEATURES

Building is close to the road boundary behind brick masonry wall.

MATERIALS/STRUCTURE

Brick, plastered masonry, steel roofing (main building); weatherboard cladding and steel roofing (annex).

ALTERATIONS

Unknown, if any.

RATING

Neutral

REASON FOR RATING

Early 20<sup>th</sup> century hostel built on the site of the 1918-19 Flower's House designed by Samuel Hurst Seager and extended by Miles Warren (1957), which was demolished in 2004. Annex is a modified Italianate villa that likely dates to the late 19<sup>th</sup> century.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development of the western sector of the inner-city from the later 19<sup>th</sup> century until the present day.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values arise from the expression of the taste and way of life of its early residents, which is demonstrated by the style and size of its historic houses.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Residential buildings in the heritage area date predominantly to the late 19<sup>th</sup> and early 20<sup>th</sup> centuries and illustrate the development of residential styles through the period.

#### CONTEXTUAL SIGNIFICANCE

The heritage area has contextual significance as a part of the central city that is notable for the number of substantial homes that have survived and for their relationship to a number of landmark educational and cultural sites, including Christ's College, Canterbury Museum and the Arts Centre of Christchurch.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to residential activity in the locale since the mid-19<sup>th</sup> century. There was an earlier house on this site by 1877.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses generally exhibit craftsmanship typical of the period in which they were built.

#### REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

REPORT COMPLETED

5 August 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

DISTRICT PLAN – LISTED HERITAGE PLACE  
HERITAGE ASSESSMENT – STATEMENT OF SIGNIFICANCE  
HERITAGE ITEM NUMBER 566  
***FORMER DWELLING AND SETTING — 5 WORCESTER  
STREET, CHRISTCHURCH***



PHOTOGRAPH : M.VAIR-PIOVA, 4/12/2014

### **HISTORICAL AND SOCIAL SIGNIFICANCE**

*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.*

This former dwelling is of high historical and social significance as a turn of the century retirement residence of a South Island runholder, and later as a hostel for first Canterbury College and then the Youth Hostel Association. It was built in 1900 for William Gordon Rich, who was born and educated in England, attending Christchurch College at Oxford, before going on to become a runholder in Otago and Southland. The dwelling was sold to Canterbury College in 1919 and became a university mens' hostel. It was the House One residence of Rolleston House. When this closed in 1974, it was purchased by the Christchurch City Council and leased to the Youth Hostel Association, who continue to occupy the building.

At its height, Rolleston House comprised seven houses including House One and the house next door; two further houses on Gloucester Street were added in the early 1920s. The final three houses, comprising 50, 48, and 54 Rolleston Avenue were included by 1960. The group of houses were known as "Rolleston House" and then by their number (Pollard, 2008).

In the first year of operation the Rolleston House hostel had forty-four residents. House One, being the subject of this study, was the most significant of those buildings; it housed the common room, dining room and kitchen in which the matron would prepare breakfast and dinner (Pollard, 2008). The building is associated with the many prominent men who used the building when it was a student hostel - Rolleston House produced some military greats, politicians, All Blacks and sportsmen (Pollard, 2008). During later Council ownership the building was originally used as Youth Hostel accommodation temporarily, to supplement the Cora Wilding hostel in Richmond which could not meet demand in 1974. Demand continued, a lease was signed with the Council for a ten year period, and the hostel operationally opened on 23 December 1975.

The former dwelling is located in an area that was developed early in Christchurch's history, and become home to a number of prestigious residences. Later the area became more strongly associated with academics and people linked to educational institutions. Large dwellings were modified to become boarding houses and purpose built apartments developed to cater to the changing demographics of the area. The area is closely related with educational institutes such as the Arts Centre (formerly Canterbury University), Christ's College and the Canterbury Museum, and today is also a popular area for tourists visiting either the Museum or the Botanic Gardens.

The building was damaged on the Canterbury earthquakes and has been fully repaired and reopened in 2013.

## **CULTURAL AND SPIRITUAL SIGNIFICANCE**

*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 Tangata Whenua; and/or associations with an identifiable group and esteemed by this group for its cultural values.*

The building is of cultural significance for its use as a residence and for its association with either educational or youth hostel accommodation continuously since 1919. As a large central city residence, it reflects the desire of many prosperous runholders for greater involvement in cultural affairs during their retirement. The former hostel, in contrast, is associated with student pranks, and initiation rituals.

The change in use from student accommodation to visitor accommodation reflects the change in use of this area of the city from a largely educational precinct to a cultural precinct, which is a popular visitor attraction. Youth hostelling began in New Zealand in 1932. Canterbury was one of the first regions outside Europe to set up youth hostels. The first hostels were established in farmhouses and shearing sheds on Banks Peninsula, and it was not until soon after WWII that a building was purpose bought as a hostel.

## **ARCHITECTURAL AND AESTHETIC SIGNIFICANCE**

*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.*

The building is of high architectural and aesthetic significance for its design in the English Domestic Revival style by notable Christchurch architect J C Maddison in 1900. Joseph Clarkson Maddison (1850-1923), a successful city architect around the turn of the century, was a specialist in the design of hotels and industrial buildings, but also designed dwellings. Maddison came to Lyttelton in 1872, then settled in Christchurch and commenced practice as an architect. Maddison's best-known work is the former Government Building in Cathedral Square, which is a prime example of the classical style that he favoured for public buildings. Among Maddison's other surviving works are the Wood Brothers Flour Mill, Addington (1890) and the Mona Vale homestead (c1898).

The two storey dwelling has gabled roofs, sash windows and decorative timberwork. Single storey service wings are located on the north side. Sunhoods feature over the principal windows of the main west elevation. A number of alterations were made to House One in March 1975 to accommodate the new use as a Youth Hostels Association of New Zealand (YHA) hostel (Pollard, 2008).

Local architects Collins and Harman designed the 1920s addition to the south and east of the building, built as staff quarters this included five first floor servants' bedrooms and a ground floor servants' sitting room (Pollard, 2008). This included a single storey wash house. The original dining room was also extended into the north porch in 1920 and was further extended in 1924, again by Collins and Harman (Pollard, 2008). In 1927, the front kitchen extension on Worcester Street was built for £450 by builder JW Francis; Collins and Harman were the architects (Pollard, 2008). A common room was also built to the rear of House One and Two (Pollard, 2008). In 1957, a bathroom and a kitchenette were installed on the first floor; and a bedroom was extended into the front verandah (to Rolleston Street) (Pollard, 2008). In December 1974, Rolleston House was closed; and in 1975 Pascoe Linton and Partners, with builders Dennis Long Ltd, undertook an internal upgrade of the house (Pollard, 2008).

In the wake of the 2010-2011 earthquakes, a number of internal chimneys were demolished and the northern boundary wall was reconstructed, although the visual effect of the former change was mitigated by a replica chimney being erected above the roofline on the southern gable.

## **TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE**

*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.*

The former dwelling is of technological and craftsmanship significance for its timber construction and detailing which reflect the skills, materials and techniques of the period. The structural system is weatherboard on a timber frame, and the roof is of corrugated iron. The decorative timber detailing illustrates particular craftsmanship skills of the time.

## **CONTEXTUAL SIGNIFICANCE**

*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.*

The former dwelling is of high contextual significance for its setting, landmark significance and contribution to a group of early residences. The building is a landmark on account of its large scale, prominent corner site opposite the Canterbury Museum and the Arts Centre, and for its immediacy to the street. This immediacy to the street is the result of an unobscured view to the main west facade of the house, and the construction of the south side of the house directly on the street frontage. The setting consists of a rectangular area of land around the house, with little space around the building on the north, east and south elevations, but the unbuilt area to the west is landscaped with small trees, hard surfacing for parking, and a small grassed area. The former residence is part of a wider group of early timber residences in the area, many of which share the scale, form, materials and detailing. The former dwelling is associated with an immediate group of smaller timber dwellings from 15-23 Worcester Street in terms of proximity, section size, materials, form and detailing. 15 Worcester Street is another dwelling designed by Maddison in the English Domestic Revival style, and shares similar forms and detailing - in particular the gable end detailing. Due to its location, the former dwelling is associated with an important precinct of Victorian and Edwardian buildings in the City, including the Canterbury Museum, Arts Centre and Christ's College.

### **ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE**

*Archaeological or scientific values that demonstrate or are associated with: the potential to provide information through physical or scientific evidence an understanding about social historical, cultural, spiritual, technological or other values of past events, activities, structures or people.*

The former dwelling and setting is of archaeological significance for its potential to hold evidence of human activity, including that related to construction and domestic activities, and including that which pre dates 1900. The house was constructed between 1893 and 1900, and was previously in an area which saw early colonial activity, being opposite the University and Museum, in an area which was popular for residences from early European settlement. Early Maori activity is recorded in the wider area of Hagley Park, the Avon River and Victoria Square.

### **ASSESSMENT STATEMENT**

The former dwelling at 5 Worcester Boulevard is of overall high significance to the Christchurch District including Banks Peninsula. It is of high historical and social significance for its initial use as a private residence, its long association with use as one of a number of residential hostels serving Canterbury College, and its later use as a Youth Hostel for over 30 years. The hostel accommodated students from the Canterbury region for around 50 years. The former dwelling is of cultural significance for these activities, and as evidence of the changing phases in activity in the area from private and educational residences and activities to visitor accommodation and cultural activity. It is of high architectural and aesthetic significance due to its being one of few remaining residences designed by prominent Canterbury architect J.C.Maddison, and as a good example of a dwelling in the Domestic Revival style. It also has technological and craftsmanship significance through its exhibiting of the skills, materials and techniques of the period, especially in terms of decorative timber detailing. Its high contextual significance arises from its large scale and prominent corner position opposite both the Museum and Arts Centre, and by its sharing of scale, form, materials and detailing with a number of other timber residences in the area. It is also of archaeological significance because it has the potential to provide archaeological

evidence relating to past building construction methods and materials, and human activity on the site prior to 1900.

**REFERENCES:**

*CCC Heritage files - 5 Worcester Boulevard;*

*Daniel Pollard, Draft Conservation Plan Rolleston House, 2008*

**REPORT DATED: 4 FEBRUARY 2015**

PLEASE NOTE THIS ASSESSMENT IS BASED ON INFORMATION AVAILABLE AT THE TIME OF WRITING. DUE TO THE ONGOING NATURE OF HERITAGE RESEARCH, FUTURE REASSESSMENT OF THIS HERITAGE ITEM MAY BE NECESSARY TO REFLECT ANY CHANGES IN KNOWLEDGE AND UNDERSTANDING OF ITS HERITAGE SIGNIFICANCE.

PLEASE USE IN CONJUNCTION WITH THE CCC HERITAGE FILES.

**DISTRICT PLAN – LISTED HERITAGE PLACE  
HERITAGE ASSESSMENT – STATEMENT OF SIGNIFICANCE  
HERITAGE ITEM NUMBER 567  
*DWELLING AND SETTING* – 15 WORCESTER STREET,  
CHRISTCHURCH**



**PHOTOGRAPH: M.VAIR-PIOVA, 4/12/2014**

**HISTORICAL AND SOCIAL SIGNIFICANCE**

*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.*

15 Worcester Street and its setting has historical significance for its construction in 1895 and association with various owners over time. Major Colin McKenzie Taylor was the owner in 1897. Taylor was born in Canada and educated at the Sandhurst Military College in the UK. He arrived in New Zealand in 1863 and served in the Waikato War of 1863-64. He joined the Armed Constabulary in 1870, was present at the sacking of Parihaka in 1879, and in 1885 was sent to Lyttelton to take charge of permanent artillery. He retired in 1890, and in 1902 sold the Worcester Street property to Andrew Todd, a sheep farmer of Waipara Downs. In 1929 the property was transferred to Helen McLean. It was converted to flats in 1950 and was used as such for 30 years. Tenants in the flats included a clerk, barman, journalist, teacher, warehouseman and fitter. Since the late 1980s the dwelling has had various

commercial uses, as an antiques store, art gallery and bed and breakfast hotel, known today as The Worcester.

The dwelling has social significance as it demonstrates the changing demographic of this part of the inner-city during the 20<sup>th</sup> century, from single family homes, to flat conversions in the post-war period, and thence to the growth of the hospitality and tourist accommodation sectors in the late 20<sup>th</sup> century.

### **CULTURAL AND SPIRITUAL SIGNIFICANCE**

*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 Tangata Whenua; and/or associations with an identifiable group and esteemed by this group for its cultural values.*

The dwelling has cultural significance as tangible evidence of changes in societal culture in the inner city and the subsequent use of domestic dwellings in this area. It also has cultural significance for its later use as an art gallery and tourist accommodation. The dwelling is esteemed by the local community who opposed its potential demolition in the early-1980s.

### **ARCHITECTURAL AND AESTHETIC SIGNIFICANCE**

*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.*

The dwelling has architectural significance as a Victorian townhouse designed by Joseph Maddison in 1895. Maddison (1850-1923) was a successful city architect around the turn of the 20<sup>th</sup> century and a specialist in the design of hotels and industrial buildings. He also designed Mona Vale homestead (1899-1908), Wood Brothers' Flour Mill, Addington (1891), and the former Government Buildings in Cathedral Square (1909-13).

The dwelling is a two-storeyed bay villa, with gabled roofs, and a single storey wing with return veranda at the rear. The main elevation has a cross gable, veranda, grouped sash windows and timber detailing which shows influence of the American Stick style. Interior features include marble paving in the entrance hall (installed in the 1980s), plaster cornices, fire surrounds, and a dog-leg staircase with timber balustrade and newel posts. In 1981 a large addition was made to the rear of the building by Warren and Mahoney Architects.

### **TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE**

*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.*

The dwelling has technological significance for what it may reveal about Victorian timber construction, materials, fixtures and fittings. It has craftsmanship significance for the quality of its construction and timber detailing.

### **CONTEXTUAL SIGNIFICANCE**

*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.*

The dwelling and its setting has contextual significance for its contribution to the streetscape within the city's premier heritage precinct, which is centred upon the Arts Centre of Christchurch, Canterbury Museum, Christ's College, and Worcester Boulevard. The building is part of a wider group of Victorian and Edwardian residential buildings in the area, many of which share a similar scale, form, materials and design. The former Taylor dwelling is particularly associated with the scheduled dwellings at 17, 21 and 23 Worcester Boulevard, by virtue of their proximity, section size, materials, form and detailing. 5 Worcester Boulevard was also designed by J C Maddison.

The setting consists of a narrow, rectangular parcel of land, with a garden at the rear of the dwelling and hard surfaced car parking area at the front. The setting includes some mature trees, including a 100+ year-old magnolia. Established trees are also located on the eastern and northern boundaries of the site.

### **ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE**

*Archaeological or scientific values that demonstrate or are associated with: the potential to provide information through physical or scientific evidence an understanding about social historical, cultural, spiritual, technological or other values of past events, activities, structures or people.*

The dwelling and its setting has archaeological significance for its potential to hold evidence of human activity, including that related to construction and domestic activities, and including that which occurred before 1900. Early maps of Christchurch (1862 and 1877) suggest that this was the first building to stand on this site, which was part of a block known as Raven's Paddock.

### **ASSESSMENT STATEMENT**

The dwelling and its setting has overall significance to Christchurch, including Banks Peninsula as a late Victorian inner city dwelling. It has historical and social significance for its association with Major Colin McKenzie Taylor and its demonstration of the changing pattern of use of residential properties in the inner-city. The dwelling has cultural significance as tangible evidence of changes in societal culture in the inner city and the subsequent use of domestic dwellings in this area. The dwelling has architectural and aesthetic significance as the work of noted architect J C Maddison and the aesthetic influence of the American Stick style. It has contextual significance as a local landmark set within a cluster of houses that contribute to the historic character of Worcester Boulevard. The dwelling and its setting has archaeological significance for its potential to hold evidence of human activity, including that related to construction and domestic activities, and including that which occurred before 1900.

### **REFERENCES:**

Historic place # 1891 – Heritage NZ List  
<http://www.heritage.org.nz/the-list/details/1891>

<http://www.nz.open2view.com/properties/259737>

**REPORT DATED: 25 JANUARY 2015**

PLEASE NOTE THIS ASSESSMENT IS BASED ON INFORMATION AVAILABLE AT THE TIME OF WRITING. DUE TO THE ONGOING NATURE OF HERITAGE RESEARCH, FUTURE REASSESSMENT OF THIS HERITAGE ITEM MAY BE NECESSARY TO REFLECT ANY CHANGES IN KNOWLEDGE AND UNDERSTANDING OF ITS HERITAGE SIGNIFICANCE.

PLEASE USE IN CONJUNCTION WITH THE CCC HERITAGE FILES.

**DISTRICT PLAN – LISTED HERITAGE PLACE  
HERITAGE ASSESSMENT – STATEMENT OF SIGNIFICANCE  
HERITAGE ITEM NUMBER 568  
*FORMER DWELLING AND SETTING – 17 WORCESTER  
STREET, CHRISTCHURCH***



**PHOTOGRAPH: M.VAIR-PIOVA, 4/12/2014**

**HISTORICAL AND SOCIAL SIGNIFICANCE**

*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.*

The dwelling and its setting has social and historical significance for its construction in 1899 as the retirement residence of Charlotte and Joshua Page. Joshua Page was the proprietor of the White Hart Livery Stables in Gloucester Street, and also had stables at the Selwyn railway terminus. He was a notable breeder of short-horn cattle and draught horses at a farm in Spreydon. Joshua died at his Worcester Street home in January 1900, and his wife continued to own the house until her death in 1928, but did not occupy it for all of this time. Ownership then passed to members of the Sanders family who had resided there since 1910. Lucy and Blanche Sanders lived in the house until their deaths in the 1960s. In the late 1960s the house was converted for use as a rest home 'West Haven', which operated until c.2002. The dwelling was converted to use as a boutique guesthouse, 'The Classic Villa', in 2006. The dwelling also has social significance as it demonstrates the changing demographic of this part of the inner-city during the 20<sup>th</sup> century, from single family townhouses, to multi-resident conversions in the post-war period, and thence to the growth of the hospitality and tourist accommodation sectors in the late 20<sup>th</sup> century.

## **CULTURAL AND SPIRITUAL SIGNIFICANCE**

*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 Tangata Whenua; and/or associations with an identifiable group and esteemed by this group for its cultural values.*

The dwelling has cultural significance as tangible evidence of changes in societal culture in the inner city and the subsequent changes of use of domestic dwellings in this area. It also has cultural significance for its later use as a rest home and tourist accommodation. The dwelling is esteemed by the local community who opposed its potential demolition in the early 1980s.

## **ARCHITECTURAL AND AESTHETIC SIGNIFICANCE**

*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.*

The dwelling has architectural significance as an example of a square plan villa with Italianate detailing. The dwelling is single storeyed, with a hipped roof. The symmetry of the principal facade, the decorative quoins, low pitched roof, central entrance porch and classically-inspired window brackets are all characteristic of the Italianate style. A sunporch was added to the rear of the dwelling in 1969, but this was removed when a two-storey extension was built as part of its conversion to a 12-room guesthouse in 2005. The original designer/architect of the building is not known at this time

## **TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE**

*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.*

The dwelling has technological and craftsmanship significance for what it may reveal about late Victorian masonry construction, materials, fixtures and fittings. It has craftsmanship significance for its plastered brick masonry construction and classical detailing.

## **CONTEXTUAL SIGNIFICANCE**

*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.*

The dwelling and its setting has contextual significance for its contribution to the streetscape within the city's premier heritage precinct, which is centred upon the Arts Centre of Christchurch, Canterbury Museum, Christ's College, and Worcester Boulevard. The building is part of a wider group of Victorian and Edwardian residential buildings in the area, many of which share a similar scale, form, materials and design. The dwelling is particularly associated with the scheduled dwellings at 15, 21 and 23 Worcester Boulevard, by virtue of their proximity, section size, materials, setback, form and detailing.

The setting consists of a narrow, rectangular parcel of land, with a garden area to the rear of the building and a hard surfaced car parking area at the front.

## **ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE**

*Archaeological or scientific values that demonstrate or are associated with: the potential to provide information through physical or scientific evidence an understanding about social historical, cultural, spiritual, technological or other values of past events, activities, structures or people.*

The dwelling and its setting has archaeological significance for its potential to provide evidence of human activity, including that related to construction and domestic activities, which occurred before 1900. Early maps of Christchurch (1862 and 1877) suggest that this was the first building to stand on this site, which was part of a block known as Raven's Paddock.

## **ASSESSMENT STATEMENT**

The dwelling and its setting has overall significance to Christchurch including Banks Peninsula as a late Victorian inner city dwelling. It has historical and social significance for its association with Joshua and Charlotte Page and its demonstration of the changing pattern of use of residential properties in the inner-city. The dwelling has cultural significance as tangible evidence of changes in societal culture in the inner city and the subsequent changes of use of domestic dwellings in this area. The dwelling has architectural significance as a square-plan villa with Italianate detailing. The dwelling and its setting has contextual significance for its contribution to the streetscape within the city's premier heritage precinct, which is centred upon the Arts Centre of Christchurch, Canterbury Museum, Christ's College, and Worcester Boulevard as a local landmark set within a cluster of houses that contribute to the historic character of Worcester Boulevard. The dwelling and its setting has archaeological significance for its potential to provide evidence of human activity, including that related to construction and domestic activities, which occurred before 1900.

## **REFERENCES:**

Historic place # 1892 – Heritage NZ List  
<http://www.heritage.org.nz/the-list/details/1892>

<http://www.theclassicvilla.co.nz>

**REPORT DATED: 25 JANUARY 2015**

PLEASE NOTE THIS ASSESSMENT IS BASED ON INFORMATION AVAILABLE AT THE TIME OF WRITING. DUE TO THE ONGOING NATURE OF HERITAGE RESEARCH, FUTURE REASSESSMENT OF THIS HERITAGE ITEM MAY BE NECESSARY TO REFLECT ANY CHANGES IN KNOWLEDGE AND UNDERSTANDING OF ITS HERITAGE SIGNIFICANCE.

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**DISTRICT PLAN – LISTED HERITAGE PLACE  
HERITAGE ASSESSMENT – STATEMENT OF SIGNIFICANCE  
HERITAGE ITEM NUMBER 569  
*DWELLING AND SETTING – 21 WORCESTER STREET,  
CHRISTCHURCH***



**PHOTOGRAPH: M. VAIR-PIOVA 4/12/2014**

**HISTORICAL AND SOCIAL SIGNIFICANCE**

*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.*

21 Worcester Street has social and historical significance for its association with businessman and philanthropist John Seager and his wife Clara, and as a residence that illustrates the social and demographic changes that the central city underwent during the twentieth century, with its transition from desirable single family residence to multiple occupancy flats to business premises.

John Henry Seager (1848-1936) served as secretary of the Christchurch Land and Building Society from 1883 until his early retirement in 1894, although he retained a directorship until 1931. After retirement Seager devoted his time to bowling, extended travel and his prized antique porcelain collection. The collection was donated to Canterbury Museum in 1932. The Seager Prize in Fine Arts has been awarded in his honour by the University of Canterbury since 1975.

In April 1897 John and his wife Clara purchased a section in Worcester Street opposite Canterbury College, and constructed a new house on the site with a dedicated gallery for the

porcelain collection. The house was connected to the sewer in November 1898. The Seagers were known for their hospitality at their Worcester Street residence. The property appears to have been let after Clara's death in 1932, although John Seager did not sell it until shortly before his own death in 1936. The house was purchased by John McLaughlin, a baker, who converted it into ten bedsits. Since McLaughlan sold the property in 1960 there have been a number of owners including well-known Christchurch architect David Sheppard. The house remained as flats until the early 1990s, when it was restored for use as a residence and gallery. In c2007 the former dwelling was converted for use by the Dyslexia Foundation of New Zealand.

The building sustained moderate damage in the Canterbury Earthquakes of 2010-2011 and was unoccupied until the completion of repairs in 2014. It now serves as offices with a small residential component.

### **CULTURAL AND SPIRITUAL SIGNIFICANCE**

*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 Tangata Whenua; and/or associations with an identifiable group and esteemed by this group for its cultural values.*

21 Worcester Street has cultural significance for the manner in which it illustrates the lifestyle of turn of the century businessman. The dwelling is esteemed by the community who opposed its potential demolition in the early 1980s. More recently the former dwelling has become associated with dyslexia awareness through its occupation by the Dyslexia Foundation. A public artwork relating to dyslexia was installed in the front yard in 2007.

### **ARCHITECTURAL AND AESTHETIC SIGNIFICANCE**

*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.*

21 Worcester Street has architectural and aesthetic significance as a late Victorian square plan villa with a particularly ornamental façade.

The single storey timber square villa was constructed in 1898. It has a conventional plan and general form but features an unusual degree of ornamentation. The symmetrical façade features two box bay windows with a central Palladian motif and leaded toplights. The windows and roof feature unusual cast iron cresting. Between the windows is an elaborate cast iron lacework entry porch sheltering a front door with leaded side and toplights. The eastern elevation has a turret. The chimneys are set with terracotta panels. The interior features large ceiling roses and heavy cornice, original fireplaces and surrounds, and deep skirting boards. Research to date has not positively identified the dwelling's designer, but the distinctive detail employed (such as the terracotta chimney panels and the leaded windows) suggest the hand of John's cousin, noted Canterbury architect Samuel Hurst Seager.

The house was converted to bedsit flats in c1937 and stuccoed in the 1960s, but otherwise surprisingly few alterations were made to the building's fabric with most features surviving intact into the early twenty first century. Restoration of the building was undertaken in the early 1990s and again in the early 2000s. The latter restoration saw the reinstatement of the cresting, and the installation in the front garden of a 'Dyslexia Discovery' public artwork - a collaborative installation combining works made by Weta Workshop, Paul Dibble and Mackenzie Thorpe. The building sustained moderate damage in the Canterbury Earthquakes of 2010-2011. Reinstatement involved the full removal and replication of the

chimneys - including the re-making of the terracotta panels and chimney pots, the complete relining of the interior, the reinstatement of ceiling roses and the replication of all cornice detail, and the reinstatement of all original fireplaces and surrounds. A party wall to the 'gallery' wing was rebuilt in light-weight materials without its windows in order to meet fire code.

### **TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE**

*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.*

21 Worcester Street has technological and craftsmanship significance for what it may reveal about Victorian timber construction, materials, fixtures and fittings. It has craftsmanship significance for the façade and interior treatments, especially the entry porch with its cast iron lacework, and the leaded windows. The chimneys also feature decorative terracotta panels.

### **CONTEXTUAL SIGNIFICANCE**

*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.*

21 Worcester Street has high contextual significance for its contribution to the streetscape within the city's premier heritage precinct, which is centred upon the Arts Centre of Christchurch, Canterbury Museum, Christ's College, and Worcester Street/Boulevard. The building is part of a wider group of Victorian and Edwardian residential buildings in the area, many of which share a similar scale, form, materials and design. The former Seager dwelling is particularly associated with the heritage-scheduled buildings at 5, 15, 17, and 23 Worcester Boulevard, by virtue of their proximity, section size, materials, form and detailing.

The setting consists of a narrow, rectangular parcel of land, with a garden area to the rear of the building and the front yard given over to the Dyslexia Discovery Exhibit. The 2007 landscaping and public artwork have altered the character of the setting from a residential street fenced front garden to a public space. There is a small independent living unit in the north west corner of the back garden.

### **ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE**

*Archaeological or scientific values that demonstrate or are associated with: the potential to provide information through physical or scientific evidence an understanding about social historical, cultural, spiritual, technological or other values of past events, activities, structures or people.*

21 Worcester Street and its setting are of archaeological significance because they have the potential to provide archaeological evidence relating to past building construction methods and materials, and human activity on the site, including that which occurred prior to 1900. The city block was largely vacant before it was subdivided in the early 1890s.

### **ASSESSMENT STATEMENT**

21 Worcester Street and its setting has overall high significance to the Christchurch district including Banks Peninsula. The dwelling has high historical and social significance for its association with businessman and philanthropist John Seager and his wife Clara, and as a residence that illustrates the social and demographic changes that the central city underwent during the twentieth century, with its transition from desirable single family residence to multiple occupancy flats to business premises. The dwelling has cultural significance for the manner in which it illustrates the lifestyle of a turn of the century businessman and for its recent association with Dyslexia awareness. The dwelling is also esteemed by the community who opposed its potential demolition in the early 1980s. The dwelling has architectural and aesthetic significance as a very ornamental late Victorian square-plan villa. The dwelling has technological and craftsmanship significance for what it may reveal about Victorian timber construction, materials, fixtures and fittings, and craftsmanship significance for the quality of its decorative features. The dwelling has contextual significance as a local landmark set within a cluster of houses that contribute to the historic character of Worcester Boulevard. The dwelling and its setting has archaeological significance for its potential to hold evidence of human activity, including that which occurred before 1900.

**REFERENCES:**

Historic place # 1893 – Heritage NZ List  
<http://www.heritage.org.nz/the-list/details/1893>

**REPORT DATED:** 13/02/2015

PLEASE NOTE THIS ASSESSMENT IS BASED ON INFORMATION AVAILABLE AT THE TIME OF WRITING. DUE TO THE ONGOING NATURE OF HERITAGE RESEARCH, FUTURE REASSESSMENT OF THIS HERITAGE ITEM MAY BE NECESSARY TO REFLECT ANY CHANGES IN KNOWLEDGE AND UNDERSTANDING OF ITS HERITAGE SIGNIFICANCE.

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**DISTRICT PLAN – LISTED HERITAGE PLACE  
HERITAGE ASSESSMENT – STATEMENT OF SIGNIFICANCE  
HERITAGE ITEM NUMBER 570  
*FORMER DWELLING AND SETTING – 23 WORCESTER  
STREET, CHRISTCHURCH***



**PHOTOGRAPH: M.VAIR-PIOVA, 4/12/2014**

**HISTORICAL AND SOCIAL SIGNIFICANCE**

*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.*

The dwelling and its setting has social and historical significance for its construction in 1896-7 as the residence of Jane and George Cole. George Cole (1844-1930) worked for the Railways Goods Department and later for C W Turner, shipping agent and merchant. The Cole family resided here until 1924, at which time it quickly passed through several hands until it was transferred to Ellen Cox, the spinster daughter of Charles and Sarah Cox. Ellen cared for her parents at her Worcester Street home until their deaths in 1925 and 1938 respectively. The house remained in Cox family ownership until 1972 when it was altered to accommodate a dental surgery and later medical rooms. Since 1997 the former dwelling has been the venue for a series of restaurants, the first one being owned and operated by well-known local chef, Richard Till. The restaurant Cook 'N' With Gas has operated out of the house since 1999. The dwelling also has social significance as it demonstrates the changing

demographic of this part of the inner-city during the 20<sup>th</sup> century, from single-family homes to mixed-use professional rooms and thence to the growth of the hospitality sector in the late 20<sup>th</sup> century.

### **CULTURAL AND SPIRITUAL SIGNIFICANCE**

*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 Tangata Whenua; and/or associations with an identifiable group and esteemed by this group for its cultural values.*

The dwelling has cultural significance as tangible evidence of changes in societal culture in the inner city and the subsequent use of domestic dwellings in this area. It also has cultural significance for its later use as a restaurant which has become a use for several early inner city dwellings in the immediate area attesting to changes in societal culture.

### **ARCHITECTURAL AND AESTHETIC SIGNIFICANCE**

*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.*

The dwelling has architectural significance as an example of a late Victorian square bay villa. It is single storied building with a hipped roof. The façade is symmetrical, with bay windows flanking a central recessed entry. The latter has a decorative timber frieze. The house features bracketed eaves and sash windows. In c1924 a first floor was added to the rear and an internal staircase added. The house was converted to use as a dental surgery in c1972. At this time the internal staircase was removed and an external staircase added. The rear section was then turned into a self-contained flat. In 1997 the dwelling underwent change to accommodate a restaurant. The original designer/builder is currently unknown.

### **TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE**

*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.*

The dwelling has technological significance for what it may reveal about Victorian timber construction, materials, fixtures and fittings. It has craftsmanship significance for the quality of its construction and timber detailing.

### **CONTEXTUAL SIGNIFICANCE**

*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.*

The dwelling and its setting has contextual significance for its contribution to the streetscape within the city's premier heritage precinct, which is centred upon the Arts Centre of Christchurch, Canterbury Museum, Christ's College, and Worcester Boulevard. The building is part of a wider group of Victorian and Edwardian residential buildings in the area, many of which share a similar scale, form, materials and design. The dwelling is particularly

associated with the scheduled dwellings at 15, 17, and 21 Worcester Boulevard, by virtue of their proximity, section size, materials, form and detailing.

The setting consists of a narrow rectangular parcel of land, with a garden to the rear and a combination of paving and landscaping at the front of the former dwelling.

## **ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE**

*Archaeological or scientific values that demonstrate or are associated with: the potential to provide information through physical or scientific evidence an understanding about social historical, cultural, spiritual, technological or other values of past events, activities, structures or people.*

The dwelling and its setting has archaeological significance for its potential to hold evidence of human activity, including that which occurred before 1900. Early maps of Christchurch (1862 and 1877) suggest that this was the first building to stand on this site, which was part of a block known as Raven's Paddock.

## **ASSESSMENT STATEMENT**

The dwelling and its setting has overall significance to Christchurch including Banks Peninsula as a late Victorian inner city dwelling. It has historical and social significance for its association the Cole and Cox families and its demonstration of the changing pattern of use of residential properties in the inner-city. The dwelling has cultural significance as tangible evidence of changes in societal culture in the inner city and the subsequent use of domestic dwellings in this area. The dwelling has architectural significance as a late Victoria square bay and square plan villa. The dwelling has technological significance for what it may reveal about Victorian timber construction, materials, fixtures and fittings and craftsmanship significance for the quality of its timber detailing. The dwelling has contextual significance as a local landmark set within a cluster of houses that contribute to the historic character of Worcester Boulevard. The dwelling and its setting has archaeological significance for its potential to hold evidence of human activity, including that which occurred before 1900.

## **REFERENCES:**

Historic place # 1894 – Heritage NZ List  
<http://www.heritage.org.nz/the-list/details/1894>

**REPORT DATED: 25 JANUARY 2015**

PLEASE NOTE THIS ASSESSMENT IS BASED ON INFORMATION AVAILABLE AT THE TIME OF WRITING. DUE TO THE ONGOING NATURE OF HERITAGE RESEARCH, FUTURE REASSESSMENT OF THIS HERITAGE ITEM MAY BE NECESSARY TO REFLECT ANY CHANGES IN KNOWLEDGE AND UNDERSTANDING OF ITS HERITAGE SIGNIFICANCE.

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CHRISTCHURCH DISTRICT PLAN  
INNER-CITY WEST RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

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ITEM NAME Former house, 'Ballintore'

ADDRESS 27 Worcester Street  
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS N/A HNZPT LIST ENTRY STATUS N/A

ARCHITECT/DESIGNER Unknown

DATE OF CONSTRUCTION 1890s?

STYLE

Square-plan villa

PHYSICAL DESCRIPTION

Single-storey building with rectangular footprint, gable and centre gutter hip roof forms. Principal, south-facing elevation has enclosed veranda; side elevations retain their historic authenticity.

CONTEXT/SETTING/LANDSCAPE FEATURES

Building is set back from boundary but open to the street.

MATERIALS/STRUCTURE

Cement rendered brick, timber bargeboards and window joinery, steel roofing.

ALTERATIONS

Veranda enclosed (c.2008).

RATING

Contributory

REASON FOR RATING

Late 19<sup>th</sup> villa that has been modified but is in keeping with the age, style and scale of the buildings at 17, 21 & 23 Worcester Street.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development of the western sector of the inner-city from the later 19<sup>th</sup> century until the present day. The house was called 'Ballintore' by Miss JB Duncan, who offered it for sale in 1917.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values arise from the expression of the taste and way of life of its early residents, which is demonstrated by the style and size of its historic houses.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Residential buildings in the heritage area date predominantly to the late 19<sup>th</sup> and early 20<sup>th</sup> centuries and illustrate the development of residential styles through the period.

#### CONTEXTUAL SIGNIFICANCE

The heritage area has contextual significance as a part of the central city that is notable for the number of substantial homes that have survived and for their relationship to a number of landmark educational and cultural sites, including Christ's College, Canterbury Museum and the Arts Centre of Christchurch.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to residential activity in the locale since the mid-19<sup>th</sup> century. There was an earlier house on this site by 1877.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses generally exhibit craftsmanship typical of the period in which they were built.

#### REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

REPORT COMPLETED

5 August 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
INNER-CITY WEST RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

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ITEM NAME House  
ADDRESS 31 Worcester Street  
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS HNZPT LIST ENTRY STATUS

N/A N/A

ARCHITECT/DESIGNER Unknown

DATE OF CONSTRUCTION 1890s?

STYLE

Modified Italianate villa

PHYSICAL DESCRIPTION

Two-storey building with rectangular footprint and hip roof. Principal, south-facing elevation has inter-war fenestration and shutters. Side elevations retain their historic authenticity.

CONTEXT/SETTING/LANDSCAPE FEATURES

Building is open to the street.

MATERIALS/STRUCTURE

Weatherboard cladding, steel roofing.

ALTERATIONS

Façade remodelled (1920s?)

RATING

Contributory

REASON FOR RATING

Late 19<sup>th</sup> villa that has been modified but still represents the historic residential development of the area.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development of the western sector of the inner-city from the later 19<sup>th</sup> century until the present day. In the later-1910s the house was the home of Harcourt Gardner, a piano teacher. By WWII it may have been divided into flats.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values arise from the expression of the taste and way of life of its early residents, which is demonstrated by the style and size of its historic houses.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Residential buildings in the heritage area date predominantly to the late 19<sup>th</sup> and early 20<sup>th</sup> centuries and illustrate the development of residential styles through the period.

#### CONTEXTUAL SIGNIFICANCE

The heritage area has contextual significance as a part of the central city that is notable for the number of substantial homes that have survived and for their relationship to a number of landmark educational and cultural sites, including Christ's College, Canterbury Museum and the Arts Centre of Christchurch.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to residential activity in the locale since the mid-19<sup>th</sup> century. There was an earlier house on this site by 1877.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses generally exhibit craftsmanship typical of the period in which they were built.

#### REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

REPORT COMPLETED

5 August 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
INNER-CITY WEST RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

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ITEM NAME                    Vacant lot  
ADDRESS                    33 Worcester Street  
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	N/A
DATE OF CONSTRUCTION	N/A

STYLE

N/A

PHYSICAL DESCRIPTION

Vacant lot with shipping containers situated along west and east boundaries.

CONTEXT/SETTING/LANDSCAPE FEATURES

Site is open to the street.

MATERIALS/STRUCTURE

Steel shipping containers.

ALTERATIONS

Containers located on site (c.2015).

RATING

Intrusive

REASON FOR RATING

Temporary structures on site of a two-storey bungalow demolished in c.2010.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development of the western sector of the inner-city from the later 19<sup>th</sup> century until the present day. The inter-war bungalow that stood on this site was demolished after the Canterbury earthquakes.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values arise from the expression of the taste and way of life of its early residents, which is demonstrated by the style and size of its historic houses.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Residential buildings in the heritage area date predominantly to the late 19<sup>th</sup> and early 20<sup>th</sup> centuries and illustrate the development of residential styles through the period.

#### CONTEXTUAL SIGNIFICANCE

The heritage area has contextual significance as a part of the central city that is notable for the number of substantial homes that have survived and for their relationship to a number of landmark educational and cultural sites, including Christ's College, Canterbury Museum and the Arts Centre of Christchurch.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to residential activity in the locale since the mid-19<sup>th</sup> century. There was an earlier house on this site by 1877.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses generally exhibit craftsmanship typical of the period in which they were built.

#### REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

REPORT COMPLETED

5 August 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
INNER-CITY WEST RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

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ITEM NAME Flats  
ADDRESS 35 Worcester Street  
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	Late 1920s?

STYLE

California Bungalow

PHYSICAL DESCRIPTION

Two-storey building with rectangular footprint and gable roof. Exposed rafters, faceted bay windows, casement-and-fanlight type fenestration, shingled gable end.

CONTEXT/SETTING/LANDSCAPE FEATURES

House is built close to the road boundary, set behind a low, random rubble volcanic stone wall; it occupies the full width of the site.

MATERIALS/STRUCTURE

Weatherboards and shingle cladding, brick party wall (west elevation); corrugated steel roofing.

ALTERATIONS

West elevation braced and wrapped (c.2011+).

RATING

Defining

REASON FOR RATING

Interwar residential building that represents the historic development of the area.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development of the western sector of the inner-city from the later 19<sup>th</sup> century until the present day. Flats were being offered for let in this building from 1928, if not earlier.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values arise from the expression of the taste and way of life of its early residents, which is demonstrated by the style and size of its historic houses.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Residential buildings in the heritage area date predominantly to the late 19<sup>th</sup> and early 20<sup>th</sup> centuries and illustrate the development of residential styles through the period.

#### CONTEXTUAL SIGNIFICANCE

The heritage area has contextual significance as a part of the central city that is notable for the number of substantial homes that have survived and for their relationship to a number of landmark educational and cultural sites, including Christ's College, Canterbury Museum and the Arts Centre of Christchurch.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to residential activity in the locale since the mid-19<sup>th</sup> century. There was an earlier house on this site by 1877.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses generally exhibit craftsmanship typical of the period in which they were built.

#### REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

REPORT COMPLETED

5 August 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
INNER-CITY WEST RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

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ITEM NAME MED electricity substation

ADDRESS 35E Worcester Street  
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS

N/A

ARCHITECT/DESIGNER

DATE OF CONSTRUCTION

STYLE

Neoclassical

PHYSICAL DESCRIPTION

Small, single-storey building with rectangular footprint and gable roof. Classical motifs on symmetrical façade include pilasters and moulded friezes.

CONTEXT/SETTING/LANDSCAPE FEATURES

Building stands close to the road boundary, set behind a low paling fence.

MATERIALS/STRUCTURE

Brick, cement plaster, corrugated metal.

ALTERATIONS

Unknown, if any.

RATING

Contributory

REASON FOR RATING

Electrical infrastructure building that represents the urban development of the area and corporate imagery developed by the City Engineer's office.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development of the western sector of the inner-city from the later 19<sup>th</sup> century until the present day. Although Victor Hean no longer worked for the MED by 1943 his 'classical temple' sub-station design was still in use.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values arise from the expression of the taste and way of life of its early residents, which is demonstrated by the style and size of its historic houses.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Residential buildings in the heritage area date predominantly to the late 19<sup>th</sup> and early 20<sup>th</sup> centuries and illustrate the development of residential styles through the period.

#### CONTEXTUAL SIGNIFICANCE

The heritage area has contextual significance as a part of the central city that is notable for the number of substantial homes that have survived and for their relationship to a number of landmark educational and cultural sites, including Christ's College, Canterbury Museum and the Arts Centre of Christchurch.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to residential activity in the locale since the mid-19<sup>th</sup> century. There was an earlier house on this site by 1877.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses generally exhibit craftsmanship typical of the period in which they were built.

#### REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

REPORT COMPLETED

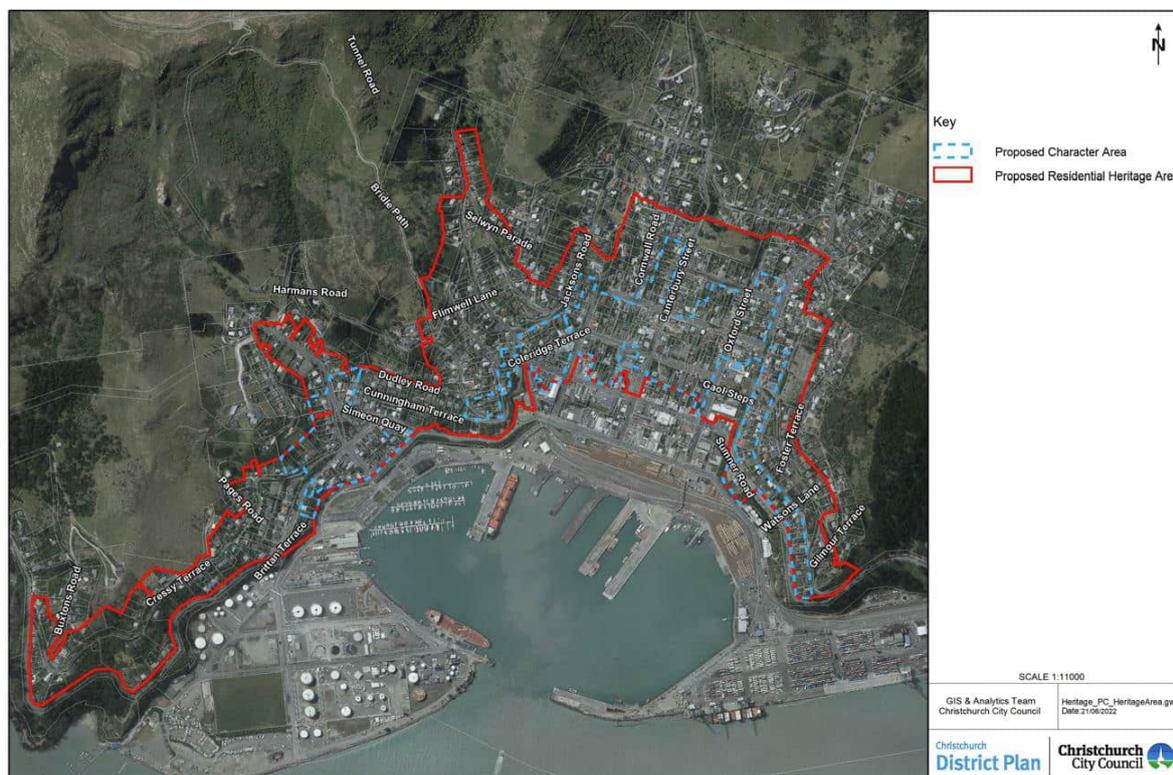
5 August 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
LYTTELTON HERITAGE AREA RECORD FORM

Location



Date – 21/6/2022. Please refer to the District Plan for the most up to date mapping for the area.

The Lyttelton Heritage Area encompasses the town centre and residential environs of the township, in accordance with the HNZPT Lyttelton Township Historic Area. The port area is excluded from the area, which extends from Park Terrace in the west to Sumner Road in the east.

### Summary of Current Heritage Protection and Recognition

Within the Christchurch District Plan a Wāhi Tapu is recorded at the corner of Norwich Quay and Oxford Street (ID 66) and a Ngā Tūrangā Tūpuna at Ōhinehou (Lyttelton settlement & port, ID 65).

There are a total of 71 individually scheduled items in the Christchurch District Plan located within the HA, as well as a number located beyond its boundaries.

Heritage New Zealand Pouhere Taonga lists eleven buildings within the heritage area, which is identified as the Lyttelton Township Historic Area (list # 7784): Dalcroy House (list # 7376), Lochranza (3087), former Captain Simeon's house (2014), Islay Cottage (3351), Grubb Cottage (7370), Anglican Church of St Saviour (1929), former warder's house (7533), Lyttelton Gaol site (7353), Lyttelton Police Station (7355), Old Harbour Board offices (1815), and the Lodge of Unanimity No. 3 (7382).

Three notable trees are listed in the Christchurch District Plan: two Pohutukawa (T598 & T1019) and a Saucer Magnolia (T1150).

## Christchurch District Plan Zoning

The HA is variously zoned Industrial General, Commercial Banks Peninsula, Open Space Community Parks, Open Space Metropolitan Facilities, Specific Purpose (Cemetery), Specific Purpose (School), and Residential Banks Peninsula in the Christchurch District Plan.

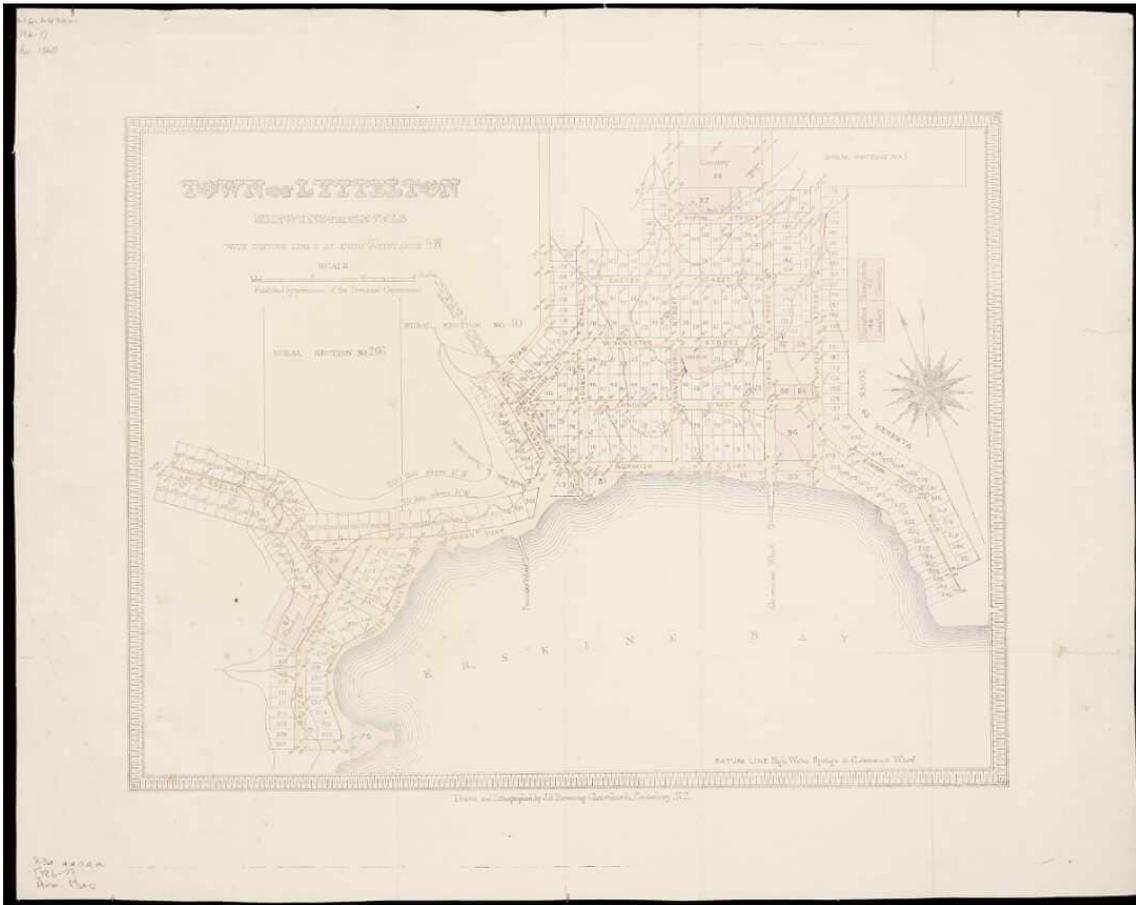
### Summary of Heritage Values

This HA comprises the majority of the properties within Lyttelton township, the buildings on some of which date from the early years of greater Christchurch's colonial development. The area embodies historic, architectural, technological and contextual values relating to its harbour location, underlying development pattern and association with the port of Lyttelton.

The area is located on the northern edge of Whakaraupō (Lyttelton Harbour) south-east of Christchurch, to which it is linked by roads from Sumner and through the Lyttelton Road Tunnel. Historically, a number of ara (tracks) traversed the Port Hills connecting the harbour to Ōtautahi and the plains; the Heathcote Valley ara became known as the Bridle Path when colonial settlers arrived in Canterbury in the early 1850s.

Lyttelton was the entry point and first place of encampment for immigrants brought to New Zealand by the Canterbury Association. It soon became a busy port and acquired a full complement of commercial, civic and community buildings and amenities. The siting of a gaol close to the town centre created a source of labour for various infrastructure projects, while a major fire in 1870 led to the reconstruction of the business district. Rail, road and shipping links brought people to the town and fostered its working class, maritime identity. A full range of building typologies embodied contemporary architectural styles and construction methods and materials. The use of local volcanic stone for retaining walls is a distinctive feature of the town's residential streetscapes.

Despite the considerable damage caused by the Canterbury earthquakes, the Lyttelton HA retains its sense of place and historic identity.



Town of Lyttelton, 1867. National Library of NZ, Wellington.

### History of Subdivision and Development

Three waves of Maori settlement on Te Pataka o Rakaihautū / Banks Peninsula took place before European settlement. The iwi of Waitaha, Ngāti Māmoe and Ngāi Tahu created headland pa and areas of cultivation on the peninsula but were negatively affected by the twin impacts of Te Rauparaha's incursions in the period 1827-31 and the arrival of European settlers in the 1840s. The census of 1842 recorded 40 Maori resident at Lyttelton, east of the kāinga of Rāpaki, some of whom were likely producing and selling food at market whares, on what is now Norwich Quay, in the early colonial period.

With the arrival of the 'First Four Ships' in late 1850, the official British settlement of Canterbury had begun. Lyttelton, which was briefly known as Port Cooper and then Port Victoria, welcomed the new immigrants, most of whom soon moved on to Christchurch or elsewhere on Banks Peninsula. Before the rail tunnel was built by the provincial government in the mid-1860s, people and goods were either shipped round to Sumner or moved by packhorse over the Bridge Path. As thousands of new arrivals passed through the port town, Lyttelton's resident population grew to a peak of just under 4,500 in 1915; in the century since its population has fallen to just over 3,000.



A view of Lyttelton, looking west along Norwich Quay, in c.1912.  
1/1-008556-G, Alexander Turnbull Library, Wellington.

'After the arrival of the Canterbury Association settlers in December 1850, Lyttelton continued to grow. The first Anglican church, consecrated in January 1853, had to be dismantled in 1857 because of flaws in its construction. A replacement, in stone, was completed in 1860. The town's first Methodist church, which opened in 1855, was replaced by a larger building in 1861. The Presbyterians built a schoolroom in 1859, then a stone church in 1864. The Roman Catholics followed suit with a stone church in 1865. The town's first substantial stone building, the Union Bank on Norwich Quay, opened in 1858. It was followed by the churches, then stores and warehouses built of stone, from the 1860s on. By the late 1860s Lyttelton had a full complement of churches, lodges and hotels. In the same decade, the newly established Borough Council began forming and metalling the town's roads and paving its footpaths.

Despite its rapid growth in the 1850s, Lyttelton had been outstripped by Christchurch in size by the end of the decade. Through the following years it progressively lost institutions and businesses to Christchurch. Symbolic was the departure of the *Lyttelton Times* in 1863; it kept 'Lyttelton' in its name for many decades, but was published in Christchurch from that year. Of the 'provincial' institutions, only the gaol, which was for many years a dominating presence in the town, remained in Lyttelton. Its hard labour gang undertook street construction work in Lyttelton, including the building of the retaining walls of volcanic rock which became a feature of the town.

The town's growth was checked by the Lyttelton fire of October 1870, which burned through a substantial swathe of the town's centre. Through the following decade the losses from the fire were quickly made good. In the 1870s and early 1880s, the town gained a new post office, school, casualty ward and police station. The Borough or Main School, opened in 1875, was a substantial brick building that remained a landmark in the town for many years. Soon after it was established in 1876, the Harbour Board built its first office building in Lyttelton. In the 1880s a Sailors' Home (1883) and Borough Council Chambers (1887) were added to the town's complement of public buildings. The West Lyttelton School was opened in 1887.

Although its population remained more or less static through the twentieth century, in the 1960s and 1970s there was noticeable development in the town. The Harbour Board's new office building was the town's first high-rise office block. A supermarket opened in 1968, and a new bank and modern post office were built. The influence of Norman Kirk, who was M.P. for Lyttelton from 1957 until 1969 and became Prime Minister in 1972, has been seen in these developments.

In the later twentieth century, Lyttelton's population declined, but less than might have been expected from the changes in employment in the port and on the railways and the ease of commuting from Christchurch through the road tunnel because a trend towards 'gentrification' saw young professionals buying and renovating the town's 'character' older dwellings. The improvement of a number of older dwellings to an extent modified the town's 'scruffy' port appearance, a change regretted by some.

The 'gentrification' of Lyttelton in the later twentieth century was also evident in the townscape improvements of the 1990s. In 1992 an upgrade of London Street (the town's main shopping street) saw cobblestones and lamp standards installed.

The most significant new building of the later twentieth century was the Harbour Board's new offices, which became the headquarters of the Banks Peninsula District Council. The town otherwise, at the end of the twentieth century, had a largely unaltered building stock from that of the early 1970s, following the building of the new post office and some other new buildings of similar scale.

The two tunnels – the rail tunnel of 1867 and the road tunnel of 1964 – had a greater impact on Lyttelton's social character than on its layout and appearance as a town, although with the opening of the rail tunnel an extensive rail yard developed on reclaimed land (built up in part using spoil from the tunnel) between the town itself and the wharves of the inner harbour. The clearance, in the later twentieth century, of most of the buildings on the harbour side of Norwich Quay opened the town visually to the port just at the time public access to the wharves and waterfront was curtailed.<sup>1</sup>

A number of notable town centre buildings were demolished as a result of the damage caused by the Canterbury earthquakes of 2010/2011; reconstruction is still underway in the town.

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<sup>1</sup> J Wilson 'Contextual Historical Overview of Banks Peninsula', pp. 85-87.



Former Kilwinning Lodge, Canterbury Street, under repair. Dr A McEwan, July 2021.

## Historic Names and Uses

Lyttelton was named after the chairman of the Canterbury Association, the Rt Hon George Lyttelton (1817-76), Baron of Lyttelton and Westcote. As the first named colonial settlement in greater Christchurch, the town is said to have gained the 'higher class' names associated with the Anglican bishoprics of England and Ireland; among them Norwich, London, Winchester, Exeter, Dublin, Canterbury and Oxford.<sup>2</sup> Other roads and streets were named for ships that brought the first wave of immigrants (Cressy and Randolph), or after early landowners (Maria and Joseph Somes) and notable figures in the town's development (Sir John and Charles Simeon).

## Distinctive Physical Characteristics

- The town occupies the southern flank of the Port Hills on the northern edge of Lyttelton Harbour. Reclamations have created the port area; roads within the town are laid out either on a colonial grid pattern or according to the hilly terrain.
- The commercial centre of the town is centrally located within the HA and is concentrated on Norwich Quay, London Street and the adjacent cross-streets.
- A variety of house styles are present dating from the mid-19<sup>th</sup> to the early 21<sup>st</sup> century. Lots sizes are generally dictated by the colonial survey plan of the town and the topography of the locale.
- Timber buildings predominate for residential buildings; a small number of masonry buildings are notable survivors of the Canterbury earthquakes.
- The topography of the township offers residents and visitors expansive views to the south, east and west across Lyttelton Harbour and towards Banks Peninsula.
- The use of volcanic rock for retaining walls on the road frontage of residential properties is a distinctive and characteristic use of a local building material.

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<sup>2</sup> <https://teara.govt.nz/en/map/1896/christchurch-streets>

## The Significance of the Area to the Heritage of Christchurch

The historic heritage significance of this area lies in its historical and social value as part of a Maori cultural landscape centred on Whakaraupō (Lyttelton Harbour) and for its association with the settlement and maritime history of Canterbury. Cultural values are associated with the way of life of the area's former workers, visitors and residents and the esteem in which the town is held by its community. Despite the impact of the Canterbury earthquakes, a diversity of architectural styles and typologies contributes to the area's architectural and aesthetic values. The craftsmanship value of the buildings is generally typical of the period in which they were built. The area has contextual values through its relationship to the port and harbour beyond. Archaeological values may be present in the area due to its age, pattern of development and use.

### Historical/Social

Lyttelton is first and foremost a port town and its historical and social value is based in large part on its historic development and contemporary identity as Canterbury's principal port. Although possessing all of the services and amenities typical of a small town, Lyttelton is, according to historian John Wilson, unlike any other town in New Zealand, with the exception of Otago's Port Chalmers. Reaching peak population in the early 20<sup>th</sup> century, Lyttelton has retained its historic extent to a large degree and was the centre of local government on Banks Peninsula until 2006.



View south from Canterbury Street. Dr A McEwan, July 2021.

### Cultural/Spiritual

The HA has cultural value as a demonstration of the way of life of past and present residents, workers and visitors to the port town and for the esteem in which it is held by members of the community. Individual buildings, sites and structures embody commemorative values and have significance for their association with church and community groups.

### Architectural/Aesthetic

The buildings in the HA have architectural and aesthetic value related to their style and typology, which provides a visual chronology of development in the area from the mid-19<sup>th</sup> century until the present day. Vernacular styles predominate and the typically modest size and scale of buildings creates a sense of consistency and is expressive of the social

history of the township. The loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes has changed the appearance of the town centre but Lyttelton's historic houses have generally retained a high level of authenticity.



Lyttelton houses.

### Technological / Craftsmanship

The craftsmanship of the buildings in the HA is generally typical of the period in which they were built. Trade skills relating to timber residential construction are particularly evident in the detailing of verandas, eaves and fenestration. The majority of the houses in the area are built from timber, for framing and weatherboard cladding, and corrugated metal; these being the conventional materials of New Zealand housing since the beginning of colonial settlement. A small number of masonry buildings and structures survived the Canterbury earthquakes but a number of notable buildings of stone and/or brick were lost.

### Contextual

The contextual value of the HA arises from the development pattern created by the relationship between the colonial grid pattern of the principal streets and the topography of the locale on the southern flank of the Port Hills. The steeply sloping terrain of the town creates a high level of visual connectivity between the properties within the town and to their port and harbour setting.

### Archaeological

As development has occurred in the area since the mid-19<sup>th</sup> century, the HA has potential archaeological values relating to its pre-1900 use and occupation. The HNZPT Historic Area report draws particular attention to the town's early 1870s storm water brick barrel

network as a 'significant feat of Victorian engineering'.<sup>3</sup> Both the Lyttelton rail tunnel and road tunnel also pass beneath the HA.

#### Principal References

'Christchurch Street and Place Names', available at <http://christchurchcitylibraries.com/Heritage/PlaceNames/>

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014); available at <https://ccc.govt.nz/assets/Documents/Culture-Community/Heritage/Banks-Peninsula-Contextual-Historical-Overview-and-thematic-Framework.PDF>

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>

Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED 15 March 2022

AUTHOR Dr Ann McEwan / Heritage Consultancy Services



Hawkhurst and Ticehurst Roads in the 1870s. ¼-010040, Alexander Turnbull Library, Wellington.

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<sup>3</sup> HNZN Lyttelton Township Historic Area Report, Appendix 4, p. 18.

Schedule of Individually Scheduled / Listed Items included in the HA

<i>Name of Building / Structure / Site</i>	<i>Address</i>	<i>HNZPT List Entry</i>	<i>Contribution to Heritage Area</i>
Islay cottage	1 Ticehurst Road	Yes List entry # 3351	Defining [Scheduled item # 741]
Grubb cottage	62 London Street	Yes List entry # 7370	Defining [Scheduled item # 766]
Former Captain Simeon's house	6 Godley Quay	Yes List entry # 2014	Defining [Scheduled item # 677]
'Lochranza' house	14 Godley Quay	Yes List entry # 3087	Defining [Scheduled item # 676]
Church of St Saviour	17 Winchester Street	Yes List entry # 1929	Defining [Scheduled item # 1331]
Dalcroy House	16 Godley Quay	Yes List entry # 7376	Defining [Scheduled item # 768]
Former Harbour Board Offices	5 Norwich Quay	Yes List entry # 1815	Defining [Scheduled item # 735]
Former warder's house	39 Oxford Street	Yes List entry # 7533	Defining [Scheduled item # 767]
Former Lyttelton Police Station Cells	5 Sumner Road	Yes List entry # 7355	Defining [Scheduled item # 739]
Former Lyttelton Gaol site	26 Oxford Street	Yes List entry # 7353	Defining [Scheduled item # 738]
Lodge of Unanimity No. 3	6 St Davids Street	Yes List entry # 7382	Defining [Scheduled item # 765]
'Devonia' house	10A Bridle Path	No	Defining [Scheduled item # 1131]
Form St Saviour's vicarage	2 Brittan Terrace	No	Defining [Scheduled item # 1133]
Former Kilwinning Lodge	26 Canterbury Street	No	Defining [Scheduled item # 1052]
House	45 Canterbury Street	No	Defining [Scheduled item # 1106]
House	47 Canterbury Street	No	Defining [Scheduled item # 1105]
House	49 Canterbury Street	No	Defining [Scheduled item # 1104]
House	2 Coleridge Terrace	No	Defining [Scheduled item # 1125]
House	3 Coleridge Terrace	No	Defining [Scheduled item # 1126]
House	6 Coleridge Terrace	No	Defining [Scheduled item # 1127]
House	7 Coleridge Terrace	No	Defining [Scheduled item # 1128]

'Omarama' house	53 Cressy Terrace	No	Defining [Scheduled item # 1204]
House	2 Cunningham Terrace	No	Defining [Scheduled item # 1132]
Former boarding house	28 Dublin Street	No	Defining [Scheduled item # 1120]
House	30 Dublin Street	No	Defining [Scheduled item # 1121]
House	32 Dublin Street	No	Defining [Scheduled item # 1122]
House	21 Exeter Street	No	Defining [Scheduled item # 1102]
Former Lyttelton Borough Council stables	1 Gladstone Quay / 4 Donald Street	No	Defining [Scheduled item # 1076]
House	26 Godley Quay	No	Defining [Scheduled item # 1134]
House	47 Jacksons Road	No	Defining [Scheduled item # 1129]
Commercial building	14 / 14A London Street	No	Defining [Scheduled item # 1049]
Commercial building	15 London Street	No	Defining [Scheduled item # 1078]
Commercial building	18A London Street	No	Defining [Scheduled item # 1050]
Former Maher's Drapery	31 London Street	No	Defining [Scheduled item # 1206]
Commercial building	47 London Street	No	Defining [Scheduled item # 1055]
House	64 London Street	No	Defining [Scheduled item # 1119]
House	66 London Street	No	Defining [Scheduled item # 1118]
Signal box	1 Norwich Quay	No	Defining [Scheduled item # 1094]
Commercial building	2 Norwich Quay	No	Defining [Scheduled item # 1372]
Mitre Hotel	40 Norwich Quay	No	Defining [Scheduled item # 1060]
Pilgrims' landing site	Oxford Street	No	Defining [Scheduled item # 736]
Cobblestone gutters	Oxford Street	No	Defining [Scheduled item # 1179]
Former British Hotel	10 Oxford Street	No	Defining [Scheduled item # 1070]
Commercial building	13 Oxford Street	No	Defining [Scheduled item # 1071]

Commercial building	20 Oxford Street	No	Defining [Scheduled item # 1320]
House	47 Oxford Street	No	Defining [Scheduled item # 1098]
House	51 Oxford Street	No	Defining [Scheduled item # 1096]
House	53 Oxford Street	No	Defining [Scheduled item # 1095]
House	59 Oxford Street	No	Defining [Scheduled item # 1108]
Erskine Point gun emplacement	8 Park Terrace	No	Defining [Scheduled item # 1136]
House	3/5 Randolph Terrace/12 Reserve Terrace	No	Defining [Scheduled item # 1166]
House	25 Ripon Street	No	Defining [Scheduled item # 1175]
House	22 St Davids Street	No	Defining [Scheduled item # 1088]
Former Court Queen of the Isles Foresters' Lodge	26 St Davids Street	No	Defining [Scheduled item # 1090]
House	28 St Davids Street	No	Defining [Scheduled item # 1091]
House	30 St Davids Street	No	Defining [Scheduled item # 1092]
House	32 St Davids Street	No	Defining [Scheduled item # 1211]
House	34 St Davids Street	No	Defining [Scheduled item # 1093]
House	75 St Davids Street	No	Defining [Scheduled item # 1169]
House	27 Sumner Road	No	Defining [Scheduled item # 1086]
House	29 Sumner Road	No	Defining [Scheduled item # 1168]
House	31 Sumner Road	No	Defining [Scheduled item # 1167]
House	3 Winchester Street	No	Defining [Scheduled item # 1187]
House	13 Winchester Street	No	Defining [Scheduled item # 1117]
House	23 Winchester Street	No	Defining [Scheduled item # 1115]
House	28 Winchester Street	No	Defining [Scheduled item # 1110]
House	32 Winchester Street	No	Defining

			[Scheduled item # 1111]
House	34 Winchester Street	No	Defining [Scheduled item # 1112]
House	36 Winchester Street	No	Defining [Scheduled item # 1113]
House	38 Winchester Street	No	Defining [Scheduled item # 1114]
House	39 Winchester Street	No	Defining [Scheduled item # 1188]

## Key for the Contribution to the HA

### *Defining*

Buildings, structures and other features that establish the historic heritage values of the Heritage Area. Defining buildings, structures and features embody the heritage values of the area and retain a level of authenticity and integrity sufficient to demonstrate these values.

\* Any building or structure that is individually scheduled within Appendix 9.3.7.2 of the Christchurch District Plan is deemed, regardless of its group ranking, to be making a defining contribution to the historic heritage values of the area.

### *Contributory*

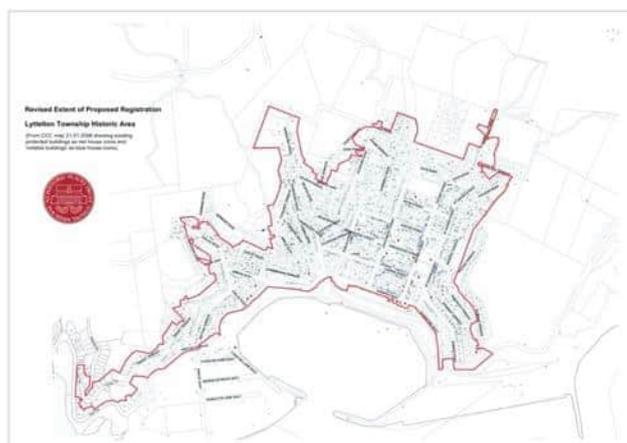
Buildings, structures and other features that support the historic heritage values of the Heritage Area. Contributory buildings, structures and features are consistent with the heritage values of the area and may be either modified or modern buildings, structures and features in sympathy with the design and typology of their neighbours.

### *Neutral*

Buildings, structures and other features that neither establish, support nor detract from the historic heritage values of the Heritage Area. Neutral buildings, structures and features may be modern buildings that introduce a new typology (for example a cluster of flats or townhouses) or a new pattern of land development (such as cross-leasing); they generally respect the overall scale and density of the area.

### *Intrusive*

Buildings, structures and other features that detract from the historic heritage values of the Heritage Area. Intrusive buildings, structures and features are developments and typologies that are inconsistent with the historic heritage values of the area, including, but not limited to, non-residential uses and/or high-rise buildings. Vacant lots, from which buildings have been demolished or removed, are also considered intrusive within the streetscape of the Heritage Area.



Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area', List Entry # 7784.

CONTEXT RECORD FORM

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*Area/Element Description*

Historic maritime settlement located on hillsides overlooking port

*Contributing landscapes*

Lyttelton Harbour and Port Hills

*Street and block pattern*

Combination colonial grid and roadways following landscape contours

*Section layouts*

Varied according to locale and topography

*Key Long views*

Lyttelton Harbour and Banks Peninsula

*Key Short views*

Town centre, residential enclaves, port and hillsides

*Contextual Significance*

The township and port of Lyttelton are key aspects within the environs of Lyttelton Harbour and serve as a transitional space between Christchurch and Banks Peninsula.

INVENTORY OF PUBLIC AND PRIVATE REALM FEATURES

FEATURE	DESCRIPTION	
OPEN SPACE	Former Lyttelton Gaol site / Oxford Street Reserve; Albion Square; Shackleton Reserve; Baden Norris Reserve; Simeon Quay Reserve; Voelas Playground (rating: Contributory)	
STREAMS	Ōhinemou (piped). Both the name of a stream and the name given to the settlement (rating: Neutral)	
CEMETERY	Dissenters & Catholic (Reserve Terrace); Anglican (Canterbury Street) (rating: Defining)	
LANDMARKS	Port Hills (rating: Defining)	
MEMORIALS	Lyttelton War Memorial [relocated to Albion Square 2014]; Soldiers' Memorial in the Reserve Terrace cemetery; Dr CH Upham Clock Tower on former Lyttelton Gaol site (rating: Contributory)	
PLAQUES	Mounted on gate pillars at entry to former Lyttelton Gaol site (rating: Contributory)	

GATES/PILLARS	Waharoa (gateway) at Albion Square; variety of entry gates and associated features (rating: Contributory)	
PATHS	Joyce Street between Simeon Quay and Dudley Street via Cunningham Terrace; Seaview Terrace; Kenners Lane (rating: Defining)	
STRUCTURES	Road tunnel entrance (rating: Contributory)	
FENCES	Variety of fences, of differing heights and materials (rating: Contributory)	
WALLS	Stone retaining walls (rating: Defining)	
WHARFS/PIERS	[Outside the HA]	
STEPS	Joyce Street; between St Davids Street & reserve Terrace; Watson Lane; Ticehurst Road (in lieu of footpath); Gaol Steps between Oxford at St Davids Street; some to individual residential properties (rating: Contributory)	
SEATS	Amphitheatre style at Albion Square (rating: Neutral)	
SIGNS	Road signs (rating: Neutral)	
LIGHTING	Standard street lighting (rating: Neutral)	
STREET	Mixture of standard carriageways with footpaths and those that have only kerb and channel; some have railings to create separation for pedestrians. Some streets divide to access housing (rating: Contributory)	
• WIDTH	Varied according to location and topography (rating: Contributory)	
• ALIGNMENT AND LAYOUT	Town centre grid layout with streets following hillside contours on periphery (rating: Contributory)	
• MATERIAL	Asphalt (rating: Neutral)	
• KERB AND CHANNEL	Concrete (rating: Neutral)	
• FOOTPATH	Variable widths where present (rating: Contributory)	

• BERM	N/A	
Street trees	N/A	
• CLUSTER		
• AVENUE		
• INTERMITTENT		
• SIZE		
• SPECIES		
Garden planting	Planted banks on St Davids Street, Ripon Street, Jacksons Road, Reserve Terrace, Cressy Terrace (rating: Contributory)	
<i>Private Realm Features</i>		
MATERIALS	Brick, masonry, rock, timber, iron, concrete (rating: Contributory)	
BUILDING SETBACK	Variable across the area but many buildings, including houses, are set on or close to road boundary (rating: Defining)	
ANCILLARY BUILDINGS	Garaging for residential properties (rating: Neutral)	
TREES	Mix of trees (rating: Neutral)	
VEGETATION	Mix of vegetation; tending to informal, coastal plantings (rating: Contributory)	
VIEWES	Port of Lyttelton, Lyttelton Harbour, Port Hills & Banks Peninsula (rating: Defining)	

CHRISTCHURCH DISTRICT PLAN  
MACMILLAN AVENUE RESIDENTIAL  
HERITAGE AREA RECORD FORM

Location



Date: 22/7/2022 Please refer to the District Plan for the most up to date mapping for the area.

The Macmillan Avenue Residential Heritage Area (RHA) comprises the land encompassed by Professor JM Brown's subdivision of 1908 (outlined in red, see DP 2668), which takes in the eastern section of Macmillan Avenue and the north side of Whisby Road.

### Summary of Current Heritage Protection and Recognition

Heritage New Zealand Pouhere Toanga lists the house at 2 Whisby Road and the Cashmere Hills Presbyterian Church; both buildings are also scheduled on the Christchurch District Plan. Most of the properties within this HA are located within Character Area Overlay 3. A Tasmanian Blue Gum located at 20 Macmillan Avenue is scheduled on the City Plan as a significant tree (T903).

### Christchurch District Plan Zoning

The area is zoned Residential Hills.

### Summary of Heritage Values

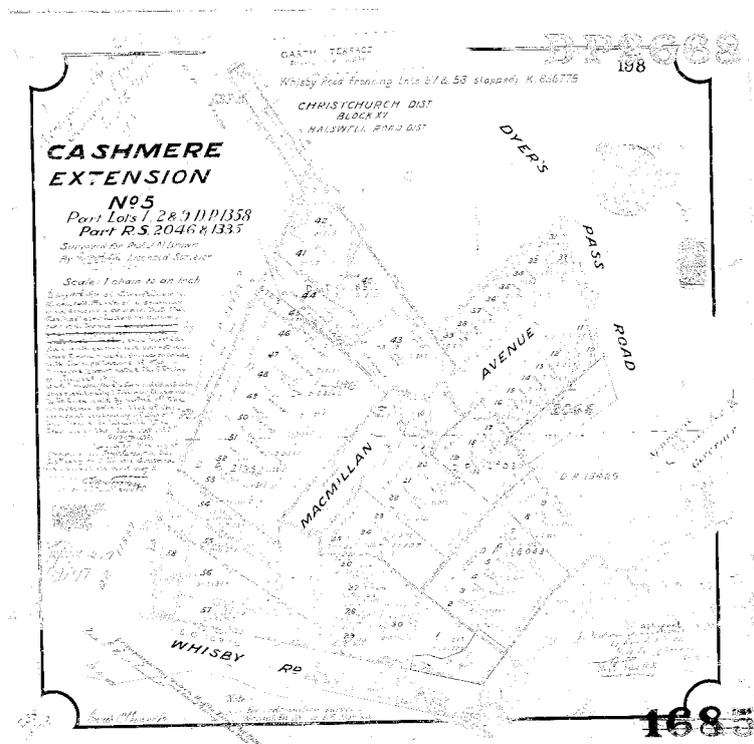
This Heritage Area is comprised of 21 residential properties and a church precinct. Its residential development dates from the late 1890s and the area embodies historic, architectural and contextual values relating to the area's association with a number of notable Cantabrians, the design of its buildings, and the area's location at the heart of the

city's foremost hillside suburb. The RHA lies between two important Ngāi Tahu sites: Te Iringa-o-Kahukura and Pukeatua.

In 1897 Professor John Macmillan Brown, a founding professor at Canterbury College, and his wife Helen (née Connon), a former principal of Christchurch Girls' High School, purchased a nine-acre property on the Cashmere Hills to serve as a winter escape from their Fendalton home. They commissioned Helen's brother-in-law, nationally renowned architect Samuel Hurst Seager, to build them a hillside cottage. In 1908 Brown, by now a widower, subdivided the property and it was gradually built upon through the 20th century.

The houses within this area span the range of styles favoured by well-to-do clients and their designers throughout the course of the 20th century. They are set within well-established gardens and seek to capitalise upon views north over the city of Christchurch while at the same time, it was thought, keeping a healthy distance from it.

Macmillan Avenue takes its name from Professor John Macmillan Brown, who spent the last years of his life living at 'Holmbank', 35 Macmillan Avenue, which was named for his Fendalton home. Whisby Road owes its name to a notable early Canterbury settler, Sir John Cracroft Wilson.



DP 2668, dated July 1908. QuickMap.

## History of Subdivision and Development

Te Iringa-o-Kahukura is located at the foot of the Port Hills in the Christchurch suburb of Cashmere, near the old Māori trail to Rāpaki. The name means "The Uplifting of Kahukura" and, according to local traditions, refers to a hidden wooden figure that represented the atua (demi-god) Kahukura, whose celestial form was the rainbow. It used to hang on a post or whata, and tohunga would uplift the wooden figure and recite karakia. ... From Ōtautahi several tracks lead over from the plains to Whakaraupō -Lyttelton Harbour. Principal paths were the track crossing from "Sandridge" at Sydenham via the line of White's Rāpaki Road to Rāpaki and the other to Ōhinetahi, Governors Bay, by way of the

present Dyers Pass Road. Another led via Richmond Hill, Sumner and Tauhinukorokio - Mount Pleasant to Ōhinehou - Lyttelton.<sup>1</sup>

Following the European settlement of Canterbury more than 2,000 hectares on the northern flank of the Port Hills was developed as the Cashmere Estate by Sir John Cracroft Wilson (1808-81). After Wilson's death in 1881 the property was subdivided and Captain Stephen Fisher purchased the block centred upon what is now the Cashmere Village Green. Residential subdivision of the area began after Fisher put his land up for sale in 1896. According to historian Gordon Ogilvie 'it was radicals, Methodists and prohibitionists who first took to the hills' (Ogilvie p. 149).

In late 1897 Professor John Macmillan Brown and his wife Helen Connon bought just over 9 acres of land on the hill to build a holiday cottage to the design of Helen's brother-in-law Samuel Hurst Seager. The Arts and Crafts bungalow that Seager designed for the Macmillan Browns predates his bungalow settlement on Clifton Hill overlooking Sumner. It was the third house in the area and was built between 1898 and 1900. The Macmillan Browns' garden was of particular note, having 'the most wonderful collection in New Zealand of native ferns' (Strongman p. 160). Terraces and walks were made, and planting introduced with a preference for New Zealand native trees, including Ribbonwood (*Plagianthus augustifolia*) and Kowhai (*Sophora tetraptera*). In addition, a range of tropical and subtropical plants from South America, South Africa and Australia were planted in combination with *Rhododendron* species from China and Japan.

In 1908 Macmillan Brown subdivided his holding but retained the family cottage until 1919. The Browns were well known for their hospitality at both their Wairarapa Terrace home and up on the hill. Ngaio Marsh's family spent the summer of 1905 staying at 2 Whisby Road, shortly afterwards commissioning a house from Rose Marsh's cousin, none other than Samuel Hurst Seager, in Valley Road.

Samuel Hurst Seager (1855-1933) has been called 'a visionary' in regard to his views on New Zealand architectural style and he made a considerable contribution to the built environment of Christchurch (Lloyd-Jenkins p. 309). Born in London, England in 1855 Seager arrived in New Zealand in 1870 and then returned to England in the early 1880s to study architecture. In 1887 he married Hester, the sister of Helen Connon.

Seager designed a wide variety of buildings throughout his career and from the early 20th century was increasingly interested in the wider planning context in which people lived and worked. He contributed to the Workers' Dwellings programme of the early 1900s and was the organising director of New Zealand's first town planning conference in 1919. He was also the 'official architect of New Zealand's battlefield memorials' in the early 1920s and an acknowledged expert on art gallery lighting. In about 1929 he left Christchurch for Wellington and thence retired to Sydney where he died in 1933.

With the extension of the tramline to the bottom of the Port Hills in 1898, and thereafter to the Sign of the Takahe in 1912, 'Christchurch's first hillside suburb' began to develop (Rice pp. 59-60). With more houses came the need for local facilities. In 1924 land was purchased for a Presbyterian church at the intersection of Macmillan Avenue and Dyers Pass Road. Architect Cecil Wood (1878-1947) was commissioned to design it in 1926. Wood's partner RSD Harman (1896-1953) took over the project in the following year while Wood was travelling overseas. The church was officially opened in August 1929 and the tower and west end extension date from 1960-1. On Sunday 29 November 2009 the Cashmere Hills Presbyterian Church celebrated its 80th anniversary and the dedication of the new link extension between the church and hall.

A number of notable women are associated with Macmillan Avenue, including Annie Quayle Townend (1845-1914) whose Sumner home was moved to Macmillan Avenue following a

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<sup>1</sup> <https://www.kahurumanu.co.nz/atlas>

dispute between Townend and the Sumner Borough Council. Daughter of George Henry 'Scabby' Moore (1812-1905), the notorious owner of Glenmark station, Townend developed Mona Vale after her father's death in 1905. She also had a house in Sumner, which was carried on traction engines up Dyers Pass Road in c.1910. The larger portion of the relocated house was called 'Glenholme', the smaller becoming the coachman's house across the road at No. 3. Townend died in 1914, the 'richest woman in the South Island' (CCL Unsung Heroines, see below).



Annie Quayle Townend's house at Sumner before its removal to Macmillan Avenue, 1909.  
CCL PhotoCD 5 IMG0060.

Jessie Mackay (1864-1938), poet and women's rights activist, was born on a Canterbury sheep station and trained as a teacher in Christchurch. She later supported herself as a journalist and from 1918 shared her home 'Corrie' in Macmillan Avenue with her sister Georgina (c.1884-1956); neither woman married. As a writer Mackay campaigned for women's suffrage and prohibition. Her poetry was strongly influenced by her Scottish heritage and she was regarded as a pioneer in the emerging nationalism of New Zealand writing in the inter-war years. In recognition of her contributions to New Zealand's literary culture she was awarded a government pension in 1936, the year in which her last volume of poetry was published. She died in 1938 at the age of 74 and is buried in Waimairi Cemetery. Her biography was published in 1955.

Suzanne O'Brien (nee Kennett, c.1925-2003) lived in the Brown's former house at 2 Whisby Road from 1929 until 2000, first as a child with her parents and then as a married woman. She was a stalwart member of the Canterbury Branch of the NZ Historic Places Trust for many years and thanks to her appreciation of her home's heritage values a Heritage Covenant was placed on the property in 1996.

Other notable residents were Enid and Norman Hardie (1924-2017), whose Macmillan Avenue house was designed by Christchurch Modern architect Don Donnithorne. A civil engineer by profession, Norman Hardie published his autobiography *On my own feet* in 2006. He was secretary to the 1953 British Expedition to Everest, during which Edmund Hillary and Tensing Norgay reached the summit of the world's tallest mountain. In 1955 Hardie himself was one of four climbers who made the first ascent of Kangchenjunga, the 3<sup>rd</sup> highest mountain in the world. He served as Director of Hillary's Himalayan Trust for 22 years and had a successful engineering business in Christchurch.

#### Historic Names and Uses

Macmillan Avenue was named for Professor John Macmillan Brown (1845-1935), who was one of the founding professors at Canterbury College of the University of New Zealand. The road first appears in the Christchurch street directories in 1912 but is given on the

1908 Deposit Plan for Professor Macmillan Brown's subdivision. At first Macmillan Avenue extended west only as far as Whisby Road, with the other half appearing to date from the 1920s.

John Brown, as he was registered at birth, was born in Scotland and received his higher education at Edinburgh, Glasgow and Oxford universities. He arrived in Christchurch in 1874 to take up the chair of Classics and English at Canterbury College, one of the college's three founding professors. He was a supporter of higher education for women and married one of his former students, Helen Connon (1857-1903) who was the second woman in the British Empire to gain a BA and the first to achieve a degree with honours. She was principal of Christchurch Girls' High School from 1882 until 1894.

The couple had two daughters, Millicent and Viola; the former became the mother of leading New Zealand poet James K Baxter. Brown retired from Canterbury College in 1895 but this did not end his involvement in university teaching, research or administration. He was Vice-Chancellor of the University of New Zealand from 1916 to 1923 and Chancellor from 1923 until he died.

Whisby Road was named for Whisby, in Lincolnshire, England, a town in which the Cracroft Wilson family-owned property. The road first appears in the city's street directories in 1910. The suburb of Cashmere also owes its name to John Cracroft Wilson, whom Gordon Ogilvie describes as 'Cashmere's first and most picturesque resident' (Ogilvie p. 162). Wilson was born in India in 1808 and he named his Port Hills estate Cashmere, after his favourite part of that country, Kashmir.

Dyers Pass Road was named for John Dyer (1828-75), a pioneering Canterbury farmer who assisted the Provincial Government when a horse track over the Port Hills to Governors Bay was formed in 1859. Initially it was a stock route, rather than a 'civilised road', and it made its first appearance in the street directories of 1911 (Ogilvie p. 146).

Garth Terrace first appears in 1972 street directories but appears to have been known and mapped by the 1950s, if not earlier, as Walkers Terrace. The latter was presumably so-called because it provides pedestrian access to Crichton Terrace (see CCLMaps 116182).



John Macmillan Brown and Helen Connon.

### Distinctive Physical Characteristics

- Macmillan Avenue traverses the lower slope of the Cashmere Hills on an east-west axis. It is an irregularly shaped street that intersects at right angles with Dyers Pass Road at its east end and Hackthorne Road at its western end.
- Garth Terrace provides downhill walking access to Crichton Terrace from Dyers Pass Road and provides glimpses of the northern elevation of some of the Macmillan Avenue houses within the area. Walking access is also provided from Whisby Road across Macmillan Avenue to Valley Road by way of unformed legal road.
- The houses are generally multi-storeyed buildings, designed to capture the view and set within mature gardens that screen the houses from the street. Arts and Crafts and English Domestic Revival styles may be found amongst a variety of 20<sup>th</sup> century domestic architectural styles.
- Timber, corrugated iron, brick and stone are the predominant building materials, but slate and clay roofing tiles also feature.
- There are narrow footpaths on both sides of Macmillan Avenue and the northern side of Whisby Road. Pedestrian access to Valley Road leads off Macmillan Avenue close by its intersection with Whisby Road. In the original subdivision Whisby Road was to have been extended to link with Valley Road. The pathway and adjacent road reserve is the vestigial reminder of that plan.
- Views to the northwest from the area take in the flat plain of greater Christchurch and the Southern Alps in the distance.

## The Significance of the Area to the Heritage of Christchurch

The historic heritage significance of this area lies in its historic and social values as an early Cashmere subdivision and place of residence of a number of notable Christchurch people, including John and Helen Macmillan Brown, Jessie Mackay and Norman Hardie. Cultural and spiritual values are associated with the pre-European Maori ara (path) passing through the area and the Presbyterian church. Its architectural and aesthetic values pertain to the styling of its buildings, especially those of an Arts and Crafts or English Domestic Revival nature. The craftsmanship value of these houses is typical of upper-middle houses of their day. Contextual values of note relate to the relationship of the buildings to their site and landscape views afforded by their design and situation. Archaeological values relating to early Māori activity, agricultural use and subdivision practices may exist.

### Historical/Social

The historic and social values of this area reside principally in its association with a group of notable Christchurch citizens who were, and are still, known well beyond the boundaries of the city. John Macmillan Brown, his wife Helen Connon, and Jessie Mackay are nationally renowned figures who lived at one time within this area. Brown left his library and a considerable part of his fortune, acquired in part from his subdivision of Macmillan Avenue to Canterbury College, now the University of Canterbury. The Macmillan Brown Centre for Pacific Studies at the University commemorates Brown's intellectual commitment to regional studies, while Macmillan Avenue and his former cottage at 2 Whisby Road testify to his business acumen and upper-middle class way of life.

Brown and Connon's contribution to education, as both teachers and learners, touched many lives just as Mackay's poetry achieved recognition for its emergent New Zealand voice. Connon, Mackay and Annie Townend are all remembered as intelligent and independent women who created homes in Macmillan Avenue but whose talents and actions played out on a much wider stage. Norman Hardie's reputation as an important New Zealand mountaineer was acknowledged at the time of his death in 2017.

In the early decades of the 20th century Cashmere 'developed a distinct sense of community based on its early popularity with intellectuals and university people'. 'While it was not 'quite as "exclusive" a suburb as Fendalton' (Overview p. 120) it was nevertheless an upper-middle class suburb. Cashmere retains this character today.



The former Hardie house.

## Cultural/Spiritual

It is recorded that a Maori ara (path) from the base of Cashmere over the Port Hills to Governor's Bay and thence to Rapaki traversed what is today Dyers Pass Road. Overlaid upon the cultural landscape of Ngati-Māmoē and Ngāi Tahu, the present-day residential area also has spiritual values in the worship and fellowship offered at Cashmere Hills Presbyterian Church. The RHA also has cultural value as a demonstration of the way of life of its past and present residents.

## Architectural/Aesthetic

The houses within this Heritage Area have architectural value as they illustrate the standard sequence of upper-middle class housing styles in New Zealand during the 20<sup>th</sup> century. The Arts and Crafts, English Domestic Revival, Georgian Revival and Modernist styles visible here provide a timeline of domestic architecture that is expressive of affluence and access to professional design services. Large multi-storey homes on generous sections provide a private retreat for each family home, in contrast to the greater emphasis towards the street that may be found in the villa and bungalow suburbs.

Samuel Hurst Seager's cottage for the Browns is regarded as a milestone in the history of New Zealand domestic architecture that predates his garden suburb development 'The Spur'. The Arts and Crafts style embodied in Seager's cottage can also be seen in Wood and Harman's Presbyterian church. Local stone and the fine arts carving of Frederick Gurnsey (1868-1953) are characteristic of Wood and Harman's church designs throughout Canterbury.



Macmillan Avenue houses. Dr A McEwan.

## Technological / Craftsmanship

The craftsmanship of the houses in this area is generally typical of the period in which they were built, signifying the wealth and social aspirations of the original owner/builders. The timber construction Seager devised for the Brown's house is particularly notable in that the boards interlock like a log cabin and this method is expressed at the corners of the cottage, where they have the appearance of buttresses. The stonework and interior woodwork of the Presbyterian church is also notable and its stylistic influence may be seen in the bus stop erected in recent years on the Village Green.

## Contextual

The open space at the intersection of Dyers Pass Road and Macmillan Avenue, in which the Cashmere Village Green has been developed in the last 20 years, makes an important contribution to Cashmere's community identity and sense of place. That sense of identity has itself a long history, going back at least as far as the establishment of the Cashmere Residents' Association in 1908.

In this area well-established private gardens contribute to a collective character that expresses an upper-middle class enjoyment of gardening, and a desire for both secluded privacy and a healthful environment offering sweeping views of the city, sky and wider Canterbury landscape.

## Archaeological

The area has the potential to reveal archaeological information relating to the use of Dyers Pass Road as a stock route through the latter half of the 19th century and to the development of hillside infrastructure and residential properties in the 20th. The cultural landscape of the Ngāti Māmoe and Ngāi Tahu on the Port Hills may also be embodied in the archaeological values within the RHA.

## Principal References

'Annie Quayle Townend' *Unsung Heroines* available at <http://christchurchcitylibraries.com/Heritage/Publications/UnsungHeroines/AnnieQuayleTownend/>

*Cashmere Village Green Management Plan* available at [https://outlook.ccc.govt.nz/Parks/Publications/mp\\_cashmerevillage\\_2.asp](https://outlook.ccc.govt.nz/Parks/Publications/mp_cashmerevillage_2.asp)

Cherry Hankin 'Brown, John Macmillan 1845-1935' *Dictionary of New Zealand Biography* available at <http://www.dnzb.govt.nz>

Cherry Hankin 'Connon, Helen 1859/60?-1903' *Dictionary of New Zealand Biography* available at <http://www.dnzb.govt.nz>

'Christchurch Street and Place Names', available at <http://christchurchcitylibraries.com/Heritage/PlaceNames/>

Douglas Lloyd-Jenkins *At Home – A Century of New Zealand Design* (Godwit 2004)

Geoffrey Rice *Christchurch Changing – An Illustrated History* (CUP 1999)

Gordon Ogilvie *The Port Hills of Christchurch* (Reed 1991)

Heather Roberts 'Mackay, Jessie 1864-1938' *Dictionary of New Zealand Biography* available at <http://www.dnzb.govt.nz>

Ian Lochhead 'The Architectural Art of Samuel Hurst Seager' *Art New Zealand* 44, Spring 1987, pp. 92-99

Ian Lochhead 'Seager, Samuel Hurst 1855-1933' *Dictionary of New Zealand Biography* updated 22 June 2007 available <http://www.dnzb.govt.nz/>

John Small *Here, on the Hill – a century of Cashmere’s primary school and community* (Cashmere Primary School 2000)

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

NZ Historic Places Trust, online registration reports for 2 Whisby Road and the Cashmere Hills Presbyterian Church, available at [www.historic.org.nz](http://www.historic.org.nz)

Thelma Strongman *The Gardens of Canterbury* (AH & AW Reed 1984)

Margaret Lovell-Smith *Easily the Best: the life of Helen Connon Brown 1857-1903* (CUP, 2004)

REPORT COMPLETED 1 February 2022

AUTHOR Dr Ann McEwan / Heritage Consultancy Services

Schedule of Individual Items to be included in the HA

<i>Name of Building / Structure / Site</i>	<i>Address</i>	<i>HNZPT List Entry</i>	<i>Contribution to Heritage Area</i>
House	1 Macmillan Avenue	No	Defining
House	1A Macmillan Avenue	No	Contributory
Cashmere Hills Presbyterian Church	2 Macmillan Avenue	Yes List entry # 1842	Defining [Scheduled item #345]
Hall	2 Macmillan Avenue	No	Defining
Cashmere Hills Presbyterian Church Office	2 Macmillan Avenue	No	Defining
House	3 Macmillan Avenue	No	Defining
House	3A Macmillan Avenue	No	Defining
House	4 Macmillan Avenue	No	Defining
House	4A Macmillan Avenue	No	Contributory
House	5 Macmillan Avenue	No	Defining
House	8 Macmillan Avenue	No	Defining
House	9 Macmillan Avenue	No	Contributory
House	11 Macmillan Avenue	No	Contributory
Townhouse	1/12 Macmillan Avenue	No	Neutral
Townhouse	2/12 Macmillan Avenue	No	Neutral
House	14 Macmillan Avenue	No	Defining
House	15 Macmillan Avenue	No	Contributory
House	15A Macmillan Avenue	No	Defining
House	16 Macmillan Avenue	No	Neutral
House	17 Macmillan Avenue	No	Defining
House	18 Macmillan Avenue	No	Neutral
House	20 Macmillan Avenue	No	Defining
House	76 Dyers Pass Road	No	Defining
House	2 Whisby Road	Yes List entry # 3674	Defining [Scheduled item # 540]

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# CONTEXT RECORD FORM

## MACMILLAN HERITAGE CONSERVATION AREA

CONTEXT/SETTING/LANDSCAPE FEATURES: MACMILLAN AVENUE AND WHISBY ROAD RECORD FORM

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### HERITAGE ITEM ADDRESS(S)/LOCATION:

Located on the lower slope of Cashmere Hill and based upon DP 2668, the area comprises Macmillan Avenue from Dyers Pass Road to Whisby Road, and Whisby Road from Macmillan Avenue to Dyers Pass Road, excluding Cashmere Village Green.

### AREA/ELEMENT DESCRIPTION

Residential streets and associated pedestrian accessways between the streets, and properties as part of Professor John Macmillan Brown's 1908 subdivision.

### CONTRIBUTING LANDSCAPES

Southern Alps and Canterbury Plains, valley and spur systems of the Cashmere Hills.

### STREET AND BLOCK PATTERN

Irregular street pattern based on the topography of the area.

### SECTION LAYOUTS

Highly variable in shape, area and dimensions, with a number of right of ways.

### KEY LONG VIEWS

Southern Alps and Canterbury Plains.

### KEY SHORT VIEWS

Valley and spur systems of the Cashmere Hills, Cashmere Village Green.

### CONTEXTUAL SIGNIFICANCE

Macmillan Avenue traverses the lower slopes of the Cashmere Hills on an east-west axis, connecting to Dyers Pass Road, a key route to the Summit Road and Banks Peninsula. The Cashmere Hills Presbyterian Church (in combination with the Cashmere Village Green) provides a focal point to the area. The valley is traversed by a system of pedestrian walkways. A highly vegetated landscape of mature exotic trees and gardens, some of which were influenced by Alfred Buxton, a prominent nurseryman and garden designer.

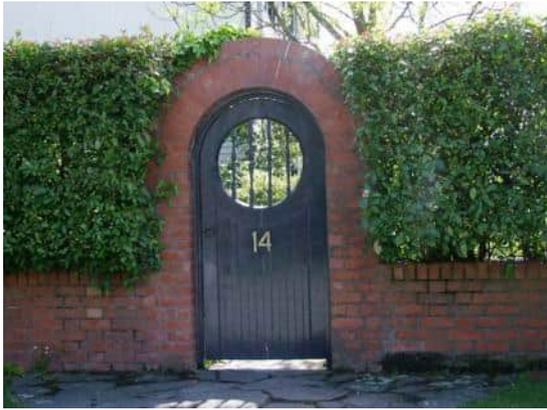


Aerial view of Cashmere in the 1940s taken by William George Weigel. ATL



View from Garth Terrace (J Schroder 2009)

# INVENTORY OF PUBLIC REALM FEATURES

FEATURE	DESCRIPTION	
Open space	N/A	
STREAMS	N/A	
CEMETERY	N/A	
LANDMARKS	N/A	
MEMORIALS	N/A	
PLAQUES	N/A	
GATES/PILLARS	Pedestrian gates (Rating: Contributory)	  

<p>PATHS</p>	<p>Dyers Pass Road to Garth Terrace, Whisby Road to Macmillan Avenue, and Macmillan Avenue to Valley Road (Rating: Defining)</p>	 <p>The top photograph shows a paved path winding through a lush, green area with large trees and dappled sunlight. The middle photograph shows a paved path bordered by a concrete retaining wall on the right and dense foliage on the left. The bottom photograph is an aerial view of a residential development with winding paved paths, green lawns, and several houses.</p>
<p>STRUCTURES</p>	<p>Retaining walls in both public and private space (Rating: Contributory)</p>	 <p>The photograph shows a close-up of a stone retaining wall. A metal railing is mounted on top of the wall. To the right of the wall, a paved path leads uphill. The background is filled with green trees and a clear sky.</p>

		
<p>FENCES</p>	<p>Minimal fencing, with the exception of properties on Dyers Pass Road. (Rating: Neutral)</p>	 
<p>WALLS</p>	<p>Stone and brick walls (Rating: Defining)</p>	

Masonry/concrete walls  
(Rating: Neutral)



WHARFS/PIERS

N/A

STEPS

N/A

SEATS

N/A

SIGNS

N/A

<p>LIGHTING</p>	<p>Galvanised steel with curved outreach (Rating: Neutral)</p>	
<p>MATERIALS</p>	<p>N/A</p>	
<p>COLOURS</p>	<p>N/A</p>	
<p>STREET</p>	<p>Macmillan Avenue, curved form following topography (Rating: Defining)</p> <p>Whisby Road, short dead-end street, which changes to pedestrian only access (Rating: Defining)</p> <p>Dyers Pass Road, property access essentially acting as a slip road, following the original route of Dyers Pass Road (Rating: Defining)</p>	  

• WIDTH	Macmillan Ave 15m road reserve and 9.1m carriageway (Rating: Contributory) Whisby Road 20m road reserve and 5m carriageway (Rating: Contributory) Dyers Pass Road slip road 8m road reserve and 5m carriageway (Rating: Neutral)	
• ALIGNMENT AND LAYOUT	Macmillan Avenue, curved form, footpath both sides (Rating: Defining)  Whisby Road, short dead end street footpath one side (Rating: Defining)  Dyers Pass Road, straight property access beneath the level of Dyers Pass Road proper, footpath one side (Rating: Contributory)	
• MATERIAL	All asphalt (Rating: Neutral)	
• KERB AND CHANNEL	Macmillan Avenue concrete 1983-1995 (Rating: Neutral)  Whisby Road concrete dish 1950 (Rating: Contributory)  Dyers Pass Road concrete 1970 (Rating: Neutral)	
• FOOTPATH		
• BERM	Macmillan Avenue asphalt both sides (Rating: Neutral)  Whisby Road asphalt one side (Rating: Neutral)  Dyers Pass Road asphalt (Rating: Neutral)	
Street trees	N/A	
• CLUSTER	N/A	
• AVENUE	N/A	
• INTERMITTENT	N/A	
• SIZE	N/A	
• SPECIES	N/A	
Garden planting	N/A	
MATERIALS	N/A	
BUILDING SETBACK	Highly variable across the area (Rating: Contributory)	

ANCILLARY BUILDINGS

Single small-scale garages designed in keeping/materials of house, many of which are located on the street frontage (Rating: Contributory)



Contemporary, large scale garages on street frontage (Rating: Intrusive)

		
<p>TREES</p>	<p>Extensive mature tree coverage, predominantly by exotic tree species (Rating: Defining)</p>	  

<p>VEGETATION</p>	<p>Extensive vegetation coverage, including hedges, predominantly by exotic plant species (Rating: Defining)</p>	 <p>The top photograph shows a well-maintained green hedge in the foreground, with a white house and a grey roof visible behind it. The bottom photograph shows a view from an elevated position looking down at a residential area with a prominent corrugated metal roof in the foreground and a cityscape in the distance under a cloudy sky.</p>
<p>VIEWS</p>	<p>Views to Christchurch, the Canterbury Plains and Southern Alps (Rating: Defining)</p> <p>Views up and down the Cashmere valley system (Rating: Defining)</p>	 <p>The top photograph is a wide-angle view of a residential area with a cityscape and mountains in the background. The bottom photograph shows a view looking down a valley with a house and a grey roof in the foreground, surrounded by lush green trees and vegetation.</p>



#### HISTORICAL AND SOCIAL SIGNIFICANCE

The dwellings in this area chronicle the history of residential development in Macmillan Avenue, and Cashmere more generally, since the late 19<sup>th</sup> century. This house appears to have been built for Elizabeth (nee Hopkins) and Arthur Browning, a boot importer. The couple married in 1919 and their son Justice was born in the following year; the family resided in Hackthorne Road before moving to Dyers Pass Road. Arthur Browning died in 1932 but the property was held by Elizabeth until 1950, when it was transferred to William James, a company director. The property has since passed through other hands and remains in residential use.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values arise from the expression of the social status and way of life of its early residents, which is demonstrated by the size and style of its historic houses.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Residential buildings in the area date from the late 1890s onwards and illustrate the fashionable residential styles and typologies of the era in which they were built.

#### CONTEXTUAL SIGNIFICANCE

The house contributes to the established character of the RHA, which arises from the historic development pattern of Macmillan Avenue. The street is notable as an early Cashmere subdivision of upper-middle class houses set in mature gardens. The houses are designed to take in views of the city below and the surrounding landscape.

#### ARCHAEOLOGICAL SIGNIFICANCE

The house site has the potential to reveal archaeological information relating to its early 20<sup>th</sup> century development, as well as to its pre-1900 use and development. The lot is located on what was originally part of Macmillan Browns' own property at 2 Whisby Road.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The dwelling provides an example of the building materials, methods and craft skills that were typical of the period.

#### REFERENCES

Gordon Ogilvie *The Port Hills of Christchurch* (Reed, 1991)

John Small *Here, on the Hill – a century of Cashmere's primary school and community* (Cashmere Primary School, 2000)

John Wilson et al *Christchurch Contextual Historical Overview* (CCC, 2005/2013)

REPORT COMPLETED

12 April 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
MACMILLAN AVENUE RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

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ITEM NAME former Bussell house

ADDRESS 1 Macmillan Avenue  
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS

N/A

HNZPT LIST ENTRY STATUS

N/A

ARCHITECT/DESIGNER

Cecil Wood, architect

DATE OF CONSTRUCTION

1922

STYLE

English Domestic Revival

PHYSICAL DESCRIPTION

Three-storey dwelling with irregular rectangular footprint and steeply pitched, multi-gabled roof. Arts and Crafts detailing includes shingled bell-cast gable ends, large chimney-breasts with quoins and exposed rafters under projecting eaves.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house is located on a large lot within a mature garden setting at the corner of Macmillan Avenue and Dyers Pass Road. Metal panel fencing and vegetation mark the road boundary and largely screen the house from view.

MATERIALS/STRUCTURE

Timber framing and weatherboard cladding, brick base and chimneys, slate roof.

ALTERATIONS

Alterations and additions (pre-2009). Chimneys rebuilt (post-EQs).

RATING

Defining

REASON FOR RATING

This architecturally-designed house dates to the interwar period and largely retains its original form and features.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The dwellings in this area chronicle the history of residential development in Macmillan Avenue, and Cashmere more generally, since the late 19<sup>th</sup> century. This house was designed in 1919 by Cecil Wood for HR Bussell, a Christchurch grain and seed merchant. In late 1920, when it was nearly completed, the house burnt down. The Bussells decided to rebuild to the original plan, completing the house in 1922. Winifred (nee Camerford) and Henry Bussell remained in the house for more than 40 years until their deaths in 1965 and 1966 respectively. The house has since passed through other hands and remains in residential use.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values arise from the expression of the social status and way of life of its early residents, which is demonstrated by the size and style of its historic houses.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Residential buildings in the area date from the late 1890s onwards and illustrate the fashionable residential styles and typologies of the era in which they were built. The former Bussell house is a good example of an English Domestic Revival style house designed by preeminent interwar architect Cecil Wood. This style was popular for grander houses in the early 20<sup>th</sup> century and Wood was among the leading exponents of the style.

#### CONTEXTUAL SIGNIFICANCE

The house contributes to the established character of the RHA, which arises from the historic development pattern of Macmillan Avenue. The street is notable as an early Cashmere subdivision of upper-middle class houses set in mature gardens. The houses are designed to take in views of the city below and the surrounding landscape.

#### ARCHAEOLOGICAL SIGNIFICANCE

The house site has the potential to reveal archaeological information relating to its early 20<sup>th</sup> century development, as well as to its pre-1900 use and development.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

A high level of craftsmanship is evident in keeping with the upper-middle class context and the supervision of a professional architect.

#### REFERENCES

Gordon Ogilvie *The Port Hills of Christchurch* (Reed, 1991)

John Small *Here, on the Hill – a century of Cashmere's primary school and community* (Cashmere Primary School, 2000)

John Wilson et al *Christchurch Contextual Historical Overview* (CCC, 2005/2013)

REPORT COMPLETED

11 April 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
MACMILLAN AVENUE RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

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ITEM NAME House  
ADDRESS 1A Macmillan Avenue  
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	c.1970

STYLE

Contemporary

PHYSICAL DESCRIPTION

Two-and-a-half storey, single family dwelling. Vertical board cladding to first floor with monopitch roof. A-frame steeply pitched gable second storey. Basement storey of concrete block and aluminium glazing.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house sits close to roadway; the boundary is marked, in part, by a low timber boarded fence. A driveway providing access to garaging under the house is located at the north corner of the lot.

MATERIALS/STRUCTURE

Timber, concrete block, metal balustrading, corrugated metal roofing.

ALTERATIONS

Addition of basement level conservatory (date unknown). West wing remodelled (post-2012).

RATING

Contributory

REASON FOR RATING

This is a later 20<sup>th</sup> century house on a subdivided section within the original 1908 Macmillan Brown subdivision.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The dwellings in this area chronicle the history of residential development in Macmillan Avenue, and Cashmere more generally, since the late 19<sup>th</sup> century. Throughout the 20<sup>th</sup> century some of the large sections on Macmillan Avenue were subdivided to create additional housing lots.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values arise from the expression of the social status and way of life of its early residents, which is demonstrated by the size and style of its historic houses.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Residential buildings in the area date from the late 1890s onwards and illustrate the fashionable residential styles and typologies of the era in which they were built.

#### CONTEXTUAL SIGNIFICANCE

The house contributes to the established character of the RHA, which arises from the historic development pattern of Macmillan Avenue. The street is notable as an early Cashmere subdivision of upper-middle class houses set in mature gardens. The houses are designed to take in views of the city below and the surrounding landscape.

#### ARCHAEOLOGICAL SIGNIFICANCE

The house site has the potential to reveal archaeological information relating to its pre-1900 use and development.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The dwelling provides an example of the building materials, methods and craft skills that were typical of the period.

#### REFERENCES

Gordon Ogilvie *The Port Hills of Christchurch* (Reed, 1991)

John Small *Here, on the Hill – a century of Cashmere's primary school and community* (Cashmere Primary School, 2000)

John Wilson et al *Christchurch Contextual Historical Overview* (CCC, 2005/2013)

REPORT COMPLETED

11 April 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services



#### HISTORICAL AND SOCIAL SIGNIFICANCE

Together with the dwellings in this area, the buildings associated with the Cashmere Hills Presbyterian Church, chronicle the history of residential and community development in Macmillan Avenue, and Cashmere more generally, since the late 19<sup>th</sup> century. The Cashmere Hills Presbyterian Church opened in August 1929 and a hall to facilitate the church's youth work was erected in c.1936. The former Carrick/Landreth/George house to the south-west of the hall was later acquired by the church; the three, linked buildings continue to serve the local Presbyterian congregation and wider community. The house appears to have been built for Margaret (nee Polson) and Robert Carrick in c.1926. As the previous owner of the lots extending from 4 Macmillan Avenue to the Dyers Pass Road intersection was city contractors Paynter and Hamilton it is possible that they were responsible for the design and/or construction of the dwelling.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values arise from the expression of the social status and way of life of its early residents, which is demonstrated by the size and style of its historic houses.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Residential buildings in the area date from the late 1890s onwards and illustrate the fashionable residential styles and typologies of the era in which they were built.

#### CONTEXTUAL SIGNIFICANCE

The building contributes to the established character of the RHA, which arises from the historic development pattern of Macmillan Avenue. The street is notable as an early Cashmere subdivision of upper-middle class houses set in mature gardens. The houses are designed to take in views of the city below and the surrounding landscape.

#### ARCHAEOLOGICAL SIGNIFICANCE

The church property has the potential to reveal archaeological information relating to its early 20<sup>th</sup> century development, as well as to its pre-1900 use and development.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The building provides an example of the building materials, methods and craft skills that were typical of the period.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

Together with the dwellings in this area, the buildings associated with the Cashmere Hills Presbyterian Church, chronicle the history of residential and community development in Macmillan Avenue, and Cashmere more generally, since the late 19<sup>th</sup> century. The Cashmere Hills Presbyterian Church opened in August 1929 and a hall to facilitate the church's youth work was erected in c.1936. The former Carrick/Landreth/George house to the south-west of the hall was later acquired by the church; the three, linked buildings continue to serve the local Presbyterian congregation and wider community.

REPORT COMPLETED

12 April 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
MACMILLAN AVENUE RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

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ITEM NAME Cashmere Hills Presbyterian Church Parish Office & Community Centre (church hall)

ADDRESS 2 Macmillan Avenue  
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS

N/A

ARCHITECT/DESIGNER

DATE OF CONSTRUCTION

STYLE

Arts and Crafts vernacular

PHYSICAL DESCRIPTION

Single-storey building with irregular L-shaped footprint and gabled roof forms. Board and batten gable ends with louvred vents and scalloped bargeboards; stone feature wall on modern, southern extension. Casement-and-fanlight type fenestration.

CONTEXT/SETTING/LANDSCAPE FEATURES

The building is located at the centre of the church property, flanked by and connected to, the church in the north-east and a former dwelling in the south-west. The church buildings are open to the street and across the road from the Cashmere Village Green.

MATERIALS/STRUCTURE

Timber framing and weatherboard cladding, stone feature wall, corrugated metal roofing.

ALTERATIONS

Cross-gabled extensions at north-east and south corners (early 1960s?). Connecting link between former house and hall (early 1980s?). Foyer addition (Wilkie & Bruce, architects, 2009).

RATING

Defining

REASON FOR RATING

The hall forms a group with the other buildings on the church property, which together make a landmark contribution to the area.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

Together with the dwellings in this area, the buildings associated with the Cashmere Hills Presbyterian Church, chronicle the history of residential and community development in Macmillan Avenue, and Cashmere more generally, since the late 19<sup>th</sup> century. The Cashmere Hills Presbyterian Church opened in August 1929 and a hall to facilitate the church's youth work was erected in c.1936. The former Carrick/Landreth/George house to the south-west of the hall was later acquired by the church; the three, linked buildings continue to serve the local Presbyterian congregation and wider community.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values arise from the expression of the social status and way of life of its early residents, which is demonstrated by the size and style of its historic houses.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Residential buildings in the area date from the late 1890s onwards and illustrate the fashionable residential styles and typologies of the era in which they were built.

#### CONTEXTUAL SIGNIFICANCE

The building contributes to the established character of the RHA, which arises from the historic development pattern of Macmillan Avenue. The street is notable as an early Cashmere subdivision of upper-middle class houses set in mature gardens. The houses are designed to take in views of the city below and the surrounding landscape.

#### ARCHAEOLOGICAL SIGNIFICANCE

The church property has the potential to reveal archaeological information relating to its early 20<sup>th</sup> century development, as well as to its pre-1900 use and development.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The building provides an example of the building materials, methods and craft skills that were typical of the period.

#### REFERENCES

Gordon Ogilvie *The Port Hills of Christchurch* (Reed, 1991)

John Small *Here, on the Hill – a century of Cashmere's primary school and community* (Cashmere Primary School, 2000)

John Wilson et al *Christchurch Contextual Historical Overview* (CCC, 2005/2013)

REPORT COMPLETED

12 April 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

**DISTRICT PLAN – LISTED HERITAGE PLACE  
HERITAGE ASSESSMENT – STATEMENT OF SIGNIFICANCE  
HERITAGE ITEM NUMBER 345  
*CASHMERE HILLS Presbyterian CHURCH AND SETTING – 2  
MACMILLAN AVENUE, CHRISTCHURCH***



**PHOTOGRAPH: M.VAIR-PIOVA, 05/01/2015**

**HISTORICAL AND SOCIAL SIGNIFICANCE**

*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.*

Cashmere Hills Presbyterian Church, more commonly known as Cashmere Presbyterian Church, has high historical and social significance as a parish church that is associated with the development of the Presbyterian Church in Christchurch and the early 20<sup>th</sup> century growth of the suburb of Cashmere. Presbyterian services were first held in Christchurch in 1853 and in the 1906 census 23% of the population New Zealand reported adherence to the church.

By the early 1920s the call for a new parish church in Cashmere was prompted by the increasing settlement of the area, the subdivision of Macmillan Avenue having taken place in 1908. The church was commissioned in 1926 and opened in August 1929. It sustained some damage in the 2010/2011 Canterbury earthquakes but has since been repaired.

**CULTURAL AND SPIRITUAL SIGNIFICANCE**

*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 Tangata Whenua; and/or associations with an identifiable group and esteemed by this group for its cultural values.*

Cashmere Hills Presbyterian Church has high cultural and spiritual significance as a place of Presbyterian worship and community since 1929. The church's setting has cultural significance to tangata whenua as it is recorded that a Maori ara (path) from the base of Cashmere over the Port Hills to Governor's Bay and thence to Rapaki traversed what is today Dyers Pass Road.

## **ARCHITECTURAL AND AESTHETIC SIGNIFICANCE**

*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.*

Cashmere Hills Presbyterian Church has high architectural and aesthetic significance for its Arts and Crafts Gothic Revival styling and association with noted Canterbury architects Cecil Wood and RSD Harman with internal carving by noted carver Frederick Gurnsey. Born and educated in Christchurch, Cecil Wood (1878-1947) became Canterbury's leading inter-war architect, although his reputation extended nationwide. Wood is well known and acclaimed for his domestic architecture but he also made a distinguished contribution to the city's educational, public, commercial, and ecclesiastical architecture. Other churches designed by Wood include St Barnabas's Anglican Church (1925-26) on Fendalton Road and St Paul's Anglican Church at Tai Tapu (1930-31). Wood also designed the house 'Chellowdean' at 1 Macmillan Avenue, which was built in 1922.

In 1927 the project was taken over by Wood's partner RSD Harman, while Wood was overseas. Harman oversaw the construction of the church, producing the working drawings, and also designing woodwork for the interior and exterior. Harman is best known for his design of the Church of the Good Shepherd, Tekapo (1935).

Cashmere Hills Presbyterian Church is typical of the carefully crafted Arts and Craft style buildings of Wood's practice. It is a single storey stone church with steeply pitched slate gable roof. Two dormer windows are set upon the roof on each side of nave. The sanctuary and vestries have separate gable roofs. R J Seward extended the west end of the church and added the castellated bell tower in 1960-61. In 2009 a new link extension between church and hall was built and the work undertaken to designs by Wilkie and Bruce.

## **TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE**

*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.*

Cashmere Hills Presbyterian Church has technological and craftsmanship significance relating to the materials used in its construction and the quality of its architectural detailing. The outer walls of random rubble construction are made of Port Hills basalt, randomly interspersed with various coloured rocks, including red tuff from Tai Tapu. The interior uses Timaru basalt, Mt Somers sandstone, and Oamaru stone.

The craftsmanship significance of the church is enhanced by the fine arts carving of Frederick Gurnsey (1868-1953), which can often be found in churches designed by both

Wood and Harman throughout Canterbury. Gurnsey carved the communion table and pulpit. Gurnsey's was a well-known Christchurch artist with works such as the ChristChurch Anglican Cathedral reredos, and carvings and furnishings in the Cathedral's Chapel of St Michael and St George (1932–51). Other major works in Christchurch include carvings for the Bridge of Remembrance in Christchurch

## **CONTEXTUAL SIGNIFICANCE**

*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.*

The Cashmere Hills Presbyterian Church and its setting has high contextual significance for its landmark presence on Dyers Pass Road and its relationship with the Village Green on the other side of Macmillan Avenue. The church forms a group with the parish hall and the parish office and community centre. The latter is a 1920s Domestic Revival former dwelling that may have been the church manse at one time.

Macmillan Avenue is notable as an early Cashmere subdivision of houses set in large well planted gardens. The houses are designed to accommodate the views of the city below and the surrounding landscape. The Arts and Crafts Presbyterian church is in keeping stylistically with the early 20th century houses in the area and with the loss of so many stone buildings in the city following the 2010 and 2011 Canterbury earthquakes the landmark value of the church beyond its immediate setting has been increased.

## **ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE**

*Archaeological or scientific values that demonstrate or are associated with: the potential to provide information through physical or scientific evidence an understanding about social historical, cultural, spiritual, technological or other values of past events, activities, structures or people.*

The Cashmere Hills Presbyterian Church and its setting has archaeological significance because of the potential to provide archaeological evidence relating to past building construction methods and materials, and human activity on the site, including that which occurred prior to 1900. Originally an overland route for Maori travelling to Rapaki, Dyers Pass Road was used as a stock route through the latter half of the 19th century.

## **ASSESSMENT STATEMENT**

Cashmere Hills Presbyterian Church and its setting has overall high significance to Christchurch, including Banks Peninsula. The church and setting has high historical significance for its association with the Presbyterian Church and as a reflection of the development of Cashmere in the early 20<sup>th</sup> century. Cashmere Hills Presbyterian Church and its setting has high cultural and spiritual significance as a place of Christian worship since 1929. The church has high architectural and aesthetic significance as an Arts and Crafts Gothic Revival style building associated with Cecil Wood and R S D Harman with internal carving by noted carver Frederick Gurnsey. It has craftsmanship and technological significance in both the exterior and interior of the church including the use of local stone and

Frederick Gurnsey's carved communion table and pulpit. Cashmere Hills Presbyterian Church and its setting has high contextual significance given its prominent corner location, relation to Dyers Pass Road's Village Green and the scarcity of stone churches in the city since the 2010 and 2011 Canterbury earthquakes. The Church and its setting has archaeological significance because of the potential to provide archaeological evidence relating to past building construction methods and materials, and human activity on the site, including that which occurred prior to 1900.

#### REFERENCES:

RMA 920520085 Approved resource consent dated 21 June 2012.

Gordon Ogilvie *The Port Hills of Christchurch* (Christchurch, 2009 edition)

Historic place # 1842 – Heritage NZ List

<http://www.heritage.org.nz/the-list/details/1842>

<http://www.teara.govt.nz/en/biographies/3g26/gurnsey-frederick-george>

Exhibition catalogue: 'Arts and Crafts churches of Canterbury: School of Fine Arts Gallery, University of Canterbury, Christchurch, 12 to 30 August 1996 (Christchurch, 1996)

**REPORT DATED: 19 JANUARY 2015**

PLEASE NOTE THIS ASSESSMENT IS BASED ON INFORMATION AVAILABLE AT THE TIME OF WRITING. DUE TO THE ONGOING NATURE OF HERITAGE RESEARCH, FUTURE REASSESSMENT OF THIS HERITAGE ITEM MAY BE NECESSARY TO REFLECT ANY CHANGES IN KNOWLEDGE AND UNDERSTANDING OF ITS HERITAGE SIGNIFICANCE.

PLEASE USE IN CONJUNCTION WITH THE CCC HERITAGE FILES.



#### HISTORICAL AND SOCIAL SIGNIFICANCE

The dwellings in this area chronicle the history of residential development in Macmillan Avenue, and Cashmere more generally, since the late 19<sup>th</sup> century. The house may have been part of Annie Townend's 1907 Sumner house, which was moved from The Esplanade to 8 Macmillan Avenue in the latter half of 1911. Maud Tabart (died 1939) was bequeathed 'Glenholme' (8 Macmillan Avenue) in 1914 and, with the house at what is now 3A possibly serving as Glenholme's motor house, the house at #3 appears to have been the home of Miss Tabart's chauffeur and motor mechanic Percy Robinson. Robinson married Ethel Arbuckle in 1912 and the couple had at least two children. The house remains in residential use.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values arise from the expression of the social status and way of life of its early residents, which is demonstrated by the size and style of its historic houses.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Residential buildings in the area date from the late 1890s onwards and illustrate the fashionable residential styles and typologies of the era in which they were built.

#### CONTEXTUAL SIGNIFICANCE

The house contributes to the established character of the RHA, which arises from the historic development pattern of Macmillan Avenue. The street is notable as an early Cashmere subdivision of upper-middle class houses set in mature gardens. The houses are designed to take in views of the city below and the surrounding landscape.

#### ARCHAEOLOGICAL SIGNIFICANCE

The house site has the potential to reveal archaeological information relating to its early 20<sup>th</sup> century development, as well as to its pre-1900 use and development.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The dwelling provides an example of the building materials, methods and craft skills that were typical of the period.

#### REFERENCES

Gordon Ogilvie *The Port Hills of Christchurch* (Reed, 1991)

John Small *Here, on the Hill – a century of Cashmere's primary school and community* (Cashmere Primary School, 2000)

John Wilson et al *Christchurch Contextual Historical Overview* (CCC, 2005/2013)

REPORT COMPLETED

11 April 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services



#### HISTORICAL AND SOCIAL SIGNIFICANCE

The dwellings in this area chronicle the history of residential development in Macmillan Avenue, and Cashmere more generally, since the late 19<sup>th</sup> century. Annie Townend's 1907 Sumner house, which was moved from The Esplanade to 8 Macmillan Avenue in the latter half of 1911, was bequeathed to Maud Tabart (died 1939) in 1914. It would appear that 3A was Glenholme's motor house, with the house at #3 having been the home of Miss Tabart's chauffeur and motor mechanic Percy Robinson. The lot was subdivided to its current extent in 1969; which offers a possible date for the house's conversion to residential use, in which it remains.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values arise from the expression of the social status and way of life of its early residents, which is demonstrated by the size and style of its historic houses.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Residential buildings in the area date from the late 1890s onwards and illustrate the fashionable residential styles and typologies of the era in which they were built.

#### CONTEXTUAL SIGNIFICANCE

The house contributes to the established character of the RHA, which arises from the historic development pattern of Macmillan Avenue. The street is notable as an early Cashmere subdivision of upper-middle class houses set in mature gardens. The houses are designed to take in views of the city below and the surrounding landscape.

#### ARCHAEOLOGICAL SIGNIFICANCE

The house site has the potential to reveal archaeological information relating to its early 20<sup>th</sup> century development, as well as to its pre-1900 use and development.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The dwelling provides an example of the building materials, methods and craft skills that were typical of the period.

#### REFERENCES

Gordon Ogilvie *The Port Hills of Christchurch* (Reed, 1991)

John Small *Here, on the Hill – a century of Cashmere's primary school and community* (Cashmere Primary School, 2000)

John Wilson et al *Christchurch Contextual Historical Overview* (CCC, 2005/2013)

REPORT COMPLETED

11 April 2022

Gordon Ogilvie *The Port Hills of Christchurch* (Phillips & King 2009 ed.)

REPORT COMPLETED

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services



#### HISTORICAL AND SOCIAL SIGNIFICANCE

The dwellings in this area chronicle the history of residential development in Macmillan Avenue, and Cashmere more generally, since the late 19<sup>th</sup> century. This house appears to have been built for Margaret and Robert Crawford. Margaret Crawford remained in the house after Robert's death in 1936; since her death in 1946 the house has passed through other hands and remains in residential use.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values arise from the expression of the social status and way of life of its early residents, which is demonstrated by the size and style of its historic houses.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Residential buildings in the area date from the late 1890s onwards and illustrate the fashionable residential styles and typologies of the era in which they were built. As the previous owner of the lots extending from 4 Macmillan Avenue to the Dyers Pass Road intersection was city contractors Paynter and Hamilton it is possible that they were responsible for the design and/or construction of the Crawford dwelling.

#### CONTEXTUAL SIGNIFICANCE

The house contributes to the established character of the RHA, which arises from the historic development pattern of Macmillan Avenue. The street is notable as an early Cashmere subdivision of upper-middle class houses set in mature gardens. The houses are designed to take in views of the city below and the surrounding landscape.

#### ARCHAEOLOGICAL SIGNIFICANCE

The house site has the potential to reveal archaeological information relating to its early 20<sup>th</sup> century development, as well as to its pre-1900 use and development.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The dwelling provides an example of the building materials, methods and craft skills that were typical of the period.

#### REFERENCES

Gordon Ogilvie *The Port Hills of Christchurch* (Reed, 1991)

John Small *Here, on the Hill – a century of Cashmere's primary school and community* (Cashmere Primary School, 2000)

John Wilson et al *Christchurch Contextual Historical Overview* (CCC, 2005/2013)

REPORT COMPLETED

12 April 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
MACMILLAN AVENUE RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                    former Penny house  
ADDRESS                     4A Macmillan Avenue  
                                     Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	c. 1981

STYLE

Modern bungalow

PHYSICAL DESCRIPTION

Two-storeyed dwelling with rectangular footprint and low-pitched gable roof; integrated garage. Cross-gabled bay extends to form garage on south elevation; casement windows. Ground floor is below road level.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house is located on a sloping site within a mature garden setting. Vegetation partially screens the house from view and marks the road boundary. Access to the internal garage is via a short concrete drive.

MATERIALS/STRUCTURE

Timber framing, fibre cement weatherboard cladding, Decramastic tile roof.

ALTERATIONS

Unknown, if any.

RATING

Contributory

REASON FOR RATING

Modern, single-family home on a portion of an original 1908 Macmillan Brown subdivided lot.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The dwellings in this area chronicle the history of residential development in Macmillan Avenue, and Cashmere more generally, since the late 19<sup>th</sup> century. The house stands on the south-easterly part of Lot 43 of the original Macmillan Brown subdivision, which was transferred to Annie Townend in 1911. It remained undeveloped for many years, with the exception of one or two auxiliary structures at mid-century, but was finally built on in c.1981, most likely by Patricia and John Penny; the latter was a university academic. The house remains in residential use.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values arise from the expression of the social status and way of life of its early residents, which is demonstrated by the size and style of its historic houses.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Residential buildings in the area date from the late 1890s onwards and illustrate the fashionable residential styles and typologies of the era in which they were built.

#### CONTEXTUAL SIGNIFICANCE

The house contributes to the established character of the RHA, which arises from the historic development pattern of Macmillan Avenue. The street is notable as an early Cashmere subdivision of upper-middle class houses set in mature gardens. The houses are designed to take in views of the city below and the surrounding landscape.

#### ARCHAEOLOGICAL SIGNIFICANCE

The house site has the potential to reveal archaeological information relating to its early 20<sup>th</sup> century development, as well as to its pre-1900 use and development. There were structures on the site before the house was erected; possibly providing garaging for a neighbouring property.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The dwelling provides an example of the building materials, methods and craft skills that were typical of the period.

#### REFERENCES

Gordon Ogilvie *The Port Hills of Christchurch* (Reed, 1991)

John Small *Here, on the Hill – a century of Cashmere's primary school and community* (Cashmere Primary School, 2000)

John Wilson et al *Christchurch Contextual Historical Overview* (CCC, 2005/2013)

REPORT COMPLETED

12 April 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services



#### HISTORICAL AND SOCIAL SIGNIFICANCE

The dwellings in this area chronicle the history of residential development in Macmillan Avenue, and Cashmere more generally, since the late 19<sup>th</sup> century. This house appears to have been built for Charles Newell, a dental surgeon, in late 1910. It was purchased by Annie Townend of 'Glenmark' and 'Mona Vale' in May 1911 and then inherited by Julia Crosby in 1914. Julia Crosby (1836-1917) had settled in Canterbury with her husband John (died 1889) in 1863. When the house passed to Mrs Crosby it was known as 'Glenmayer'. It was the home of Florence (nee Burnard) and Arthur Wells (1889-1972), a company secretary, by 1923 and remained in their possession until the late 1940s. The house has since passed through other hands and remains in residential use.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values arise from the expression of the social status and way of life of its early residents, which is demonstrated by the size and style of its historic houses.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Residential buildings in the area date from the late 1890s onwards and illustrate the fashionable residential styles and typologies of the era in which they were built.

#### CONTEXTUAL SIGNIFICANCE

The house contributes to the established character of the RHA, which arises from the historic development pattern of Macmillan Avenue. The street is notable as an early Cashmere subdivision of upper-middle class houses set in mature gardens. The houses are designed to take in views of the city below and the surrounding landscape.

#### ARCHAEOLOGICAL SIGNIFICANCE

The house site has the potential to reveal archaeological information relating to its early 20<sup>th</sup> century development, as well as to its pre-1900 use and development.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The dwelling provides an example of the building materials, methods and craft skills that were typical of the period.

#### REFERENCES

Gordon Ogilvie *The Port Hills of Christchurch* (Reed, 1991)

John Small *Here, on the Hill – a century of Cashmere's primary school and community* (Cashmere Primary School, 2000)

John Wilson et al *Christchurch Contextual Historical Overview* (CCC, 2005/2013)

REPORT COMPLETED

11 April 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
MACMILLAN AVENUE RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

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ITEM NAME 'Glenholme', former Townend / Tabart house

ADDRESS 8 Macmillan Avenue  
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS HNZPT LIST ENTRY STATUS

N/A N/A

ARCHITECT/DESIGNER Unknown

DATE OF CONSTRUCTION 1907

STYLE

English Domestic Revival

PHYSICAL DESCRIPTION

A multi-level dwelling with rectangular footprint and twin gable roof. Cross-gabled extension at south corner; balconies have decorative balustrading and post brackets. Double-hung sash and casement-and-fanlight type fenestration. External staircase in south extension provides access to upper floor. First floor balconies offer expansive views over the city towards the Southern Alps.

CONTEXT/SETTING/LANDSCAPE FEATURES

The building is centrally located with a stand-alone garage at the west corner and mature trees marking the perimeter of the lot, including the road boundary.

MATERIALS/STRUCTURE

Timber framing and weatherboard cladding, corrugated metal roofing.

ALTERATIONS

Relocated from Sumner (1911). Conversion into flats (pre-1947).

RATING

Defining

REASON FOR RATING

An early 20<sup>th</sup> century dwelling that is typical of the large-scale dwellings erected in Macmillan Avenue and is associated with two other residential buildings in the street.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The dwellings in this area chronicle the history of residential development in Macmillan Avenue, and Cashmere more generally, since the late 19<sup>th</sup> century. Annie Townend of 'Glenmark' and 'Mona Vale', acquired a large number of lots in Macmillan Brown's 1908 subdivision in 1911. Her 1907 Sumner house was moved from The Esplanade to 8 Macmillan Avenue in the latter half of 1911. Maud Tabart (died 1939) was bequeathed 'Glenholme' in 1914; the house at what is now 3A possibly served as Glenholme's motor house while the house at #3 appears to have been the home of Miss Tabart's chauffeur and motor mechanic Percy Robinson. After Miss Tabart's death the property was bought by WJ Scott, who lived at 47 Macmillan Avenue. By 1947 the building had been converted into six flats; two years later it was severely damaged by fire. At the time of the fire the occupants included Messrs Rosenberg and Prior, who were university lecturers. The flats were subsequently reinstated; more recently the building was sold in an 'as is, where is' condition' and is currently unoccupied.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values arise from the expression of the social status and way of life of its early residents, which is demonstrated by the size and style of its historic houses.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Residential buildings in the area date from the late 1890s onwards and illustrate the fashionable residential styles and typologies of the era in which they were built.

#### CONTEXTUAL SIGNIFICANCE

The house contributes to the established character of the RHA, which arises from the historic development pattern of Macmillan Avenue. The street is notable as an early Cashmere subdivision of upper-middle class houses set in mature gardens. The houses are designed to take in views of the city below and the surrounding landscape.

#### ARCHAEOLOGICAL SIGNIFICANCE

The house site has the potential to reveal archaeological information relating to its early 20<sup>th</sup> century development, as well as to its pre-1900 use and development.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The dwelling provides an example of the building materials, methods and craft skills that were typical of the period.

#### REFERENCES

- Gordon Ogilvie *The Port Hills of Christchurch* (Reed, 1991)  
John Small *Here, on the Hill – a century of Cashmere's primary school and community* (Cashmere Primary School, 2000)  
John Wilson et al *Christchurch Contextual Historical Overview* (CCC, 2005/2013)

REPORT COMPLETED

12 April 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services



#### HISTORICAL AND SOCIAL SIGNIFICANCE

The dwellings in this area chronicle the history of residential development in Macmillan Avenue, and Cashmere more generally, since the late 19<sup>th</sup> century. This house appears to have been built for Patricia and Frederick Thrower, a Sydenham jeweller and watchmaker, who had previously lived in Cracroft Terrace. The house has since passed through other hands and remains in residential use.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values arise from the expression of the social status and way of life of its early residents, which is demonstrated by the size and style of its historic houses.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Residential buildings in the area date from the late 1890s onwards and illustrate the fashionable residential styles and typologies of the era in which they were built.

#### CONTEXTUAL SIGNIFICANCE

The house contributes to the established character of the RHA, which arises from the historic development pattern of Macmillan Avenue. The street is notable as an early Cashmere subdivision of upper-middle class houses set in mature gardens. The houses are designed to take in views of the city below and the surrounding landscape.

#### ARCHAEOLOGICAL SIGNIFICANCE

The house site has the potential to reveal archaeological information relating to its early 20<sup>th</sup> century development, as well as to its pre-1900 use and development.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The dwelling provides an example of the building materials, methods and craft skills that were typical of the period.

#### REFERENCES

Gordon Ogilvie *The Port Hills of Christchurch* (Reed, 1991)

John Small *Here, on the Hill – a century of Cashmere's primary school and community* (Cashmere Primary School, 2000)

John Wilson et al *Christchurch Contextual Historical Overview* (CCC, 2005/2013)

REPORT COMPLETED

11 April 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
MACMILLAN AVENUE RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                    House  
ADDRESS                    11 Macmillan Avenue  
                                  Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	c. 1955

STYLE

Mid-century Ranch

PHYSICAL DESCRIPTION

Two-storey dwelling with irregular rectangular footprint and flat roof. Integrated garage on ground floor, overhanging eaves, large picture and casement type windows. Open metal steps lead to main entry on first floor.

CONTEXT/SETTING/LANDSCAPE FEATURES

The property is open to street with a low concrete fence defining the street boundary. A concrete driveway provides access to garaging on the ground floor.

MATERIALS/STRUCTURE

Stucco cladding.

ALTERATIONS

Unknown, if any.

RATING

Contributory

REASON FOR RATING

A post-war house that is consistent with the single-family character of the RHA but stands on a section subdivided from three of the original 1908 Macmillan Brown subdivision lots.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The dwellings in this area chronicle the history of residential development in Macmillan Avenue, and Cashmere more generally, since the late 19<sup>th</sup> century.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values arise from the expression of the social status and way of life of its early residents, which is demonstrated by the size and style of its historic houses.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Residential buildings in the area date from the late 1890s onwards and illustrate the fashionable residential styles and typologies of the era in which they were built.

#### CONTEXTUAL SIGNIFICANCE

The house contributes to the established character of the RHA, which arises from the historic development pattern of Macmillan Avenue. The street is notable as an early Cashmere subdivision of upper-middle class houses set in mature gardens. The houses are designed to take in views of the city below and the surrounding landscape.

#### ARCHAEOLOGICAL SIGNIFICANCE

The house site has the potential to reveal archaeological information relating to its early 20<sup>th</sup> century development, as well as to its pre-1900 use and development.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The dwelling provides an example of the building materials, methods and craft skills that were typical of the period.

#### REFERENCES

Gordon Ogilvie *The Port Hills of Christchurch* (Reed, 1991)

John Small *Here, on the Hill – a century of Cashmere's primary school and community* (Cashmere Primary School, 2000)

John Wilson et al *Christchurch Contextual Historical Overview* (CCC, 2005/2013)

REPORT COMPLETED

11 April 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
MACMILLAN AVENUE RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                      Townhouse  
ADDRESS                        2/12 Macmillan Avenue  
   Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	Later 1990s

STYLE

Contemporary

PHYSICAL DESCRIPTION

Duplex townhouse with irregular footprint and hipped roof forms. Attached garage occupies nearly the full width of the lot adjacent to the road boundary. Pathway along south-west boundary provides access to entrance door. Casement windows.

CONTEXT/SETTING/LANDSCAPE FEATURES

The townhouse is the southerly of a duplex that occupies most of the subdivided lot. While the road boundary is partly marked by vegetation, the majority of the frontage is occupied by a driveway providing access to garaging. The distinction between the two lots is marked by a shared letterbox wall and trees.

MATERIALS/STRUCTURE

Cement render, tile roof.

ALTERATIONS

Unknown, if any.

RATING

Neutral

REASON FOR RATING

Contemporary duplex townhouse with asphalted driveway rather than garden setting adjacent to the roadway.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The dwellings in this area chronicle the history of residential development in Macmillan Avenue, and Cashmere more generally, since the late 19<sup>th</sup> century. There was a house on the site by the later 1940s; this was replaced by duplex townhouses in the later 1990s.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values arise from the expression of the social status and way of life of its early residents, which is demonstrated by the size and style of its historic houses.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Residential buildings in the area date from the late 1890s onwards and illustrate the fashionable residential styles and typologies of the era in which they were built.

#### CONTEXTUAL SIGNIFICANCE

The house contributes to the established character of the RHA, which arises from the historic development pattern of Macmillan Avenue. The street is notable as an early Cashmere subdivision of upper-middle class houses set in mature gardens. The houses are designed to take in views of the city below and the surrounding landscape.

#### ARCHAEOLOGICAL SIGNIFICANCE

The house site has the potential to reveal archaeological information relating to its early 20<sup>th</sup> century development, as well as to its pre-1900 use and development.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The dwelling provides an example of the building materials, methods and craft skills that were typical of the period.

#### REFERENCES

Gordon Ogilvie *The Port Hills of Christchurch* (Reed, 1991)

John Small *Here, on the Hill – a century of Cashmere's primary school and community* (Cashmere Primary School, 2000)

John Wilson et al *Christchurch Contextual Historical Overview* (CCC, 2005/2013)

REPORT COMPLETED

12 April 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
MACMILLAN AVENUE RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                      Townhouse  
ADDRESS                        1/12 Macmillan Avenue  
   Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	Later 1990s

STYLE

Contemporary

PHYSICAL DESCRIPTION

Duplex townhouse with irregular footprint and hipped roof forms. Attached garage at right angles to road boundary. Panelled entrance door and casement windows.

CONTEXT/SETTING/LANDSCAPE FEATURES

The townhouse is the northerly of a duplex that occupies most of the subdivided lot. The road boundary is partly marked by vegetation; the remainder of the frontage is occupied by a driveway providing access to a parking area and garaging. The distinction between the two lots is marked by a shared letterbox wall and trees.

MATERIALS/STRUCTURE

Cement render, tile roof.

ALTERATIONS

Unknown, if any.

RATING

Neutral

REASON FOR RATING

Contemporary duplex townhouse with asphalted driveway rather than garden setting adjacent to the roadway.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The dwellings in this area chronicle the history of residential development in Macmillan Avenue, and Cashmere more generally, since the late 19<sup>th</sup> century. There was a house on the site by the later 1940s; this was replaced by duplex townhouses in the later 1990s.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values arise from the expression of the social status and way of life of its early residents, which is demonstrated by the size and style of its historic houses.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Residential buildings in the area date from the late 1890s onwards and illustrate the fashionable residential styles and typologies of the era in which they were built.

#### CONTEXTUAL SIGNIFICANCE

The house contributes to the established character of the RHA, which arises from the historic development pattern of Macmillan Avenue. The street is notable as an early Cashmere subdivision of upper-middle class houses set in mature gardens. The houses are designed to take in views of the city below and the surrounding landscape.

#### ARCHAEOLOGICAL SIGNIFICANCE

The house site has the potential to reveal archaeological information relating to its early 20<sup>th</sup> century development, as well as to its pre-1900 use and development.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The dwelling provides an example of the building materials, methods and craft skills that were typical of the period.

#### REFERENCES

Gordon Ogilvie *The Port Hills of Christchurch* (Reed, 1991)

John Small *Here, on the Hill – a century of Cashmere's primary school and community* (Cashmere Primary School, 2000)

John Wilson et al *Christchurch Contextual Historical Overview* (CCC, 2005/2013)

REPORT COMPLETED

12 April 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
MACMILLAN AVENUE RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                    former Bennett house

ADDRESS                    14 Macmillan Avenue  
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS

N/A

HNZPT LIST ENTRY STATUS

N/A

ARCHITECT/DESIGNER

Collins & Harman, architects

DATE OF CONSTRUCTION

c.1911

STYLE

English Domestic Revival

PHYSICAL DESCRIPTION

Two-storey dwelling with L-shaped footprint and gable roof forms. Shingled gable ends, exposed rafters, leadlight casement windows. First floor shutters and boxed bay windows with brackets.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house is built close to the road boundary and extends along the south-western boundary of the lot. A brick wall marks the road boundary, into which is set an arched entrance gate, a secondary entrance and, in the west corner, a two-car garage.

MATERIALS/STRUCTURE

Timber framing, board-and-batten and weatherboard cladding, brick chimneys, corrugated metal roofing.

ALTERATIONS

Chimneys reconstructed (post-EQs).

RATING

Defining

REASON FOR RATING

This architecturally-designed house dates to the early 20<sup>th</sup> century and retains its original form and features.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The dwellings in this area chronicle the history of residential development in Macmillan Avenue, and Cashmere more generally, since the late 19<sup>th</sup> century. This house was built for Jessie (nee Coward) and Arthur Bennett, the latter was the general manager of the NZ Shipping Company. The Bennett family held the property until Arthur's death in 1928, when it was transferred to John Hall, a Christchurch famer. In 1944 the property became the home of Ronald Yates, an Auckland seed merchant; since 1961 it has passed through other hands and remains in residential use.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values arise from the expression of the social status and way of life of its early residents, which is demonstrated by the size and style of its historic houses.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Residential buildings in the area date from the late 1890s onwards and illustrate the fashionable residential styles and typologies of the era in which they were built.

#### CONTEXTUAL SIGNIFICANCE

The house contributes to the established character of the RHA, which arises from the historic development pattern of Macmillan Avenue. The street is notable as an early Cashmere subdivision of upper-middle class houses set in mature gardens. The houses are designed to take in views of the city below and the surrounding landscape.

#### ARCHAEOLOGICAL SIGNIFICANCE

The house site has the potential to reveal archaeological information relating to its early 20<sup>th</sup> century development, as well as to its pre-1900 use and development.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

A high level of craftsmanship is evident in keeping with the upper-middle class context and the supervision of a professional architect.

#### REFERENCES

Gordon Ogilvie *The Port Hills of Christchurch* (Reed, 1991)

John Small *Here, on the Hill – a century of Cashmere's primary school and community* (Cashmere Primary School, 2000)

John Wilson et al *Christchurch Contextual Historical Overview* (CCC, 2005/2013)

REPORT COMPLETED

12 April 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services



#### HISTORICAL AND SOCIAL SIGNIFICANCE

The dwellings in this area chronicle the history of residential development in Macmillan Avenue, and Cashmere more generally, since the late 19<sup>th</sup> century. The first stage of this house appears to have been built for Elizabeth (nee Sansom, 1878-1947) and Harry Fraer (1873-1953), a draper's assistant with Beath & Co., who had married in 1902. The couple had two children and later lived in Dyers Pass Road. The property was transferred to FC Jenkin in April 1919 and then to Alexander Foreman in December of the following year. It was the home of Frances and Francis Belton, a gas engineer, from 1926 until 1942; during which time the northern wing was erected. It has since passed through other hands.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values arise from the expression of the social status and way of life of its early residents, which is demonstrated by the size and style of its historic houses.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Residential buildings in the area date from the late 1890s onwards and illustrate the fashionable residential styles and typologies of the era in which they were built.

#### CONTEXTUAL SIGNIFICANCE

The house contributes to the established character of the RHA, which arises from the historic development pattern of Macmillan Avenue. The street is notable as an early Cashmere subdivision of upper-middle class houses set in mature gardens. The houses are designed to take in views of the city below and the surrounding landscape.

#### ARCHAEOLOGICAL SIGNIFICANCE

The house site has the potential to reveal archaeological information relating to its early 20<sup>th</sup> century development, as well as to its pre-1900 use and development.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The dwelling provides an example of the building materials, methods and craft skills that were typical of the period.

#### REFERENCES

Gordon Ogilvie *The Port Hills of Christchurch* (Reed, 1991)

John Small *Here, on the Hill – a century of Cashmere's primary school and community* (Cashmere Primary School, 2000)

John Wilson et al *Christchurch Contextual Historical Overview* (CCC, 2005/2013)

REPORT COMPLETED

11 April 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
MACMILLAN AVENUE RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                    former Hardie house  
ADDRESS                     15A Macmillan Avenue  
                                     Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Don Donnithorne, architect
DATE OF CONSTRUCTION	c.1966-68

STYLE

Canterbury Regionalism

PHYSICAL DESCRIPTION

Multi-level dwelling with rectangular footprint and varied roof forms, including a steeply pitched gable roof with ridgeline running perpendicular to the roadway. East elevation overlooking the street has first floor, cantilevered balcony over integrated garage. Feature stone wall on north elevation sheltered by gable roof.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house is located on an elevated site and largely occupies the full width of the lot. Access to the integrated garaging is via a concrete driveway which is flanked by concrete steps to the north. Vegetation marks the remainder of the road boundary.

MATERIALS/STRUCTURE

Concrete block, stone, timber, corrugated metal roofing.

ALTERATIONS

Garage door replaced? (date unknown).

RATING

Defining

REASON FOR RATING

This mid-century dwelling was the first to be erected on Lot 28 of the 1908 Macmillan Brown subdivision; it is architecturally-designed and associated with a notable Cantabrian.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The dwellings in this area chronicle the history of residential development in Macmillan Avenue, and Cashmere more generally, since the late 19<sup>th</sup> century. The house was built for Enid and Norman Hardie (1924-2017); the latter was a mountaineer who was secretary to the 1953 British Expedition to Everest during which Hillary and Tensing Norgay reached the peak of the world's tallest mountain. Norman Hardie was an accomplished mountaineer in his own right and director of Hillary's Himalayan Trust for 22 years. The house is no longer owned by the Hardie family but remains in residential use.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values arise from the expression of the social status and way of life of its early residents, which is demonstrated by the size and style of its historic houses.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Residential buildings in the area date from the late 1890s onwards and illustrate the fashionable residential styles and typologies of the era in which they were built. The Macmillan Brown Library at the University of Canterbury holds Don Donnithorne's drawings for the Hardie house.

#### CONTEXTUAL SIGNIFICANCE

The house contributes to the established character of the RHA, which arises from the historic development pattern of Macmillan Avenue. The street is notable as an early Cashmere subdivision of upper-middle class houses set in mature gardens. The houses are designed to take in views of the city below and the surrounding landscape.

#### ARCHAEOLOGICAL SIGNIFICANCE

The house site has the potential to reveal archaeological information relating to its pre-1900 use and development.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The dwelling provides an example of the building materials, methods and craft skills that were typical of the period.

#### REFERENCES

Gordon Ogilvie *The Port Hills of Christchurch* (Reed, 1991)

John Small *Here, on the Hill – a century of Cashmere's primary school and community* (Cashmere Primary School, 2000)

John Wilson et al *Christchurch Contextual Historical Overview* (CCC, 2005/2013)

REPORT COMPLETED

12 April 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
MACMILLAN AVENUE RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

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ITEM NAME                    House  
ADDRESS                    16 Macmillan Avenue  
                                  Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	c.2015

STYLE

Contemporary bungalow

PHYSICAL DESCRIPTION

Single-storey dwelling with rectangular footprint and gabled roof with hip at rear. Symmetrical, south-east-facing, façade; entrance door has sidelight and is flanked by paired casement windows.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house occupies the full width of the narrow lot with a stand-alone, gable-roofed garage in the front yard and a garden at the rear (north-west) of the site.

MATERIALS/STRUCTURE

Weatherboard and plaster cladding, metal roofing.

ALTERATIONS

N/A

RATING

Neutral

REASON FOR RATING

This house replaced a 1918 dwelling, which had previously been remodelled, after the Canterbury earthquakes.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The dwellings in this area chronicle the history of residential development in Macmillan Avenue, and Cashmere more generally, since the late 19<sup>th</sup> century. This house replaced an earlier dwelling that had originally been built for the poet Jessie Mackay and her sister Georgina in 1918. The two sisters never married and their house became a place of 'pilgrimage' for writers and humanitarians from all over New Zealand. The current house was erected after the Canterbury earthquakes 2010/11.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values arise from the expression of the social status and way of life of its early residents, which is demonstrated by the size and style of its historic houses.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Residential buildings in the area date from the late 1890s onwards and illustrate the fashionable residential styles and typologies of the era in which they were built.

#### CONTEXTUAL SIGNIFICANCE

The house contributes to the established character of the RHA, which arises from the historic development pattern of Macmillan Avenue. The street is notable as an early Cashmere subdivision of upper-middle class houses set in mature gardens. The houses are designed to take in views of the city below and the surrounding landscape.

#### ARCHAEOLOGICAL SIGNIFICANCE

The house site has the potential to reveal archaeological information relating to its early 20<sup>th</sup> century development, as well as to its pre-1900 use and development.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The dwelling provides an example of the building materials, methods and craft skills that were typical of the period.

#### REFERENCES

Gordon Ogilvie *The Port Hills of Christchurch* (Reed, 1991)

John Small *Here, on the Hill – a century of Cashmere's primary school and community* (Cashmere Primary School, 2000)

John Wilson et al *Christchurch Contextual Historical Overview* (CCC, 2005/2013)

REPORT COMPLETED

14 April 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services



#### HISTORICAL AND SOCIAL SIGNIFICANCE

The dwellings in this area chronicle the history of residential development in Macmillan Avenue, and Cashmere more generally, since the late 19<sup>th</sup> century. Lot 29 of Macmillan Brown's 1908 subdivision was acquired by Lydia Griffin, the wife of the Rev Thomas Griffin, a Methodist minister then stationed in Greymouth, in September 1910. Lydia Griffin (nee De Carteret, died 1923) raised a mortgage on the property with State Advances in April 1911, which suggests the construction date of the dwelling. The property was transferred to Isabella Schneider, the wife of Johnathan Schneider, a clerk, in August 1918. Isabella was one of the Griffins' four daughters; she had married in 1909 and was in residence in Macmillan Avenue with her husband from 1911. From 1925 until 1950 #17 was owned by Emma Wilson, a widow; after a period in residence, it appears she let the property to Thomas McGregor and then Jocelyn Clarke. Since 1950 the house has since passed through other hands and remains in residential use.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values arise from the expression of the social status and way of life of its early residents, which is demonstrated by the size and style of its historic houses.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Residential buildings in the area date from the late 1890s onwards and illustrate the fashionable residential styles and typologies of the era in which they were built.

#### CONTEXTUAL SIGNIFICANCE

The house contributes to the established character of the RHA, which arises from the historic development pattern of Macmillan Avenue. The street is notable as an early Cashmere subdivision of upper-middle class houses set in mature gardens. The houses are typically designed to take in views of the city below and the surrounding landscape.

#### ARCHAEOLOGICAL SIGNIFICANCE

The house site has the potential to reveal archaeological information relating to its early 20<sup>th</sup> century development, as well as to its pre-1900 use and development.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The dwelling provides an example of the building materials, methods and craft skills that were typical of the period.

#### REFERENCES

Gordon Ogilvie *The Port Hills of Christchurch* (Reed, 1991)

John Small *Here, on the Hill – a century of Cashmere's primary school and community* (Cashmere Primary School, 2000)

John Wilson et al *Christchurch Contextual Historical Overview* (CCC, 2005/2013)

#### REPORT COMPLETED

#### AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
MACMILLAN AVENUE RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

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ITEM NAME House  
ADDRESS 18 Macmillan Avenue  
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS N/A  
HNZPT LIST ENTRY STATUS N/A  
ARCHITECT/DESIGNER Allfrey & South, architects; Hillview Construction, contractors  
DATE OF CONSTRUCTION 2020  
STYLE Contemporary bungalow  
PHYSICAL DESCRIPTION Two-storey dwelling with irregular footprint, fitted to wedge shaped lot, and shallow gabled roof forms. First floor level with roadway, sloping site accommodates ground floor at rear.  
CONTEXT/SETTING/LANDSCAPE FEATURES The house occupies the full width of the narrow lot with parking in the front yard and a garden at the rear (north-west) of the site.  
MATERIALS/STRUCTURE Timber, steel.  
ALTERATIONS N/A  
RATING Neutral  
REASON FOR RATING This house was recently erected in place of an earlier dwelling.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The dwellings in this area chronicle the history of residential development in Macmillan Avenue, and Cashmere more generally, since the late 19<sup>th</sup> century. The current house replaced the former Cannon/Stewart bungalow (c.1914?) on the site.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values arise from the expression of the social status and way of life of its early residents, which is demonstrated by the size and style of its historic houses.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Residential buildings in the area date from the late 1890s onwards and illustrate the fashionable residential styles and typologies of the era in which they were built.

#### CONTEXTUAL SIGNIFICANCE

The house contributes to the established character of the RHA, which arises from the historic development pattern of Macmillan Avenue. The street is notable as an early Cashmere subdivision of upper-middle class houses set in mature gardens. The houses are designed to take in views of the city below and the surrounding landscape.

#### ARCHAEOLOGICAL SIGNIFICANCE

The house site has the potential to reveal archaeological information relating to its early 20<sup>th</sup> century development, as well as to its pre-1900 use and development.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The dwelling provides an example of the building materials, methods and craft skills that were typical of the period.

#### REFERENCES

Gordon Ogilvie *The Port Hills of Christchurch* (Reed, 1991)

John Small *Here, on the Hill – a century of Cashmere's primary school and community* (Cashmere Primary School, 2000)

John Wilson et al *Christchurch Contextual Historical Overview* (CCC, 2005/2013)

REPORT COMPLETED

14 April 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
MACMILLAN AVENUE RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

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ITEM NAME            former Shaw house  
ADDRESS             20 Macmillan Avenue  
                           Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	c.1918?

STYLE

Villa

PHYSICAL DESCRIPTION

Single-storey dwelling with rectangular footprint and centre gutter hipped roof. Return veranda; cross-gabled entrance porch.

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling is set back from the road boundary within a mature garden that largely screens the house from view. The property slopes away from the road and the house is positioned for views to the north and west.

MATERIALS/STRUCTURE

Timber framing and cladding, corrugated metal roofing.

ALTERATIONS

Extended to west? (c.2015).

RATING

Defining

REASON FOR RATING

An early 20<sup>th</sup> century house in large well planted garden setting that contributes to the heritage values of Macmillan Avenue.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The dwellings in this area chronicle the history of residential development in Macmillan Avenue, and Cashmere more generally, since the late 19<sup>th</sup> century. This house was most likely built for Arabella (died 1941) and George (c.1850-1935) Shaw; the latter was a manufacturer's agent. The Shaws' only child Janet (1883-1958) lived with her parents and became known as an authority on home science; according to her obituary she was in charge of the manual training centre at the Normal School for many years. Janet Shaw later shared the house with her aunt Elizabeth King (c.1861-1951) and remained in the family home until her death. The property has since passed through other hands and remains in residential use.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values arise from the expression of the social status and way of life of its early residents, which is demonstrated by the size and style of its historic houses.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Residential buildings in the area date from the late 1890s onwards and illustrate the fashionable residential styles and typologies of the era in which they were built.

#### CONTEXTUAL SIGNIFICANCE

The house contributes to the established character of the RHA, which arises from the historic development pattern of Macmillan Avenue. The street is notable as an early Cashmere subdivision of upper-middle class houses set in mature gardens. The houses are designed to take in views of the city below and the surrounding landscape.

#### ARCHAEOLOGICAL SIGNIFICANCE

The house site has the potential to reveal archaeological information relating to its early 20<sup>th</sup> century development, as well as to its pre-1900 use and development.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The dwelling provides an example of the building materials, methods and craft skills that were typical of the period.

#### REFERENCES

Gordon Ogilvie *The Port Hills of Christchurch* (Reed, 1991)

John Small *Here, on the Hill – a century of Cashmere's primary school and community* (Cashmere Primary School, 2000)

John Wilson et al *Christchurch Contextual Historical Overview* (CCC, 2005/2013)

REPORT COMPLETED

14 April 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

**DISTRICT PLAN – LISTED HERITAGE PLACE  
HERITAGE ASSESSMENT – STATEMENT OF SIGNIFICANCE  
HERITAGE ITEM NUMBER 540  
*DWELLING AND SETTING – 2 WHISBY ROAD,  
CHRISTCHURCH***



**PHOTOGRAPH: M.VAIR-PIOVA, 21/01/15**

**HISTORICAL AND SOCIAL SIGNIFICANCE**

*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.*

The former Macmillan Brown dwelling and its setting has high historical significance as the home of Professor John Macmillan Brown (1845-1935), his wife Helen (nee Connon, c1857-1903) and their two daughters. Macmillan Brown was one of the three founding professors of Canterbury College (later the University of Canterbury) and also served, after his retirement from the college, as Vice-Chancellor and Chancellor of the University of New Zealand. He married Helen Connon in 1886; she was the first woman in the British Empire to graduate MA with honours (1881) and was headmistress of Christchurch Girl's High School for twelve years (1882-94). In 1897 the Macmillan Browns purchased a nine-acre property on the Cashmere Hills to serve as a winter escape from their Fendalton residence. They commissioned Helen's brother-in-law, noted local architect Samuel Hurst Seager, to build them an Arts and Crafts bungalow. It was the third house constructed in the area and was built between 1898 and 1900. The Macmillan Browns' garden was of particular note and was at the time recognised for its collection in New Zealand of native ferns. The Browns were well known for their hospitality at both their Wairarapa Terrace home and up on the hill. Ngaio Marsh's family spent the summer of 1905 staying at 2 Whisby Road, shortly afterwards

commissioning a house from Samuel Hurst Seager to be built in Valley Road Cashmere. Samuel Hurst Seager was Rose Marsh's cousin.

In 1908 Brown, by now a widower, subdivided the property and it was gradually built upon through the 20th century. Macmillan Brown spent the last years of his life living at 'Holmbank' at 35 Macmillan Avenue, which was named for the family's earlier Wairarapa Terrace home. The house remained in the Macmillan Brown family until 1919 and has had other owners since, including the Kennett family, of Kennett's Jewellery, who purchased the house in 1929 and retained family ownership until 2002. Both the Macmillan Browns and the Kennetts made the move to the Port Hills for health reasons, seeking an escape from the cold and damp of Christchurch winters. The house has a Heritage New Zealand Heritage Covenant over it and remains in private ownership.

### **CULTURAL AND SPIRITUAL SIGNIFICANCE**

*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 Tangata Whenua; and/or associations with an identifiable group and esteemed by this group for its cultural values.*

The former Macmillan Brown dwelling has cultural significance as an example of the early residential development that occurred on the Port Hills as a retreat from the city rather than a primary place of residence. It also has cultural significance due to the people who were responsible for its erection, the Macmillan Browns and Samuel Hurst Seager, all of whom made major cultural contributions to the artistic and intellectual life of New Zealand in the late 19th and early 20th centuries. In the early decades of the 20<sup>th</sup> century Cashmere was a particular reflection of the cultural residential patterns of the city and was considered to have developed a distinct sense of community based on its early popularity with intellectuals, artists and university people. Thus the former Macmillan Brown dwelling has cultural significance as an embodiment of this suburban typology.

The site of the former Macmillan Brown dwelling also has cultural significance for Maori. 'Early Maori, Ngati-Mamoe and Ngai Tahu, knew the foot of Cashmere as Iringa o Kahukura, the setting-up of the Kahukura (rainbow god). The base of the Cashmere Hill and the Spur now known as Cashmere Hill formed part of a well travelled trail from Riccarton bush to Rapaki and possibly to the Pa at Ohinetaha (Governors Bay) during tribal wars between the Ngati-Mamoe, residents of the Lyttelton Harbour area and the Ngai Tahu from the north'.

### **ARCHITECTURAL AND AESTHETIC SIGNIFICANCE**

*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.*

The former Macmillan Brown dwelling has high architectural and aesthetic significance as one of the earliest bungalows in New Zealand and because it represents a significant stage in Samuel Hurst Seager's architectural development. Seager (1855-1933) has been considered a visionary in regard to his views on New Zealand architectural style and he made a considerable contribution to the built environment of Christchurch. Born in England, Seager arrived in New Zealand in 1870 and then returned to England in the early 1880s to study architecture. In 1887 he married Hester, the sister of Helen Connon. Samuel Hurst Seager's cottage for the Macmillan Browns is regarded as a milestone in the history of New Zealand domestic architecture and it was the forerunner to his garden suburb development at The Spur.

Seager designed a wide variety of buildings throughout his career and from the early 20<sup>th</sup> century was increasingly interested in the wider planning context in which people lived and worked. He contributed to the Workers' Dwellings programme of the early 1900s and was the organising director of New Zealand's first town planning conference in 1919. He was also the 'official architect of New Zealand's battlefield memorials' in the early 1920s and an acknowledged expert on art gallery lighting. In about 1929 he left Christchurch for Wellington and thence retired to Sydney where he died in 1933.

The cottage built 1898-1900 is a small single-storey building with a rectangular footprint, low-pitched gable roof forms, grouped casement windows and unlined panelled interior. It stands within a reasonably generous garden setting, which may still feature remnants of Helen Brown's original planting scheme. Although some alterations have been made to the dwelling, including the addition of a room at the northwest corner, and the extension of the living room window and the kitchen, the original form and character of the dwelling remain.

### **TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE**

*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.*

The former Macmillan Brown dwelling has technological and craftsmanship significance due to its unusual structure which has been likened to that of a log cabin. The single skin walls of the house were formed by interlocking 2"x4" boards which project at the corners of the house to create a buttressing effect. It has the ability to provide evidence of a particular building type at the end of the 19<sup>th</sup> century.

### **CONTEXTUAL SIGNIFICANCE**

*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.*

The former Macmillan Brown dwelling has contextual significance for its siting to maximise those aspects of the property that could contribute to a healthy living environment. The dwelling also has high contextual significance within the oeuvre of leading New Zealand architect Samuel Hurst Seager, particularly as regards his Arts and Crafts bungalow designs, especially those at The Spur. The dwelling also has contextual significance for its association with the Macmillan Brown library at the University of Canterbury, which was established and endowed by Professor Brown, and his 1908 Cashmere subdivision that was centred upon Macmillan Avenue.

### **ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE**

*Archaeological or scientific values that demonstrate or are associated with: the potential to provide information through physical or scientific evidence an understanding about social historical, cultural, spiritual, technological or other values of past events, activities, structures or people.*

The former Macmillan Brown dwelling has archaeological significance because it has the potential to provide archaeological evidence relating to past building construction methods and materials, and human activity on the site, including that which occurred prior to 1900.

## **ASSESSMENT STATEMENT**

The former Macmillan Brown dwelling has high overall significance to the Christchurch District, including Banks Peninsula, as the home of Professor John Macmillan Brown his wife Helen (nee Connon,) and their two daughters as well as a being designed by architect Samuel Hurst Seager. The dwelling has high historical significance as a winter retreat for the Macmillan Browns and as one of the first residential buildings to be erected on the Cashmere Hills. The former Macmillan Brown dwelling has cultural significance as a particular reflection of the cultural residential patterns of the city and was considered to have developed a distinct sense of community based on its early popularity with intellectuals, artists and university people. The former Macmillan Brown dwelling has high architectural significance for its association with Samuel Hurst Seager and landmark status within the history of New Zealand architecture. The dwelling has technological significance due to its unusual interlocking timber construction and contextual significance in relation to its garden setting and other houses designed by S H Seager, especially those at The Spur. The former Macmillan Brown dwelling has archaeological significance given the potential for pre-1900 evidence to be discovered on the site.

## **REFERENCES:**

Historic place # 3674 – Heritage New Zealand List  
<http://www.heritage.org.nz/the-list/details/3674>

‘John Macmillan Brown’ *DNZB Entry – Te Ara The Encyclopedia of New Zealand*  
<http://www.teara.govt.nz/en/biographies/2b41/brown-john-macmillan>

Christchurch City Council *Cashmere Village Green Management Plan* (Christchurch, 2001)

Gordon Ogilvie *The Port Hills of Christchurch* (Auckland, 1991)

Ian Lochhead ‘The Architectural Art of Samuel Hurst Seager’ *Art New Zealand* (44, Spring 1987, pp. 92-99)

Margaret Lovell-Smith *Easily the Best: the life of Helen Connon Brown 1857-1903* (Christchurch, 2004)

Thelma Strongman *The Gardens of Canterbury* (Wellington, 1984)

John Wilson et al *Christchurch Contextual Historical Overview* (for Christchurch City Council, June 2005)

**REPORT DATED: 27 NOVEMBER 2014**

PLEASE NOTE THIS ASSESSMENT IS BASED ON INFORMATION AVAILABLE AT THE TIME OF WRITING. DUE TO THE ONGOING NATURE OF HERITAGE RESEARCH, FUTURE REASSESSMENT OF THIS HERITAGE ITEM MAY BE NECESSARY TO REFLECT ANY CHANGES IN KNOWLEDGE AND UNDERSTANDING OF ITS HERITAGE SIGNIFICANCE.

PLEASE USE IN CONJUNCTION WITH THE CCC HERITAGE FILES.

CHRISTCHURCH DISTRICT PLAN  
PIKO/SHAND (RICCARTON BLOCK) STATE HOUSING  
HERITAGE AREA RECORD FORM

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Location



*Date - 22.7.2022. Please refer to the District Plan for the most up to date mapping for the area.*

Comprised of the houses, three reserves, a shop and Plunket Rooms situated in Shand Crescent, Tara Street, Piko Crescent, and parts of Paeroa and Peverel Streets.

Summary of Current Heritage Protection and Recognition:

A Spanish Fir at 4 Paeroa Street is scheduled in the Christchurch District Plan as a Significant Tree (T977). There are no Heritage New Zealand Pouhere Taonga listed historic places within this area, nor are any of the buildings individually scheduled as heritage items in the Christchurch District Plan.

Christchurch District Plan Zoning

The entirety of the HA is zoned Residential Suburban Density Transition (RSDT) in the Christchurch District Plan, with the exception of the reserves, which are all zoned Open Space Community Parks. Properties adjacent to, or accessed from, Piko Crescent, Tara Street and Shand Crescent are Character Area Overlay 6 in the plan.

Summary of Heritage Values

This Heritage Area, encompassing 98 houses, a child wellness facility, a shop-dwelling and three reserves, is the most authentic component of 'one of the most fastidiously planned and carefully integrated' of all the early state housing schemes in New Zealand (G Bowron in *Long Live the Modern* p. 30).

In 1937 the first Labour Government purchased a large block of land owned by the NZ Metropolitan Trotting Club in Riccarton for development as a state housing area. Single-family houses and multi-unit flats were built by the Department of Housing Construction for over 300 families between 1938 and 1941. A grocery store, Plunket Clinic, parks and reserves were integral design features of the English Garden City planning model adopted by the DHC's Chief Architect, Gordon Wilson.

The single-storey houses and two-storey blocks of flats within this area were architecturally designed to foster good health and a sense of community amongst the residents. Visually varied and yet coherent in their design and placement within the subdivision, the buildings are predominantly English Cottage in style with some Moderne dwellings.

The street names in this area are both descriptive and commemorative. The former have te reo Maori names, perhaps reflecting a desire to endow a distinctive New Zealand character upon the subdivision, while the latter generally relate to former landowners, notable among them the Shand family.

#### History of Subdivision and Development

The block of land on which one of the city's largest and earliest and largest state housing schemes was undertaken lies to the south-west of 'Pūtarikamotu (Riccarton Bush) ... the sole remnant of ancient podocarp forest in Canterbury that once covered large parts of the region. During the 1879 Smith-Nairn Royal Commission of Inquiry into the Ngāi Tahu land claims, Ngāi Tūāhuriri kaumātua recorded Pūtarikamotu as a kāinga nohoanga (settlement), kāinga mahinga kai (food-gathering place), and he pā tūturu where tuna (eels), kanakana (lamprey), and aruhe (bracken fernroot) were gathered. Pūtarikamotu was also described as a forest where whīnau (*Eleocarpus dentatus*), pōkākā (*Elaeocarpus hookerianus*), mātai (black pine), and kāhika (white pine) grew. The birds gathered here included kererū, kākā, kōkō (tūi), kōparapara (bellbird) and mahotatai (*Kā Huru Manu*). Largely depleted in the mid-19th century to provide timber to build colonial Christchurch, Pūtarikamotu is also known as Deans' Bush, after the early settler family who settled at Riccarton in the 1840s.

Following the colonial survey of Christchurch in 1850, John Shand (1805-74) took up Rural Section 95, a 100-acre land parcel (c. 40 hectares) on the south side of Riccarton Road, upon his arrival in the province. Shand was a widower from Liverpool and he arrived aboard the *Isabella Hercus* in March 1851 with his two sons, Charles and Thomas. The Shands' Riccarton farm extended from Riccarton Road to Blenheim Road and from Wharenui Road to Matipo Street. John Shand's son Thomas (1835-1918) built a large two-storeyed timber house to replace the original cob dwelling on the farm in 1870. There he raised six children with his wife Rebecca (1851-1950).

Thomas Shand's Avon Lodge was a 32-roomed Victorian manor house, built at a cost of £6000. Despite some consideration being given to including the Shand residence in the state house scheme by converting it into five flats, the house was demolished in 1941. As the quality of Avon Lodge's timber construction was revealed during the demolition local builders expressed their displeasure with the decision (See CCL heritage image collection). The curving form of its driveway was preserved, however, in the form of Shand Crescent.

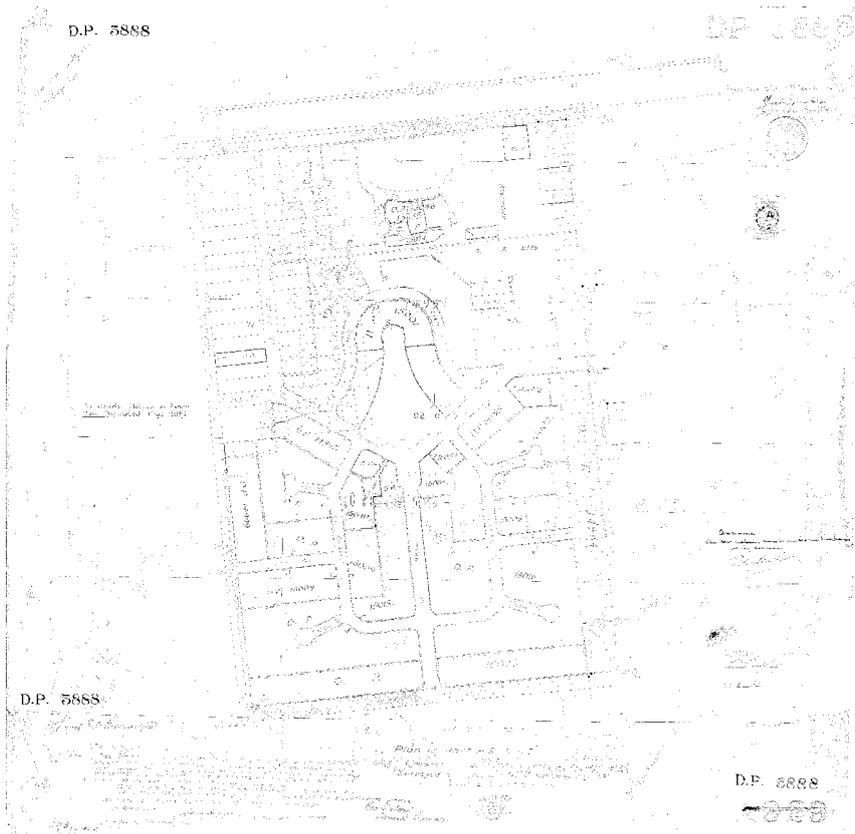


Avon Lodge, Riccarton Road (opposite Konini Street), Christchurch CCL Photo Collection 22 IMG01500

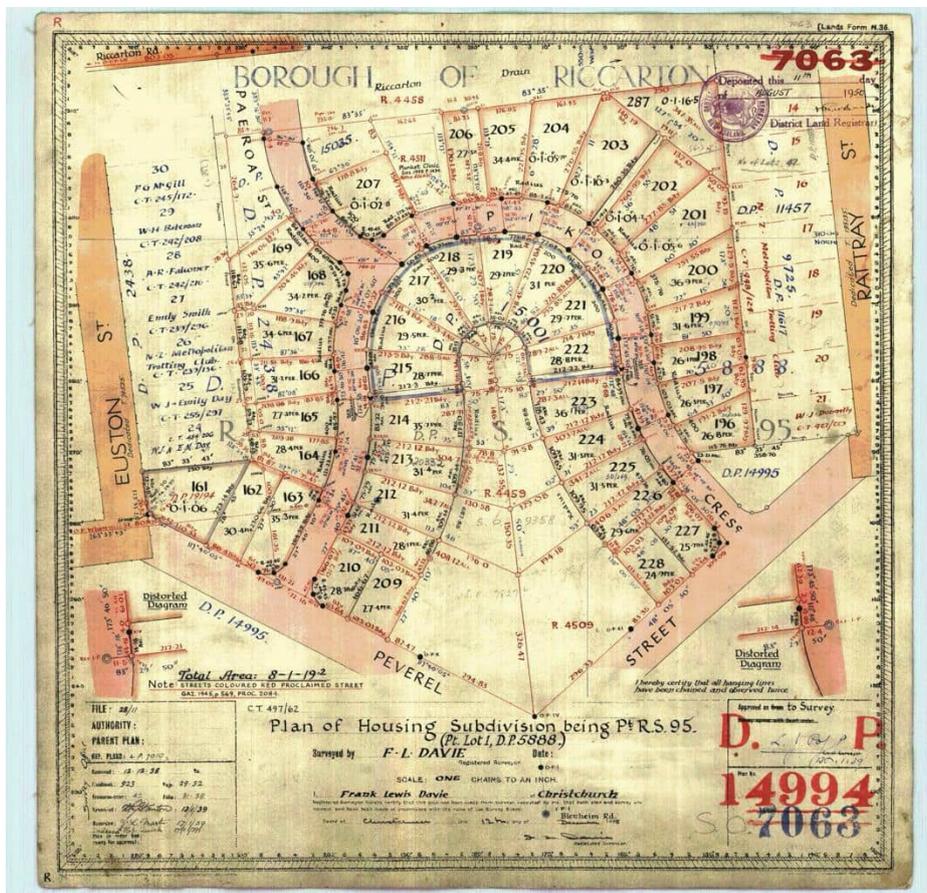
Meanwhile the bulk of the Shand farm had been acquired by the NZ Metropolitan Trotting Club in 1919. The Club had in mind to develop a new racecourse to replace the leasehold property they raced on at Addington. In 1922 the NZMTC commissioned plans for a new Riccarton raceway. In November 1924 the Club gave a strip of land to the Riccarton Borough Council to allow for Wharenui Road to be widened and in return the Club was to receive freehold title to the unformed roads on their land.

More years passed and by 1928 the NZMTC seems to have abandoned the prospect of developing a racetrack on the site and instead was pursuing the possibility of residential subdivision. The Club's historical notes prepared by DC Parker record the collection of rents from various properties and city street maps thought to date from the 1930s indicate the formation of some streets between Wharenui and Matipo.

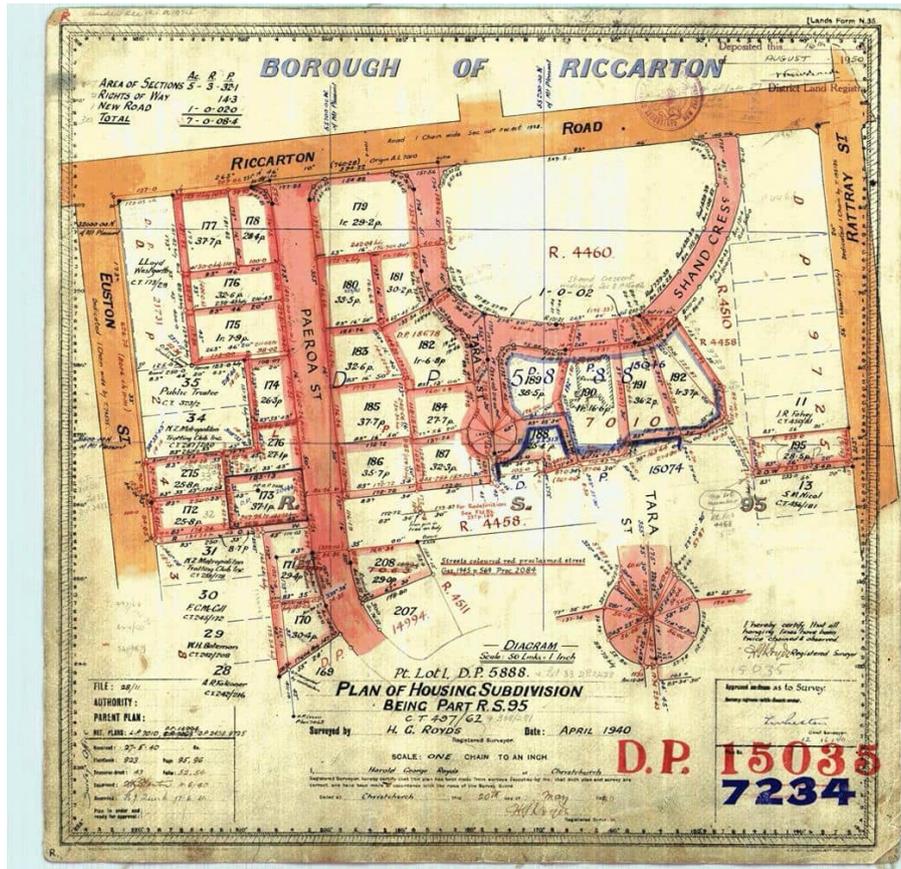
After almost 20 years the NZMTC's ambitious plans had come to nothing and in July 1937 a block of c. 78 acres (32 hectares) was offered for sale to the government. As planning for the Piko/Shand state housing scheme had already commenced by this date it must be assumed that the sales offer had been negotiated before July 1937, not long after which time construction began.



Plan of Rural Sections 78 & 95 with Piko/Shand development overlaid; DP 5888, dated 16 May 1921, approved by the NZ Metropolitan Trotting Club. LINZ.



Plan of Housing Subdivision being Part RS 95, dated 12 December 1938.



Plan of Housing Subdivision being Part RS 95, dated April 1940.

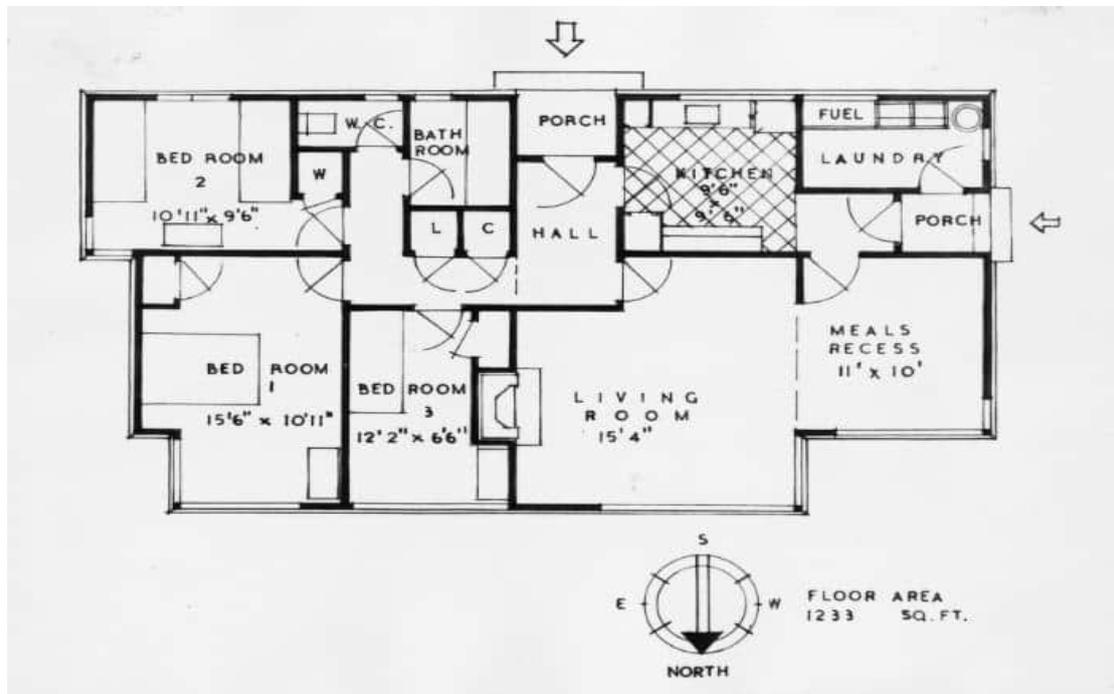
New Zealand's first Labour Government was elected in November 1935 under the campaign slogan 'Let's Build a New Nation'. Labour's commitment to rebuilding the social and economic fabric of New Zealand society following the Depression was given literal form with the establishment of the Department of Housing Construction.

Labour's state housing scheme was championed by Under-Secretary for Housing John A Lee (1891-1982). Lee was a colourful and somewhat controversial figure in Parliament. His enthusiasm for Labour's socialist housing policy was vital to the establishment and early success of the state housing scheme. In September 1937 the first state house tenants moved into their new home in Miramar, Wellington, with some help from a group of well-dressed 'moving men', Prime Minister Michael Joseph Savage and his ministers. A photograph taken that day of Savage struggling with the McGregor family's dining table has become one of the iconic images of New Zealand politics.

Like the workers' dwellings before them, state houses were built throughout New Zealand for rental to working families of modest means who could not afford to build their own homes. A determination not to build slums of the future spurred Labour, like the Liberals before them, to finance architecturally designed houses of good quality construction. Indeed the state house of the late 1930s and 1940s was to establish the benchmark for all New Zealand housing in the post-war years. Construction of hundreds of state houses across the country was also part of New Zealand's recovery from the effects of the Depression, which ultimately ended with the outbreak of war in 1939.

State houses were to be built in good locations, handy to existing workplaces, schools and shops, and situated for sun and view. All of these conditions were met on the NZMTC site. Overseeing the design of every element of the state house and its wider setting was the Department of Housing Construction's Chief Architect, Gordon Wilson (1900-59). Wilson and town planner Reginald Hammond (1894-1970) set the terms of

reference for the planning and design of state house communities, but private architects also received commissions for individual house designs. At a time when the country was still emerging from the Depression, work for the private sector was regarded as an important by-product of the state housing scheme.



Floor plan of a state house published in *Making New Zealand* Vol. 2, No. 2, 1939, p. 22

The Piko/Shand development was designed by staff in the Department of Housing Construction in 1936-7. Quickly built between 1938 and 1941, the Department thus narrowly avoided the virtual cessation of state housing construction that occurred in the later years of the war. J & W Jamieson Ltd and William Brunt (c.1893-1954) are thought to have been the chief contractors on the project. Both were local building companies, the former having had a long career in Canterbury construction since its establishment in 1864 by Samuel Jamieson, father of William and James. In the early 20<sup>th</sup> century Jamiesons built the Cathedral of the Blessed Sacrament in Barbadoes Street (FW Petre architect, 1901-5), the Government Buildings in Cathedral Square (JC Maddison architect, 1910-13), and a number of freezing works, as well as large houses for wealthy Cantabrians.

Archival photographs indicate that both the Plunket Rooms and the shop on the corner of Tika and Peverel Streets were built after the war had ended. Also erected after the houses had been completed was St Hilda's Anglican Church (1944), which is outside the HA in Centennial Avenue. Built as a mission hall St Hilda's, which is now in residential use, is thought to be the only church built in a state house subdivision in New Zealand.

In the early years of the new community the head of the household was generally a working man who might be a plasterer, an office clerk, or work for the railways. In 1946 Kenneth Cherry lived at 8 Shand Crescent and worked for the air force, at 8 Piko Crescent Frederick Foster worked as an engineer, and at 18 Piko Crescent lived an organ builder by the name of James Strachan. Mrs E Benton, at 33 Piko Crescent, was described as a baker in the Wisers's street directory of the same year, but as no occupation was given for Mrs Ruby Cornelius at 10 Piko Crescent she may have been a widow with dependent children.

Historian Ben Schrader has written about the sense of pride and possession felt by state house tenants in the 1940s and 1950s. With the return of servicemen after the war, and the baby boom that followed, state house communities throughout New Zealand were places of busy family life, just as the Labour Government had intended. With the election of a National Government in 1949 a shift in housing policy saw the state encourage tenants to buy their homes.

Today, although most of the houses in the NZMTC Block have passed into private ownership, the integrity of this large, carefully designed state house subdivision has been maintained. Some redevelopment by Kāinga Ora (formerly Housing New Zealand) has occurred on the southern fringe of the heritage area, but this has largely been in sympathy with the style and typology of the original state houses and flats. Where house sites within the area have been redeveloped this has typically involved intensification; the Canterbury earthquakes having had a minor effect on the area.

### Historic Names and Uses

Paeroa Street is said to have been named after a former resident in the area, although the CCL Index of Street Names says that no such resident can be located.

Peverel Street was named for the village of Hatfield Peverel in Essex, England, which was the birthplace of Edward Mulcock (1837-1915) a former local landowner. A section of Peverel Street first appears in the 1906 street directories, but it was not until 1923 that the full length of the roadway from Wharenui Road to Picton Avenue was known as Peverel.

The Maori word 'piko' may be translated as 'curve' or 'bow', as in 'the piece of wood had a bow in it'. Piko Crescent therefore has a name doubly descriptive of its form.

Riccarton Road is named for the Deans' family's home parish in Scotland. It is said to have been the second busiest street in NZ by the mid-1950s (Southern Capital p. 93).

Shand Crescent is named for the Shand family who farmed Rural Section 95 in lower Riccarton. The crescent follows the same path as the curving metalled driveway that once gave access to Thomas Shand's homestead Avon Lodge.

Tara Street evidently owes its name to 'the hill of Tara which was once the religious, cultural and political capital of Ireland' (CCL Index of Street Names). Quite what that has to do with a state housing subdivision in Riccarton, Christchurch is not immediately apparent. The street first appeared in the 1943 street directories.

Tika Street is said to have been named by Dudley Thomas Gainsford (1918-77), a member of the Riccarton Borough Council. Tika may be translated as 'straight', but also means 'equitable', 'appropriate', or 'correct'.

Harrington Park is named for Richard (Dick) Harrington, who was Mayor of Riccarton Borough Council from 1968 until 1989. The park was redeveloped in 1985 following residents' complaints about the need for more facilities in the area and its name was chosen by competition.



Aerial view of heritage area in c.1940. 'Avon Lodge' is shown just below the 'Shand Crescent' notation. Canterbury Maps.

### Distinctive Physical Characteristics

- The roads in this area are disposed in an almost symmetrical fashion. This symmetry is further amplified in the wider setting by the arrangement of a number of cul de sacs off Centennial Avenue, south of Peverel Street.
- A network of walkways through local reserves and between blocks allows pedestrians to walk through a considerable part of the area with minimal contact with vehicular traffic.
- Most of the houses are in the English cottage style, although some are more modernistic in appearance.
- Despite their stylistic differences the houses generally share a common plan model in which two or three bedrooms, a kitchen, living room and dining area are arranged so as to minimise the size of the internal hallway but maximise sunlight and ventilation in each room.
- Timber, brick and concrete roof tiles are the predominant building materials, used both for their structural qualities and to achieve variety in detailing and

decoration. Roofs are most commonly steeply pitched hipped roofs but may also be gabled or flat. Since the Canterbury earthquakes a number of roofs have been replaced in corrugated steel.

- There is a raised nib concrete strip, in front of each and every property contemporary with the state housing scheme, which provides a simple line of demarcation between the property and street.
- On the flat terrain of Riccarton the views within the area tend to be of the immediate environment. The curving street forms and the landscaped areas of Harrington Park, Paeroa Reserve and Shand Crescent Reserve create the appearance of a well-established suburban neighbourhood, in conjunction with the individual houses and their garden settings.

### The Significance of the Area to the Heritage of Christchurch

The historic heritage significance of this area lies in its historical and social value as one of the earliest, and almost certainly the largest, state house developments in Christchurch. Cultural value can be attributed to the area due to the importance many New Zealanders place upon state housing as an embodiment of the welfare state and as a touchstone for New Zealand identity. The area's architectural and aesthetic value arises from the quality of the housing designs that are sited within a garden suburb matrix. The craftsmanship values inherent in this area are indicative of the good quality of state house construction. Contextual values of note relate to the relationship of the buildings to one another, the reserves and community amenities.

Archaeological values may arise from the farming activities of the Shand family in the 19<sup>th</sup> century.

### Historical/Social

Based on the research to date, the NZMTC Block would appear to have been the largest and most elaborate of the state house subdivisions undertaken in Christchurch in the late 1930s and early 1940s. Contemporaneous developments are to be found in a number of suburbs, including Spreydon (Winsor Crescent, 1937), Bryndwr (Kain Avenue, 1940) and Avonside (Sorensens Place, 1941/3), but none can compare in size and scale with the Riccarton project.

The area as a whole, and Shand Crescent in particular, is associated with John Shand, a pioneering Canterbury farmer and local politician. Shand is also associated with Shand's Emporium (1860) that once stood in Hereford Street and Shand's Road on the south-western outskirts of Christchurch.

On a national level state housing is associated with the first Labour Government, led by Michael Joseph Savage (1872-1940), which is credited with creating the architecture, both literally and figuratively, of New Zealand's modern welfare state. The houses, reserves, Plunket Rooms, and shop in the Piko/Shand state house area embody the Labour Government's commitment to improving the lives of New Zealand families by applying an English Garden City suburb planning and design philosophy and using good quality building materials and the labour of skilled local contractors. The Garden City suburb describes both a historical movement, a type of urbanism developed in the late 19th century as a response to the Victorian city and a landscape practice. While the movement was based around the planned development of an entire city or town, smaller developments were modified to allow for residential 'garden suburbs' without the commercial and industrial components of the garden city. They were denoted by picturesque curvilinear streets and traditionally styled low-density housing, with ample

access to public and private space, well treed environments and a network of pedestrian and vehicle access.

### Cultural/Spiritual

State housing has cultural value throughout New Zealand because it represents the physical manifestation of the first Labour Government's development of the modern welfare state. The state house, as a solidly built single-family home on a quarter-acre section, is part of the identity story of many New Zealanders, among them former Prime Minister John Key (b. 1961), who grew up in a Christchurch state house.

### Architectural/Aesthetic

The Piko/Shand State Housing Scheme has architectural and aesthetic value in the quality of its town planning design and in the architecture of the individual buildings within it. It was featured in *Long Live the Modern* as one of the monuments of New Zealand's modern architectural heritage and, although many of the houses have now been privatised, the area continues to embody a high degree of architectural unity.

Christchurch has been hailed as a 'garden city' for a century or more (*Southern Capital* p. 30) and renowned local architect Samuel Hurst Seager pioneered the garden suburb in Clifton in the early 20<sup>th</sup> century. There is therefore arguably a natural affinity between the history of the city's beautification ideals and the English Garden City suburb influences that can be seen in Riccarton's state house subdivision. As with the Department of Housing's other large-scale state house subdivisions, grassed berms and street trees line the curving streets to create a strong sense of visual continuity between the public and private domains.

The DHC architects and those private practitioners who also supplied plans to the government, created a wide variety of housing designs in the English Cottage and Moderne styles in an effort to avoid monotony and any social stigma that may have been associated with identical houses or blocks of flats. The careful attention to detail in the exterior treatment of door and window openings is particularly notable in the Piko/Shand area, as is the careful placement of the two-storey multi-units to frame intersections or serve as a backdrop to open spaces.

### Technological / Craftsmanship

The craftsmanship value of the houses in this area is generally typical of the period in which they were built. The individual state houses and blocks of flats demonstrate the DHC's commitment to good quality construction methods using timber and brick and illustrate the availability of well-qualified builders in the late 1930s and early 1940s, as New Zealand emerged from the Depression and then found itself at war.

### Contextual

The contribution this area makes to the city's environmental values is largely one that was created by the designers and builders of the state house suburb on the basis of the Garden City ideal.

On a flat site with few pre-existing features, it is the curvilinear streets typical of the Garden City suburb and the planting of the three reserves, Harrington, Shand and Paeroa, which establishes the area's landscape and contextual values. The more mature tree planting in the HA is predominantly exotic including Plane, Elm, Maple and Birch

trees. Later additions to reserves and properties include a mix of smaller scale native planting including Kowhai and Ake Ake.

Within the suburban streetscape of Piko/Shand grassed berms and lawns are an integral part of the visual continuity between the public and private domains. This melding of public and private space is fostered by the low concrete nib that demarcates the boundary between the footpath and front garden of each house. Later additions of low walls, fences, hedges and other boundary planting largely allow the continuation of this relationship.

Each house is set back about a third into the site from the street further adding to the sense of spaciousness provided by the integration of public and private space but allowing for a large private back yard. In recent years, subdivision of the rear of the sites has occurred.

Pedestrian access to the "front" door, located to the centre of the house or placed to the side but still visible to the street, is a feature of each of the original houses within the HA.

Further contribution to the contextual and landscape heritage values is made by the spring, which once fed the pond in front of Avon Lodge and is now a feature of the Paeroa and Shand Crescent reserves. The latter contributes to the streetscape of Riccarton Road and therefore has a high degree of visibility on one of the city's major thoroughfares.

#### Archaeological

The area's archaeological values are largely derived from its previous agricultural use by the Shand family before it was purchased by the NZ Metropolitan Trotting Club and then on-sold to the government for state housing in 1937. It is likely that the area in and around Shand Crescent (Fig 26) would have the highest archaeological potential; given that it was here that the Shand homestead was located. The vestigial remnants of the driveway and other landscape features may have survived the earthworks and roading construction undertaken in 1938-41.



A view of the area from Riccarton Road. Reproduced in *Long Live the Modern*; Archives NZ, Wellington.

## Principal References

Ben Schrader *We Call It Home - A History of State Housing in New Zealand* (Reed, 2005)

Cedric Firth *State Housing in New Zealand* (Ministry of Works, 1949) available at <http://www.hnzc.co.nz/hnzc/web/research-&-policy/our-archives/books.htm>

'Christchurch Street and Place Names', available at <http://christchurchcitylibraries.com/Heritage/PlaceNames/>

DC Parker '*Riccarton Property*' Addington Raceway Timeline.

Greg Bowron 'Peverel Street State Housing Scheme' in *Long Live the Modern – New Zealand's New Architecture 1904-1984* edited by Julia Gatley (AUP 2008, p. 30)

Ngāi Tahu Atlas *Kā Huru Manu*; available at <https://www.kahurumanu.co.nz/atlas>

'Timeline - state housing in New Zealand' New Zealand History On-line available at <http://www.nzhistory.net.nz/culture/we-call-it-home/timeline>

Vanessa Gifford '*The Riccarton State Housing Area Christchurch*' (Art History BA (Hons) Research Paper, University of Canterbury 1994)

For further information refer to Archives New Zealand holdings relating to the MTC Block, Riccarton available at <http://www.archway.archives.govt.nz/>

REPORT COMPLETED 29 August 2021

AUTHOR Dr Ann McEwan / Heritage Consultancy Services

Schedule of Individual Items to be included in the HA

<i>Name of Building / Structure / Site</i>	<i>Address</i>	<i>Contribution to Heritage Area</i>
House	109 Peverel Street	Contributory
House	111 Peverel Street	Contributory
House	112 Peverel Street	Defining
House	113 Peverel Street	Contributory
House	115 Peverel Street	Defining
House	117 Peverel Street	Defining
House	119 Peverel Street	Contributory
House	120 Peverel Street	Defining
Dairy and House	137 Peverel Street	Defining
Flat	143 Peverel Street	Defining
Flat	145 Peverel Street	Defining
House	148 Peverel Street	Defining
House	149 Peverel Street	Contributory
House	156 Peverel Street	Contributory
Harrington Park	Peverel Street	Defining
House	2 Centennial Avenue	Defining
Flat	71 Centennial Avenue	Defining
House	72 Centennial Avenue	Defining
Flat	75 Centennial Avenue	Defining
House	1 Piko Crescent	Contributory
House	2 Piko Crescent	Defining
House	3 Piko Crescent	Contributory
House	3B Piko Crescent	Neutral
House	5 Piko Crescent	Contributory
House	5A Piko Crescent	Neutral
House	6 Piko Crescent	Defining
House	7 Piko Crescent	Defining
House	8 Piko Crescent	Defining
House	9 Piko Crescent	Contributory
House	9A Piko Crescent	Neutral
House	10 Piko Crescent	Defining
House	11 Piko Crescent	Defining
House	12 Piko Crescent	Contributory

House	13 Piko Crescent	Contributory
House	14 Piko Crescent	Contributory
House	14A Piko Crescent	Neutral
House	15 Piko Crescent	Defining
House	16 Piko Crescent	Contributory
House	16A Piko Crescent	Neutral
House	17 Piko Crescent	Defining
House	18 Piko Crescent	Defining
House	18A Piko Crescent	Contributory
House	19 Piko Crescent	Defining
House	20 Piko Crescent	Contributory
House	20A Piko Crescent	Neutral
House	20B Piko Crescent	Neutral
House	21 Piko Crescent	Defining
House	22 Piko Crescent	Contributory
House	23 Piko Crescent	Contributory
House	24 Piko Crescent	Contributory
House	24A Piko Crescent	Neutral
House	25 Piko Crescent	Defining
House	26 Piko Crescent	Defining
Plunket Rooms	26A Piko Crescent	Defining
House	27 Piko Crescent	Defining
House	29 Piko Crescent	Contributory
House	30 Piko Crescent	Defining
House	31 Piko Crescent	Contributory
House	32 Piko Crescent	Defining
House	33 Piko Crescent	Defining
House	34 Piko Crescent	Contributory
House	35 Piko Crescent	Intrusive
House	36 Piko Crescent	Defining
House	38 Piko Crescent	Defining
House	40 Piko Crescent	Neutral
House	42 Piko Crescent	Neutral
House	2 Paeroa Street / 28 Piko Crescent	Defining
House	3 Paeroa Street	Contributory

House	3A Paeroa Street	Neutral
House	4 Paeroa Street	Defining
House	5 Paeroa Street	Neutral
House	5B Paeroa Street	Neutral
House	7 Paeroa Street	Contributory
House	7A Paeroa Street	Intrusive
House	1/8 Paeroa Street	Contributory
House	2/8 Paeroa Street	Neutral
House	9 Paeroa Street	Defining
House	9A Paeroa Street	Defining
House	10 Paeroa Street	Neutral
House	10A Paeroa Street	Neutral
House	11 Paeroa Street	Defining
House	12 Paeroa Street	Defining
House	13 Paeroa Street	Defining
House	14 Paeroa Street	Defining
House	17 Paeroa Street	Defining
Paeroa Reserve	Paeroa Street	Defining
House	1 Tara Street	Defining
House	2 Tara Street	Neutral
House	3 Tara Street	Defining
House	4 Tara Street	Defining
House	1/5 Tara Street	Defining
House	2/5 Tara Street	Contributory
House	6 Shand Crescent	Neutral
House	6A Shand Crescent	Neutral
House	8 Shand Crescent	Neutral
House	10 Shand Crescent	Contributory
Flat	12 Shand Crescent	Defining
Flat	14 Shand Crescent	Defining
Flat	16 Shand Crescent	Defining
Flat	18 Shand Crescent	Defining
House	20 Shand Crescent	Defining
House	22 Shand Crescent	Defining
Houses [2]	1/28 & 2/28 Shand Crescent	Neutral
Shand Crescent Reserve	Shand Crescent	Contributory

## Key for Contribution to HA

### Defining

Buildings, structures and other features that establish the historic heritage values of the Heritage Area. Defining buildings, structures and features embody the heritage values of the area and retain a level of authenticity and integrity sufficient to demonstrate these values.

\* Any building or structure that is individually scheduled within Appendix 9.3.7.2 of the Christchurch District Plan is deemed, regardless of its group ranking, to be making a defining contribution to the historic heritage values of the area.

### Contributory

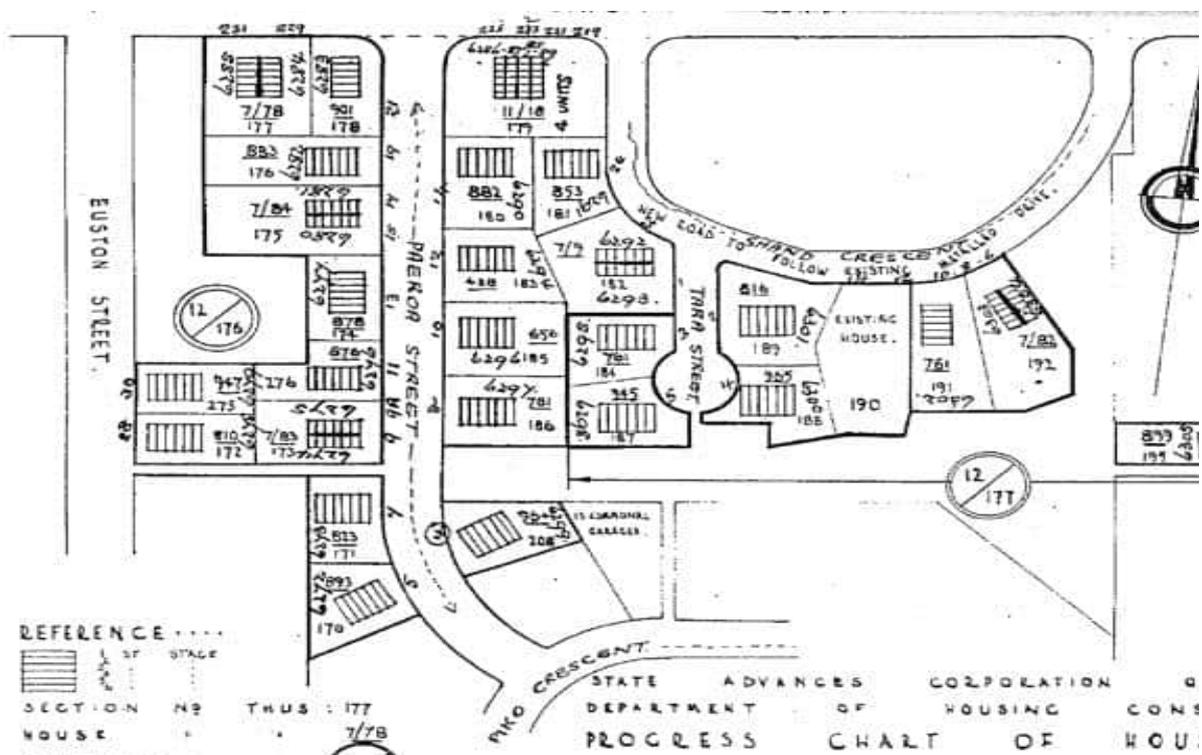
Buildings, structures and other features that support the historic heritage values of the Heritage Area. Contributory buildings, structures and features are consistent with the heritage values of the area and may be either modified or modern buildings, structures and features in sympathy with the design and typology of their neighbours.

### Neutral

Buildings, structures and other features that neither establish, support nor detract from the historic heritage values of the Heritage Area. Neutral buildings, structures and features may be modern buildings that introduce a new typology (for example a cluster of flats or townhouses) or a new pattern of land development (such as cross-leasing); they generally respect the overall scale and density of the area.

### Intrusive

Buildings, structures and other features that detract from the historic heritage values of the Heritage Area. Intrusive buildings, structures and features are developments and typologies that are inconsistent with the historic heritage values of the area, including, but not limited to, non-residential uses and/or high-rise buildings. Vacant lots, from which buildings have been demolished or removed, are also considered intrusive within the streetscape of the Heritage Area.



Shand Crescent design, Department of Housing 1936/37 (Gifford, 1994).

## Context Record Forms

### Piko Crescent and Paeroa Street Record Form

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#### *Area/Element Description*

Curvilinear streets typical of the Garden City suburb, with houses located around areas of public open space with connections to and between Paeroa Reserve and Harrington Park, providing off street pedestrian access. The spring, which once fed the pond in front of Avon Lodge is now a feature of the Paeroa Reserve.

#### *Contributing landscapes*

Paeroa Reserve and Harrington Park

#### *Street and block pattern*

Crescent and cul de sac block pattern

#### *Section layouts*

Highly regular sections both in area and dimensions, with the exception of sections that were developed for comprehensive unit development.

#### *Key Long views*

Port Hills and Southern Alps

#### *Key Short views*

Internal views to the reserves system.

#### *Contextual Significance*

A comprehensively designed and developed state housing area that has an almost symmetrical street pattern and represents English Garden City ideals through the layout, open space, building and built form, focusing on the openness to public space, including the reserves and street. A network of walkways through local reserves and between blocks allows pedestrians to walk through a considerable part of the area with minimal contact with vehicular traffic.

### Shand Crescent Record Form

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#### *Area/Element Description*

Shand Crescent was formerly the curving driveway to Avon Lodge. It was formed in 1941 and Shand Crescent Reserve was developed shortly after this.

#### *Contributing landscapes*

N/A

#### *Street and block pattern*

Crescent and cul de sac layout with pedestrian access to Paeroa Reserve.

#### *Section layouts*

Variable section size and dimensions dependent on individual or comprehensive housing development. Not quite sure of meaning here

#### *Key Long views*

N/A

#### *Key Short views*

Internally to Shand Crescent Reserve only

#### *Contextual Significance*

Shand Crescent and Reserve provide an open space landmark on Riccarton Road and illustrate the importance of the interface between state housing and open space. Shand Crescent was developed comprehensively and the combination of development type and section size and dimensions is illustrative of this.

## INVENTORY OF PUBLIC REALM FEATURES

FEATURE	DESCRIPTION	
Open space	Shand Crescent Reserve (Rating: Defining), including spray and cascading fountains (Rating: Contributory) and substantial variety of young and mature trees (Rating: Defining)	
STREAMS	N/A	
CEMETERY	N/A	
LANDMARKS	N/A	
MEMORIALS	N/A	
PLAQUES	Commemorating the Shands, located in the Shand Crescent Reserve (Rating: Contributory)	
GATES/PILLARS	N/A	
PATHS	Accesses to Paeroa Reserve (Rating: Defining)	
STRUCTURES	Shand Crescent Reserve spray fountain (Rating: Contributory) and rock cascade (Rating: Neutral)	



STREET	<p>Shand Crescent has the curving form of the Avon Lodge driveway (Rating: Defining)</p> <p>Tara Street is a short cul de sac (Rating: Defining)</p>	
<ul style="list-style-type: none"> <li>• WIDTH</li> </ul>	<p>Shand Crescent 6m carriageway and 11.5m road reserve (Rating: Defining)</p> <p>Tara Street 6.2m carriageway and 12m road reserve (Rating: Defining)</p>	
<ul style="list-style-type: none"> <li>• ALIGNMENT AND LAYOUT</li> </ul>	<p>Shand Crescent curving form (Rating: Defining)</p> <p>Tara Street straight (Rating: Defining)</p>	
<ul style="list-style-type: none"> <li>• MATERIAL</li> </ul>	<p>Asphalt rating (Rating: Neutral)</p>	
<ul style="list-style-type: none"> <li>• KERB AND CHANNEL</li> </ul>	<p>Shand Crescent concrete 1955 (Rating: Contributory)</p> <p>Tara Street concrete 1951 (Rating: Contributory)</p>	<p>Defining – signals completion of development</p>
<ul style="list-style-type: none"> <li>• FOOTPATH</li> </ul>	<p>Shand Crescent one side (Rating: Contributory)</p> <p>Tara Street both sides (Rating: Contributory)</p>	<p>Defining – an aid to pedestrian movement</p>
<ul style="list-style-type: none"> <li>• BERM</li> </ul>	<p>Shand Crescent one side adjacent to housing (Rating: Contributory)</p> <p>Tara Street both sides (Rating: Contributory)</p>	<p>Defining – part of Garden City aesthetic</p>
<p>Street trees</p>	<p>N/A</p>	
<ul style="list-style-type: none"> <li>• CLUSTER</li> </ul>	<p>N/A</p>	
<ul style="list-style-type: none"> <li>• AVENUE</li> </ul>	<p>N/A</p>	
<ul style="list-style-type: none"> <li>• INTERMITTENT</li> </ul>	<p>N/A</p>	
<ul style="list-style-type: none"> <li>• SIZE</li> </ul>	<p>N/A</p>	
<ul style="list-style-type: none"> <li>• SPECIES</li> </ul>	<p>N/A</p>	

Garden planting	Annual planting in Shand Crescent Reserve (Rating: Neutral)	
MATERIALS	N/A	
BUILDING SETBACK	Variable with minimum of 5m and maximum of 20m (Rating: Contributory)	
ANCILLARY BUILDINGS	Single garages (Rating: Neutral)	
TREES	Variety of large and smaller scale trees, predominantly exotic species (Rating: Contributory)	

VEGETATION	Mix of vegetation (Rating: Contributory)	
VIEWS	N/A	







<p>LIGHTING</p>	<p>Concrete pole with metal arm (Rating: Neutral)</p>	
<p>STREET</p>	<p>Simple street layouts, curvilinear and straight with berms and footpaths both sides, no street trees (Rating: Defining)</p>	 
<ul style="list-style-type: none"> <li>• WIDTH</li> </ul>	<p>Piko Crescent road reserve 15.6m and carriageway 8.6m (Rating: Defining)  Paeroa Street road reserve 18m and carriageway 10m (Rating: Defining)  Peverel Street road reserve 20m and carriageway 12.5-14m (Rating: Contributory)  Tika Street road reserve 20m and carriageway 12.6m(Rating: Defining)</p>	
<ul style="list-style-type: none"> <li>• ALIGNMENT AND LAYOUT</li> </ul>	<p>All streets have a basic layout of footpaths both sides of the street against</p>	

	<p>the property boundaries, berm and carriageway.</p> <p>Piko Crescent curvilinear (Rating: Defining)</p> <p>Paeroa Street primarily straight (Rating: Defining)</p> <p>Peverel Street bowed (Rating: Defining)</p> <p>Tika Street straight (Rating: Defining)</p>	
• MATERIAL	Chip seal and asphalt (Rating: Contributory)	
• KERB AND CHANNEL	<p>All concrete kerb and channel.</p> <p>Piko Crescent 1951 (Rating: Defining)</p> <p>Paeroa Street unknown but estimated c.1950 (Rating: Defining)</p> <p>Peverel Street 1940-1952 (Rating: Defining)</p> <p>Tika Street 1951 (Rating: Defining)</p>	
• FOOTPATH	Asphalt, both sides (Rating: Contributory)	
• BERM	Both sides adjacent to the street (Rating: Contributory)	
Street trees	N/A	
• CLUSTER	N/A	
• AVENUE	N/A	
• INTERMITTENT	N/A	
• SIZE	N/A	
• SPECIES	N/A	
Garden planting	N/A	
<i>Private Realm Features</i>		
MATERIALS	Concrete, brick, masonry, timber (Rating: Defining)	

<p>BUILDING SETBACK</p>	<p>Relatively large setbacks varying from 6-12m (Rating: Defining)</p>	
<p>ANCILLARY BUILDINGS</p>	<p>Garages in the front yards (Rating: Intrusive)</p>	
<p>TREES</p>	<p>Mix of exotic and native trees, generally of a small scale (Rating: Contributory)</p>	
<p>VEGETATION</p>	<p>Varying levels of vegetation across the area (Rating: Contributory)</p>	
<p>VIEWS</p>	<p>Port Hills and Southern Alps</p>	<p>Photo unavailable</p>

CHRISTCHURCH DISTRICT PLAN  
PIKO/SHAND STATE HOUSING HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

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ITEM NAME                    House  
ADDRESS                    2 Centennial Avenue  
                                  Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
	N/A
ARCHITECT/DESIGNER	Gordon F Wilson, Chief Architect, DHC
DATE OF CONSTRUCTION	1938-41

STYLE

English cottage style

PHYSICAL DESCRIPTION

Single storey dwelling with irregular rectangular footprint and gable roof forms.

CONTEXT/SETTING/LANDSCAPE FEATURES

The English 'Garden City' suburb setting is characterised by curvilinear streets, grassed berms and street trees, the generous provision of reserves and pedestrian walkways, and a low-key distinction between private and public space. Low batten fence; property bounded by Centennial Avenue and Peverel Street.

MATERIALS/STRUCTURE

Brick cladding, timber detailing, tile roof.

ALTERATIONS

Unknown, if any.

RATING

Defining

REASON FOR RATING

An original state house that was built within one of the earliest, and the largest, state house developments in Christchurch.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The NZMTC Block has historical and social significance as the largest and most elaborate of the state house subdivisions undertaken in Christchurch in the late 1930s and early 1940s. Contemporaneous developments were undertaken found in Spreydon (1937), Bryndwr (1940) and Avonside (1941/3), but none can compare in size and scale with the Riccarton project. The heritage area represents approximately one-third of the Department of Housing Construction's Riccarton block, which is regarded as being 'one of the most fastidiously planned and carefully integrated' of all the early state house subdivisions (Bowron p. 30).

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

Mid-century state housing has cultural significance because it represents the physical manifestation of the first Labour Government's development of the social welfare state. The state house, typically a solidly built single-family home on a generous section, is part of the identity story of many New Zealanders.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The Piko/Shand State Housing heritage area has architectural and aesthetic significance in the quality of its town planning design and in the architecture of the individual buildings within it. It was featured in *Long Live the Modern* as one of the monuments of New Zealand's modern architectural heritage and, although many of the houses have now been privatised, the area continues to embody a high degree of architectural integrity and consistency.

#### CONTEXTUAL SIGNIFICANCE

The contextual significance of this heritage area is due to its holistic design as a state house suburb. On a flat site with few pre-existing features, the curvilinear streets typical of the 'Garden City' suburb and the planting of the three reserves establish the area's streetscape character.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values are derived from its previous agricultural use by the Shand family before it was purchased by the NZ Metropolitan Trotting Club and then on-sold to the government for state housing in 1937.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship value of the houses in this heritage area is generally typical of the period in which they were built. The state houses and blocks of flats demonstrate the DHC's commitment to good quality construction methods and illustrate the availability of well-qualified builders even during World War II.

#### REFERENCES

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REPORT COMPLETED

30 July 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
PIKO/SHAND STATE HOUSING HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME Flat  
ADDRESS 71 Centennial Avenue  
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS

HNZPT LIST ENTRY STATUS

N/A

ARCHITECT/DESIGNER

Gordon F Wilson, Chief Architect, DHC

DATE OF CONSTRUCTION

1938-41

STYLE

English cottage style

PHYSICAL DESCRIPTION

Two-storey terrace with rectangular footprint and gable roof containing four flats. Hip-roofed entry on north elevation; first floor balcony.

CONTEXT/SETTING/LANDSCAPE FEATURES

The English 'Garden City' suburb setting is characterised by curvilinear streets, grassed berms and street trees, the generous provision of reserves and pedestrian walkways, and a low-key distinction between private and public space. Paling fence on road boundary.

MATERIALS/STRUCTURE

Brick cladding, tile roof.

ALTERATIONS

Unknown, if any.

RATING

Defining

REASON FOR RATING

An original state house terrace that was built within one of the earliest, and the largest, state house developments in Christchurch.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The NZMTC Block has historical and social significance as the largest and most elaborate of the state house subdivisions undertaken in Christchurch in the late 1930s and early 1940s. Contemporaneous developments were undertaken found in Spreydon (1937), Bryndwr (1940) and Avonside (1941/3), but none can compare in size and scale with the Riccarton project. The heritage area represents approximately one-third of the Department of Housing Construction's Riccarton block, which is regarded as being 'one of the most fastidiously planned and carefully integrated' of all the early state house subdivisions (Bowron p. 30).

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#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

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#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

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REPORT COMPLETED

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AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
PIKO/SHAND STATE HOUSING HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

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ITEM NAME                      Harrington Park

ADDRESS                        Peverel Street  
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS                      HNZPT LIST ENTRY STATUS

N/A

ARCHITECT/DESIGNER    DHC

DATE OF CONSTRUCTION    1938-41

STYLE

Recreation park

PHYSICAL DESCRIPTION

Large open park on Peverel Street with foot access through to Piko Crescent. Large mature trees, cricket batting cage, basketball practice court and children's playground.

CONTEXT/SETTING/LANDSCAPE FEATURES

The English 'Garden City' suburb setting is characterised by curvilinear streets, grassed berms and street trees, the generous provision of reserves and pedestrian walkways, and a low-key distinction between private and public space.

MATERIALS/STRUCTURE

Play and sports equipment, grass, trees.

ALTERATIONS

Trees planted & play equipment installed (c.1980); cricket cage and basketball practice court installed (c.2000).

RATING

Primary

REASON FOR RATING

An original reserve space designed as part of one of the earliest, and largest, state house developments in Christchurch.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The NZMTC Block has historical and social significance as the largest and most elaborate of the state house subdivisions undertaken in Christchurch in the late 1930s and early 1940s. Contemporaneous developments were undertaken found in Spreydon (1937), Bryndwr (1940) and Avonside (1941/3), but none can compare in size and scale with the Riccarton project. The heritage area represents approximately one-third of the Department of Housing Construction's Riccarton block, which is regarded as being 'one of the most fastidiously planned and carefully integrated' of all the early state house subdivisions (Bowron p. 30).

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

Mid-century state housing has cultural significance because it represents the physical manifestation of the first Labour Government's development of the social welfare state. The state house, typically a solidly built single-family home on a generous section, is part of the identity story of many New Zealanders.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The Piko/Shand State Housing heritage area has architectural and aesthetic significance in the quality of its town planning design and in the architecture of the individual buildings within it. It was featured in *Long Live the Modern* as one of the monuments of New Zealand's modern architectural heritage and, although many of the houses have now been privatised, the area continues to embody a high degree of architectural integrity and consistency.

#### CONTEXTUAL SIGNIFICANCE

The contextual significance of this heritage area is due to its holistic design as a state house suburb. On a flat site with few pre-existing features, the curvilinear streets typical of the 'Garden City' suburb and the planting of the three reserves establish the area's streetscape character.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values are derived from its previous agricultural use by the Shand family before it was purchased by the NZ Metropolitan Trotting Club and then on-sold to the government for state housing in 1937.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship value of the houses in this heritage area is generally typical of the period in which they were built. The state houses and blocks of flats demonstrate the DHC's commitment to good quality construction methods and illustrate the availability of well-qualified builders even during World War II.

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REPORT COMPLETED

30 July 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
PIKO/SHAND STATE HOUSING HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

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ITEM NAME Paeroa Reserve

ADDRESS Tara Street  
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS HNZPT LIST ENTRY STATUS  
N/A

ARCHITECT/DESIGNER DHC

DATE OF CONSTRUCTION 1938-41

STYLE

Public reserve

PHYSICAL DESCRIPTION

Public reserve with access through to Paeroa Street, Piko Crescent & Rattray Street. Mature trees, native plantings, pumping station, Plunket Rooms and children's playground.

CONTEXT/SETTING/LANDSCAPE FEATURES

The English 'Garden City' suburb setting is characterised by curvilinear streets, grassed berms and street trees, the generous provision of reserves and pedestrian walkways, and a low-key distinction between private and public space.

MATERIALS/STRUCTURE

Mechanical plant, play equipment, grass, trees.

ALTERATIONS

Plunket Rooms constructed (early 1950s?). Open drain through reserve undergrounded (c.1970 & 2000). Playground installed (c.2000). Pump station upgraded (2019).

RATING

Primary

REASON FOR RATING

An original reserve space designed as part of one of the earliest, and largest, state house developments in Christchurch.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The NZMTC Block has historical and social significance as the largest and most elaborate of the state house subdivisions undertaken in Christchurch in the late 1930s and early 1940s. Contemporaneous developments were undertaken found in Spreydon (1937), Bryndwr (1940) and Avonside (1941/3), but none can compare in size and scale with the Riccarton project. The heritage area represents approximately one-third of the Department of Housing Construction's Riccarton block, which is regarded as being 'one of the most fastidiously planned and carefully integrated' of all the early state house subdivisions (Bowron p. 30).

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

Mid-century state housing has cultural significance because it represents the physical manifestation of the first Labour Government's development of the social welfare state. The state house, typically a solidly built single-family home on a generous section, is part of the identity story of many New Zealanders.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The Piko/Shand State Housing heritage area has architectural and aesthetic significance in the quality of its town planning design and in the architecture of the individual buildings within it. It was featured in *Long Live the Modern* as one of the monuments of New Zealand's modern architectural heritage and, although many of the houses have now been privatised, the area continues to embody a high degree of architectural integrity and consistency.

#### CONTEXTUAL SIGNIFICANCE

The contextual significance of this heritage area is due to its holistic design as a state house suburb. On a flat site with few pre-existing features, the curvilinear streets typical of the 'Garden City' suburb and the planting of the three reserves establish the area's streetscape character.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values are derived from its previous agricultural use by the Shand family before it was purchased by the NZ Metropolitan Trotting Club and then on-sold to the government for state housing in 1937.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship value of the houses in this heritage area is generally typical of the period in which they were built. The state houses and blocks of flats demonstrate the DHC's commitment to good quality construction methods and illustrate the availability of well-qualified builders even during World War II.

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REPORT COMPLETED

30 July 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
PIKO/SHAND STATE HOUSING HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

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ITEM NAME House  
ADDRESS 2 Paeroa Street / 28 Piko Crescent  
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS HNZPT LIST ENTRY STATUS  
N/A

ARCHITECT/DESIGNER Gordon F Wilson, Chief Architect, DHC

DATE OF CONSTRUCTION 1938-41

STYLE

English cottage style

PHYSICAL DESCRIPTION

Single storey, duplex dwelling with rectangular footprint and hip roof. Separate recessed entrance porches at east and west ends.

CONTEXT/SETTING/LANDSCAPE FEATURES

The English 'Garden City' suburb setting is characterised by curvilinear streets, grassed berms and street trees, the generous provision of reserves and pedestrian walkways, and a low-key distinction between private and public space. Open to the street.

MATERIALS/STRUCTURE

Brick, tile roof.

ALTERATIONS

Unknown.

RATING

Defining

REASON FOR RATING

An original state house that was built within one of the earliest, and the largest, state house developments in Christchurch.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The NZMTC Block has historical and social significance as the largest and most elaborate of the state house subdivisions undertaken in Christchurch in the late 1930s and early 1940s. Contemporaneous developments were undertaken found in Spreydon (1937), Bryndwr (1940) and Avonside (1941/3), but none can compare in size and scale with the Riccarton project. The heritage area represents approximately one-third of the Department of Housing Construction's Riccarton block, which is regarded as being 'one of the most fastidiously planned and carefully integrated' of all the early state house subdivisions (Bowron p. 30).

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

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#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

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#### CONTEXTUAL SIGNIFICANCE

The contextual significance of this heritage area is due to its holistic design as a state house suburb. On a flat site with few pre-existing features, the curvilinear streets typical of the 'Garden City' suburb and the planting of the three reserves establish the area's streetscape character.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values are derived from its previous agricultural use by the Shand family before it was purchased by the NZ Metropolitan Trotting Club and then on-sold to the government for state housing in 1937.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship value of the houses in this heritage area is generally typical of the period in which they were built. The state houses and blocks of flats demonstrate the DHC's commitment to good quality construction methods and illustrate the availability of well-qualified builders even during World War II.

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REPORT COMPLETED

30 July 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
PIKO/SHAND STATE HOUSING HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

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ITEM NAME House  
ADDRESS 3 Paeroa Street  
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS

HNZPT LIST ENTRY STATUS

N/A

ARCHITECT/DESIGNER

Gordon F Wilson, Chief Architect, DHC

DATE OF CONSTRUCTION

1938-41

STYLE

English cottage style

PHYSICAL DESCRIPTION

Single storey dwelling with square footprint and hip roof forms.

CONTEXT/SETTING/LANDSCAPE FEATURES

The English 'Garden City' suburb setting is characterised by curvilinear streets, grassed berms and street trees, the generous provision of reserves and pedestrian walkways, and a low-key distinction between private and public space. Open to street; site largely paved for parking.

MATERIALS/STRUCTURE

Brick, steel roof.

ALTERATIONS

Fenestration replaced (pre-2008). Reroofed (c.2010). Additional dwelling erected at rear of site (late 2010s).

RATING

Contributory

REASON FOR RATING

A modified state house, with compromised setting.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

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AUTHOR

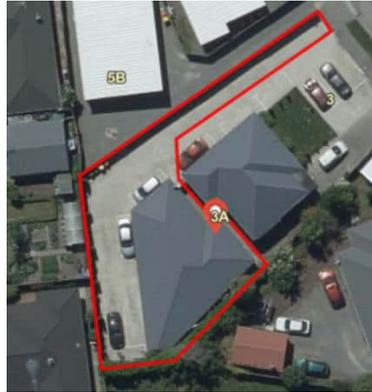
Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
PIKO/SHAND STATE HOUSING HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME House  
ADDRESS 3A Paeroa Street  
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS HNZPT LIST ENTRY STATUS  
N/A

ARCHITECT/DESIGNER Unknown

DATE OF CONSTRUCTION Late 2010s

STYLE

Contemporary

PHYSICAL DESCRIPTION

Single storey dwelling with trapezoidal footprint and hip roof forms.

CONTEXT/SETTING/LANDSCAPE FEATURES

The English 'Garden City' suburb setting is characterised by curvilinear streets, grassed berms and street trees, the generous provision of reserves and pedestrian walkways, and a low-key distinction between private and public space. At rear of modified state house; shared driveway on northern boundary.

MATERIALS/STRUCTURE

Brick, steel roof.

ALTERATIONS

N/A

RATING

Neutral

REASON FOR RATING

A modern house at the rear of a modified state house.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The NZMTC Block has historical and social significance as the largest and most elaborate of the state house subdivisions undertaken in Christchurch in the late 1930s and early 1940s. Contemporaneous developments were undertaken found in Spreydon (1937), Bryndwr (1940) and Avonside (1941/3), but none can compare in size and scale with the Riccarton project. The heritage area represents approximately one-third of the Department of Housing Construction's Riccarton block, which is regarded as being 'one of the most fastidiously planned and carefully integrated' of all the early state house subdivisions (Bowron p. 30).

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

Mid-century state housing has cultural significance because it represents the physical manifestation of the first Labour Government's development of the social welfare state. The state house, typically a solidly built single-family home on a generous section, is part of the identity story of many New Zealanders.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The Piko/Shand State Housing heritage area has architectural and aesthetic significance in the quality of its town planning design and in the architecture of the individual buildings within it. It was featured in *Long Live the Modern* as one of the monuments of New Zealand's modern architectural heritage and, although many of the houses have now been privatised, the area continues to embody a high degree of architectural integrity and consistency.

#### CONTEXTUAL SIGNIFICANCE

The contextual significance of this heritage area is due to its holistic design as a state house suburb. On a flat site with few pre-existing features, the curvilinear streets typical of the 'Garden City' suburb and the planting of the three reserves establish the area's streetscape character.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values are derived from its previous agricultural use by the Shand family before it was purchased by the NZ Metropolitan Trotting Club and then on-sold to the government for state housing in 1937.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship value of the houses in this heritage area is generally typical of the period in which they were built. The state houses and blocks of flats demonstrate the DHC's commitment to good quality construction methods and illustrate the availability of well-qualified builders even during World War II.

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Vanessa Gifford 'The Riccarton State Housing Area Christchurch' (Art History BA (Hons) Research Paper, University of Canterbury 1994)

REPORT COMPLETED

30 July 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services



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AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
PIKO/SHAND STATE HOUSING HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME House  
ADDRESS 5B Paeroa Street  
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS HNZPT LIST ENTRY STATUS  
N/A  
ARCHITECT/DESIGNER Unknown  
DATE OF CONSTRUCTION c.2008

STYLE  
Modern

PHYSICAL DESCRIPTION

Single storey dwelling with rectangular footprint and monopitch roof.

CONTEXT/SETTING/LANDSCAPE FEATURES

The English 'Garden City' suburb setting is characterised by curvilinear streets, grassed berms and street trees, the generous provision of reserves and pedestrian walkways, and a low-key distinction between private and public space. Driveway runs along southern boundary of 5 Paeroa Street.

MATERIALS/STRUCTURE

Brick, steel roof.

ALTERATIONS

N/A

RATING

Neutral

REASON FOR RATING

Modern redevelopment of a state house site.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

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AUTHOR

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REPORT COMPLETED

30 July 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
PIKO/SHAND STATE HOUSING HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME House  
ADDRESS 7A Paeroa Street  
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS HNZPT LIST ENTRY STATUS  
N/A  
ARCHITECT/DESIGNER Unknown  
DATE OF CONSTRUCTION c.2017

STYLE  
Modern

PHYSICAL DESCRIPTION  
Single storey dwelling with L-shaped footprint and monopitch roof.

CONTEXT/SETTING/LANDSCAPE FEATURES  
The English 'Garden City' suburb setting is characterised by curvilinear streets, grassed berms and street trees, the generous provision of reserves and pedestrian walkways, and a low-key distinction between private and public space. Single-car garage largely screens house from roadway.

MATERIALS/STRUCTURE  
Vertical weatherboard and cement rendered cladding, steel roof.

ALTERATIONS  
N/A

RATING  
Intrusive

REASON FOR RATING  
Modern development that impinges upon the setting of original state house on the adjoining site.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The NZMTC Block has historical and social significance as the largest and most elaborate of the state house subdivisions undertaken in Christchurch in the late 1930s and early 1940s. Contemporaneous developments were undertaken found in Spreydon (1937), Bryndwr (1940) and Avonside (1941/3), but none can compare in size and scale with the Riccarton project. The heritage area represents approximately one-third of the Department of Housing Construction's Riccarton block, which is regarded as being 'one of the most fastidiously planned and carefully integrated' of all the early state house subdivisions (Bowron p. 30).

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#### CONTEXTUAL SIGNIFICANCE

The contextual significance of this heritage area is due to its holistic design as a state house suburb. On a flat site with few pre-existing features, the curvilinear streets typical of the 'Garden City' suburb and the planting of the three reserves establish the area's streetscape character.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values are derived from its previous agricultural use by the Shand family before it was purchased by the NZ Metropolitan Trotting Club and then on-sold to the government for state housing in 1937.

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REPORT COMPLETED

30 July 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
PIKO/SHAND STATE HOUSING HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME House  
ADDRESS 1/8 Paeroa Street  
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS HNZPT LIST ENTRY STATUS  
N/A

ARCHITECT/DESIGNER Gordon F Wilson, Chief Architect, DHC

DATE OF CONSTRUCTION 1938-41

STYLE

English cottage style

PHYSICAL DESCRIPTION

Single storey dwelling with rectangular footprint and hip roof.

CONTEXT/SETTING/LANDSCAPE FEATURES

The English 'Garden City' suburb setting is characterised by curvilinear streets, grassed berms and street trees, the generous provision of reserves and pedestrian walkways, and a low-key distinction between private and public space. Paling fence; shared driveway on southern boundary with 2/8 Paeroa Street.

MATERIALS/STRUCTURE

Brick walls, metal roofing.

ALTERATIONS

Reroofed (2012); brick painted (pre-2017).

RATING

Contributory

REASON FOR RATING

An original state house on a subdivided site.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

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REPORT COMPLETED

30 July 2021

AUTHOR

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CHRISTCHURCH DISTRICT PLAN  
PIKO/SHAND STATE HOUSING HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME House  
ADDRESS 2/8 Paeroa Street  
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS HNZPT LIST ENTRY STATUS  
N/A

ARCHITECT/DESIGNER Unknown

DATE OF CONSTRUCTION c.1995

STYLE

Contemporary

PHYSICAL DESCRIPTION

Two-storey dwelling with rectangular footprint and hip roof.

CONTEXT/SETTING/LANDSCAPE FEATURES

The English 'Garden City' suburb setting is characterised by curvilinear streets, grassed berms and street trees, the generous provision of reserves and pedestrian walkways, and a low-key distinction between private and public space. Shared driveway on southern boundary with 1/8 Paeroa Street.

MATERIALS/STRUCTURE

Brick, timber, steel roofing.

ALTERATIONS

N/A

RATING

Neutral

REASON FOR RATING

Modern house at rear of original state house on site (1/8 Paeroa Street); roof form & materials are sympathetic to historic architectural values.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

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#### CONTEXTUAL SIGNIFICANCE

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30 July 2021

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CHRISTCHURCH DISTRICT PLAN  
PIKO/SHAND STATE HOUSING HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME House  
ADDRESS 9 Paeroa Street  
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS

HNZPT LIST ENTRY STATUS

N/A

ARCHITECT/DESIGNER

Gordon F Wilson, Chief Architect, DHC

DATE OF CONSTRUCTION

1938-41

STYLE

English cottage style

PHYSICAL DESCRIPTION

Single storey, duplex dwelling with rectangular footprint and hip roof.

CONTEXT/SETTING/LANDSCAPE FEATURES

The English 'Garden City' suburb setting is characterised by curvilinear streets, grassed berms and street trees, the generous provision of reserves and pedestrian walkways, and a low-key distinction between private and public space. House partially obscured by boundary hedge.

MATERIALS/STRUCTURE

Stucco, tile roof.

ALTERATIONS

Unknown.

RATING

Defining

REASON FOR RATING

An original state house that was built within one of the earliest, and the largest, state house developments in Christchurch.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

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REPORT COMPLETED

30 July 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
PIKO/SHAND STATE HOUSING HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME House  
ADDRESS 9A Paeroa Street  
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS HNZPT LIST ENTRY STATUS  
N/A

ARCHITECT/DESIGNER Gordon F Wilson, Chief Architect, DHC  
DATE OF CONSTRUCTION 1938-41

STYLE

English cottage style

PHYSICAL DESCRIPTION

Single storey, duplex dwelling with rectangular footprint and hip roof.

CONTEXT/SETTING/LANDSCAPE FEATURES

The English 'Garden City' suburb setting is characterised by curvilinear streets, grassed berms and street trees, the generous provision of reserves and pedestrian walkways, and a low-key distinction between private and public space. Single-car garage on road boundary at north-east corner of site; low Summerhill stone fence.

MATERIALS/STRUCTURE

Stucco, tile roof.

ALTERATIONS

Unknown.

RATING

Defining

REASON FOR RATING

An original state house that was built within one of the earliest, and the largest, state house developments in Christchurch.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The NZMTC Block has historical and social significance as the largest and most elaborate of the state house subdivisions undertaken in Christchurch in the late 1930s and early 1940s. Contemporaneous developments were undertaken found in Spreydon (1937), Bryndwr (1940) and Avonside (1941/3), but none can compare in size and scale with the Riccarton project. The heritage area represents approximately one-third of the Department of Housing Construction's Riccarton block, which is regarded as being 'one of the most fastidiously planned and carefully integrated' of all the early state house subdivisions (Bowron p. 30).

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

Mid-century state housing has cultural significance because it represents the physical manifestation of the first Labour Government's development of the social welfare state. The state house, typically a solidly built single-family home on a generous section, is part of the identity story of many New Zealanders.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The Piko/Shand State Housing heritage area has architectural and aesthetic significance in the quality of its town planning design and in the architecture of the individual buildings within it. It was featured in *Long Live the Modern* as one of the monuments of New Zealand's modern architectural heritage and, although many of the houses have now been privatised, the area continues to embody a high degree of architectural integrity and consistency.

#### CONTEXTUAL SIGNIFICANCE

The contextual significance of this heritage area is due to its holistic design as a state house suburb. On a flat site with few pre-existing features, the curvilinear streets typical of the 'Garden City' suburb and the planting of the three reserves establish the area's streetscape character.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values are derived from its previous agricultural use by the Shand family before it was purchased by the NZ Metropolitan Trotting Club and then on-sold to the government for state housing in 1937.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship value of the houses in this heritage area is generally typical of the period in which they were built. The state houses and blocks of flats demonstrate the DHC's commitment to good quality construction methods and illustrate the availability of well-qualified builders even during World War II.

#### REFERENCES

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REPORT COMPLETED

30 July 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
PIKO/SHAND STATE HOUSING HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME House  
ADDRESS 10 Paeroa Street  
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS HNZPT LIST ENTRY STATUS  
N/A  
ARCHITECT/DESIGNER Unknown  
DATE OF CONSTRUCTION c.2008

STYLE

Modern vernacular

PHYSICAL DESCRIPTION

Single storey dwelling with irregular rectangular footprint and monopitch roof.

CONTEXT/SETTING/LANDSCAPE FEATURES

The English 'Garden City' suburb setting is characterised by curvilinear streets, grassed berms and street trees, the generous provision of reserves and pedestrian walkways, and a low-key distinction between private and public space. High fence on road boundary.

MATERIALS/STRUCTURE

Brick and weatherboard cladding, steel roof.

ALTERATIONS

N/A

RATING

Neutral

REASON FOR RATING

Modern house on redeveloped site.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The NZMTC Block has historical and social significance as the largest and most elaborate of the state house subdivisions undertaken in Christchurch in the late 1930s and early 1940s. Contemporaneous developments were undertaken found in Spreydon (1937), Bryndwr (1940) and Avonside (1941/3), but none can compare in size and scale with the Riccarton project. The heritage area represents approximately one-third of the Department of Housing Construction's Riccarton block, which is regarded as being 'one of the most fastidiously planned and carefully integrated' of all the early state house subdivisions (Bowron p. 30).

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

Mid-century state housing has cultural significance because it represents the physical manifestation of the first Labour Government's development of the social welfare state. The state house, typically a solidly built single-family home on a generous section, is part of the identity story of many New Zealanders.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The Piko/Shand State Housing heritage area has architectural and aesthetic significance in the quality of its town planning design and in the architecture of the individual buildings within it. It was featured in *Long Live the Modern* as one of the monuments of New Zealand's modern architectural heritage and, although many of the houses have now been privatised, the area continues to embody a high degree of architectural integrity and consistency.

#### CONTEXTUAL SIGNIFICANCE

The contextual significance of this heritage area is due to its holistic design as a state house suburb. On a flat site with few pre-existing features, the curvilinear streets typical of the 'Garden City' suburb and the planting of the three reserves establish the area's streetscape character.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values are derived from its previous agricultural use by the Shand family before it was purchased by the NZ Metropolitan Trotting Club and then on-sold to the government for state housing in 1937.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship value of the houses in this heritage area is generally typical of the period in which they were built. The state houses and blocks of flats demonstrate the DHC's commitment to good quality construction methods and illustrate the availability of well-qualified builders even during World War II.

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REPORT COMPLETED

30 July 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
PIKO/SHAND STATE HOUSING HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME House  
ADDRESS 10A Paeroa Street  
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS HNZPT LIST ENTRY STATUS

N/A

ARCHITECT/DESIGNER

Unknown

DATE OF CONSTRUCTION

c.2008

STYLE

Modern vernacular

PHYSICAL DESCRIPTION

Single storey dwelling with composite footprint and monopitch roof forms.

CONTEXT/SETTING/LANDSCAPE FEATURES

The English 'Garden City' suburb setting is characterised by curvilinear streets, grassed berms and street trees, the generous provision of reserves and pedestrian walkways, and a low-key distinction between private and public space. At rear of 10 Paeroa Street; shared driveway on southern boundary.

MATERIALS/STRUCTURE

Brick and weatherboard cladding, steel roof.

ALTERATIONS

N/A

RATING

Neutral

REASON FOR RATING

Modern house on redeveloped site.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The NZMTC Block has historical and social significance as the largest and most elaborate of the state house subdivisions undertaken in Christchurch in the late 1930s and early 1940s. Contemporaneous developments were undertaken found in Spreydon (1937), Bryndwr (1940) and Avonside (1941/3), but none can compare in size and scale with the Riccarton project. The heritage area represents approximately one-third of the Department of Housing Construction's Riccarton block, which is regarded as being 'one of the most fastidiously planned and carefully integrated' of all the early state house subdivisions (Bowron p. 30).

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

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#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The Piko/Shand State Housing heritage area has architectural and aesthetic significance in the quality of its town planning design and in the architecture of the individual buildings within it. It was featured in *Long Live the Modern* as one of the monuments of New Zealand's modern architectural heritage and, although many of the houses have now been privatised, the area continues to embody a high degree of architectural integrity and consistency.

#### CONTEXTUAL SIGNIFICANCE

The contextual significance of this heritage area is due to its holistic design as a state house suburb. On a flat site with few pre-existing features, the curvilinear streets typical of the 'Garden City' suburb and the planting of the three reserves establish the area's streetscape character.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values are derived from its previous agricultural use by the Shand family before it was purchased by the NZ Metropolitan Trotting Club and then on-sold to the government for state housing in 1937.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship value of the houses in this heritage area is generally typical of the period in which they were built. The state houses and blocks of flats demonstrate the DHC's commitment to good quality construction methods and illustrate the availability of well-qualified builders even during World War II.

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REPORT COMPLETED

30 July 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
PIKO/SHAND STATE HOUSING HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME House  
ADDRESS 11 Paeroa Street  
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS

HNZPT LIST ENTRY STATUS

N/A

ARCHITECT/DESIGNER

Gordon F Wilson, Chief Architect, DHC

DATE OF CONSTRUCTION

1938-41

STYLE

English cottage style

PHYSICAL DESCRIPTION

Single storey dwelling with rectangular footprint and hip roof. Brick piers frame recessed entrance porch.

CONTEXT/SETTING/LANDSCAPE FEATURES

The English 'Garden City' suburb setting is characterised by curvilinear streets, grassed berms and street trees, the generous provision of reserves and pedestrian walkways, and a low-key distinction between private and public space. Paling fence with brick piers on road boundary.

MATERIALS/STRUCTURE

Brick walls, tile roof.

ALTERATIONS

Unknown.

RATING

Defining

REASON FOR RATING

An original state house that was built within one of the earliest, and the largest, state house developments in Christchurch.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The NZMTC Block has historical and social significance as the largest and most elaborate of the state house subdivisions undertaken in Christchurch in the late 1930s and early 1940s. Contemporaneous developments were undertaken found in Spreydon (1937), Bryndwr (1940) and Avonside (1941/3), but none can compare in size and scale with the Riccarton project. The heritage area represents approximately one-third of the Department of Housing Construction's Riccarton block, which is regarded as being 'one of the most fastidiously planned and carefully integrated' of all the early state house subdivisions (Bowron p. 30).

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#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

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#### CONTEXTUAL SIGNIFICANCE

The contextual significance of this heritage area is due to its holistic design as a state house suburb. On a flat site with few pre-existing features, the curvilinear streets typical of the 'Garden City' suburb and the planting of the three reserves establish the area's streetscape character.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values are derived from its previous agricultural use by the Shand family before it was purchased by the NZ Metropolitan Trotting Club and then on-sold to the government for state housing in 1937.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship value of the houses in this heritage area is generally typical of the period in which they were built. The state houses and blocks of flats demonstrate the DHC's commitment to good quality construction methods and illustrate the availability of well-qualified builders even during World War II.

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REPORT COMPLETED

30 July 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
PIKO/SHAND STATE HOUSING HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME House  
ADDRESS 12 Paeroa Street  
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS HNZPT LIST ENTRY STATUS  
N/A  
ARCHITECT/DESIGNER Gordon F Wilson, Chief Architect, DHC  
DATE OF CONSTRUCTION 1938-41

STYLE

English cottage style

PHYSICAL DESCRIPTION

Single storey, dwelling with cruciform footprint and gabled roof forms. Recessed entrance porch with board and batten lining; adjacent window has decorative leadlights. Hipped bays on west and east elevations.

CONTEXT/SETTING/LANDSCAPE FEATURES

The English 'Garden City' suburb setting is characterised by curvilinear streets, grassed berms and street trees, the generous provision of reserves and pedestrian walkways, and a low-key distinction between private and public space. Open to street.

MATERIALS/STRUCTURE

Weatherboard cladding, tile roof.

ALTERATIONS

Chimney partially removed (c.2010).

RATING

Defining

REASON FOR RATING

An original state house that was built within one of the earliest, and the largest, state house developments in Christchurch.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The NZMTC Block has historical and social significance as the largest and most elaborate of the state house subdivisions undertaken in Christchurch in the late 1930s and early 1940s. Contemporaneous developments were undertaken found in Spreydon (1937), Bryndwr (1940) and Avonside (1941/3), but none can compare in size and scale with the Riccarton project. The heritage area represents approximately one-third of the Department of Housing Construction's Riccarton block, which is regarded as being 'one of the most fastidiously planned and carefully integrated' of all the early state house subdivisions (Bowron p. 30).

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

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#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

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#### CONTEXTUAL SIGNIFICANCE

The contextual significance of this heritage area is due to its holistic design as a state house suburb. On a flat site with few pre-existing features, the curvilinear streets typical of the 'Garden City' suburb and the planting of the three reserves establish the area's streetscape character.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values are derived from its previous agricultural use by the Shand family before it was purchased by the NZ Metropolitan Trotting Club and then on-sold to the government for state housing in 1937.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship value of the houses in this heritage area is generally typical of the period in which they were built. The state houses and blocks of flats demonstrate the DHC's commitment to good quality construction methods and illustrate the availability of well-qualified builders even during World War II.

#### REFERENCES

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REPORT COMPLETED

30 July 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
PIKO/SHAND STATE HOUSING HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME House  
ADDRESS 13 Paeroa Street  
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS

HNZPT LIST ENTRY STATUS

N/A

ARCHITECT/DESIGNER

Gordon F Wilson, Chief Architect, DHC

DATE OF CONSTRUCTION

1938-41

STYLE

English cottage style

PHYSICAL DESCRIPTION

Single storey dwelling with irregular rectangular footprint and hip roof forms.

CONTEXT/SETTING/LANDSCAPE FEATURES

The English 'Garden City' suburb setting is characterised by curvilinear streets, grassed berms and street trees, the generous provision of reserves and pedestrian walkways, and a low-key distinction between private and public space. Picket fence on road boundary

MATERIALS/STRUCTURE

Brick walls, tile roof.

ALTERATIONS

Unknown.

RATING

Defining

REASON FOR RATING

An original state house that was built within one of the earliest, and the largest, state house developments in Christchurch.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The NZMTC Block has historical and social significance as the largest and most elaborate of the state house subdivisions undertaken in Christchurch in the late 1930s and early 1940s. Contemporaneous developments were undertaken found in Spreydon (1937), Bryndwr (1940) and Avonside (1941/3), but none can compare in size and scale with the Riccarton project. The heritage area represents approximately one-third of the Department of Housing Construction's Riccarton block, which is regarded as being 'one of the most fastidiously planned and carefully integrated' of all the early state house subdivisions (Bowron p. 30).

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

Mid-century state housing has cultural significance because it represents the physical manifestation of the first Labour Government's development of the social welfare state. The state house, typically a solidly built single-family home on a generous section, is part of the identity story of many New Zealanders.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The Piko/Shand State Housing heritage area has architectural and aesthetic significance in the quality of its town planning design and in the architecture of the individual buildings within it. It was featured in *Long Live the Modern* as one of the monuments of New Zealand's modern architectural heritage and, although many of the houses have now been privatised, the area continues to embody a high degree of architectural integrity and consistency.

#### CONTEXTUAL SIGNIFICANCE

The contextual significance of this heritage area is due to its holistic design as a state house suburb. On a flat site with few pre-existing features, the curvilinear streets typical of the 'Garden City' suburb and the planting of the three reserves establish the area's streetscape character.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values are derived from its previous agricultural use by the Shand family before it was purchased by the NZ Metropolitan Trotting Club and then on-sold to the government for state housing in 1937.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship value of the houses in this heritage area is generally typical of the period in which they were built. The state houses and blocks of flats demonstrate the DHC's commitment to good quality construction methods and illustrate the availability of well-qualified builders even during World War II.

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REPORT COMPLETED

30 July 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
PIKO/SHAND STATE HOUSING HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME House  
ADDRESS 14 Paeroa Street  
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS HNZPT LIST ENTRY STATUS

N/A

ARCHITECT/DESIGNER Gordon F Wilson, Chief Architect, DHC

DATE OF CONSTRUCTION 1938-41

STYLE

English cottage style

PHYSICAL DESCRIPTION

Single storey, dwelling with cruciform footprint and gabled roof forms. Recessed entrance porch with board and batten lining; adjacent window has decorative leadlights. Hipped bays on west and east elevations.

CONTEXT/SETTING/LANDSCAPE FEATURES

The English 'Garden City' suburb setting is characterised by curvilinear streets, grassed berms and street trees, the generous provision of reserves and pedestrian walkways, and a low-key distinction between private and public space. Open to street.

MATERIALS/STRUCTURE

Brick walls, weatherboard gable ends, tile roof.

ALTERATIONS

Unknown

RATING

Defining

REASON FOR RATING

An original state house that was built within one of the earliest, and the largest, state house developments in Christchurch.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The NZMTC Block has historical and social significance as the largest and most elaborate of the state house subdivisions undertaken in Christchurch in the late 1930s and early 1940s. Contemporaneous developments were undertaken found in Spreydon (1937), Bryndwr (1940) and Avonside (1941/3), but none can compare in size and scale with the Riccarton project. The heritage area represents approximately one-third of the Department of Housing Construction's Riccarton block, which is regarded as being 'one of the most fastidiously planned and carefully integrated' of all the early state house subdivisions (Bowron p. 30).

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#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

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#### CONTEXTUAL SIGNIFICANCE

The contextual significance of this heritage area is due to its holistic design as a state house suburb. On a flat site with few pre-existing features, the curvilinear streets typical of the 'Garden City' suburb and the planting of the three reserves establish the area's streetscape character.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values are derived from its previous agricultural use by the Shand family before it was purchased by the NZ Metropolitan Trotting Club and then on-sold to the government for state housing in 1937.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

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REPORT COMPLETED

30 July 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services



#### HISTORICAL AND SOCIAL SIGNIFICANCE

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#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

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REPORT COMPLETED

30 July 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
PIKO/SHAND STATE HOUSING HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

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ITEM NAME House  
ADDRESS 109 Peverel Street  
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS HNZPT LIST ENTRY STATUS  
N/A

ARCHITECT/DESIGNER Gordon F Wilson, Chief Architect, DHC  
DATE OF CONSTRUCTION 1938-41

STYLE

English cottage style

PHYSICAL DESCRIPTION

Single storey dwelling with T-shaped footprint and gable roof forms.

CONTEXT/SETTING/LANDSCAPE FEATURES

The English 'Garden City' suburb setting is characterised by curvilinear streets, grassed berms and street trees, the generous provision of reserves and pedestrian walkways, and a low-key distinction between private and public space. Paling fence on road boundary.

MATERIALS/STRUCTURE

Stucco, tile roof.

ALTERATIONS

C. 2000 subdivision of property with dwelling erected at rear of house.

RATING

Contributory

REASON FOR RATING

An original state house on a subdivided lot.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The NZMTC Block has historical and social significance as the largest and most elaborate of the state house subdivisions undertaken in Christchurch in the late 1930s and early 1940s. Contemporaneous developments were undertaken found in Spreydon (1937), Bryndwr (1940) and Avonside (1941/3), but none can compare in size and scale with the Riccarton project. The heritage area represents approximately one-third of the Department of Housing Construction's Riccarton block, which is regarded as being 'one of the most fastidiously planned and carefully integrated' of all the early state house subdivisions (Bowron p. 30).

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

Mid-century state housing has cultural significance because it represents the physical manifestation of the first Labour Government's development of the social welfare state. The state house, typically a solidly built single-family home on a generous section, is part of the identity story of many New Zealanders.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The Piko/Shand State Housing heritage area has architectural and aesthetic significance in the quality of its town planning design and in the architecture of the individual buildings within it. It was featured in *Long Live the Modern* as one of the monuments of New Zealand's modern architectural heritage and, although many of the houses have now been privatised, the area continues to embody a high degree of architectural integrity and consistency.

#### CONTEXTUAL SIGNIFICANCE

The contextual significance of this heritage area is due to its holistic design as a state house suburb. On a flat site with few pre-existing features, the curvilinear streets typical of the 'Garden City' suburb and the planting of the three reserves establish the area's streetscape character.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values are derived from its previous agricultural use by the Shand family before it was purchased by the NZ Metropolitan Trotting Club and then on-sold to the government for state housing in 1937.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship value of the houses in this heritage area is generally typical of the period in which they were built. The state houses and blocks of flats demonstrate the DHC's commitment to good quality construction methods and illustrate the availability of well-qualified builders even during World War II.

#### REFERENCES

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Vanessa Gifford 'The Riccarton State Housing Area Christchurch' (Art History BA (Hons) Research Paper, University of Canterbury 1994)

REPORT COMPLETED

30 July 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
PIKO/SHAND STATE HOUSING HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                    House  
ADDRESS                    120 Peverel Street  
                                  Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS

HNZPT LIST ENTRY STATUS

N/A

ARCHITECT/DESIGNER

Gordon F Wilson, Chief Architect, DHC

DATE OF CONSTRUCTION

1938-41

STYLE

English cottage style

PHYSICAL DESCRIPTION

Single storey dwelling with irregular square footprint and hip roof forms.

CONTEXT/SETTING/LANDSCAPE FEATURES

The English 'Garden City' suburb setting is characterised by curvilinear streets, grassed berms and street trees, the generous provision of reserves and pedestrian walkways, and a low-key distinction between private and public space. Planted road boundary with vehicle gates; property borders Harrington Park.

MATERIALS/STRUCTURE

Stucco, tile roof.

ALTERATIONS

Unknown, if any.

RATING

Defining

REASON FOR RATING

An original state house that was built within one of the earliest, and the largest, state house developments in Christchurch.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The NZMTC Block has historical and social significance as the largest and most elaborate of the state house subdivisions undertaken in Christchurch in the late 1930s and early 1940s. Contemporaneous developments were undertaken found in Spreydon (1937), Bryndwr (1940) and Avonside (1941/3), but none can compare in size and scale with the Riccarton project. The heritage area represents approximately one-third of the Department of Housing Construction's Riccarton block, which is regarded as being 'one of the most fastidiously planned and carefully integrated' of all the early state house subdivisions (Bowron p. 30).

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

Mid-century state housing has cultural significance because it represents the physical manifestation of the first Labour Government's development of the social welfare state. The state house, typically a solidly built single-family home on a generous section, is part of the identity story of many New Zealanders.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The Piko/Shand State Housing heritage area has architectural and aesthetic significance in the quality of its town planning design and in the architecture of the individual buildings within it. It was featured in *Long Live the Modern* as one of the monuments of New Zealand's modern architectural heritage and, although many of the houses have now been privatised, the area continues to embody a high degree of architectural integrity and consistency.

#### CONTEXTUAL SIGNIFICANCE

The contextual significance of this heritage area is due to its holistic design as a state house suburb. On a flat site with few pre-existing features, the curvilinear streets typical of the 'Garden City' suburb and the planting of the three reserves establish the area's streetscape character.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values are derived from its previous agricultural use by the Shand family before it was purchased by the NZ Metropolitan Trotting Club and then on-sold to the government for state housing in 1937.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship value of the houses in this heritage area is generally typical of the period in which they were built. The state houses and blocks of flats demonstrate the DHC's commitment to good quality construction methods and illustrate the availability of well-qualified builders even during World War II.

#### REFERENCES

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Vanessa Gifford 'The Riccarton State Housing Area Christchurch' (Art History BA (Hons) Research Paper, University of Canterbury 1994)

REPORT COMPLETED

30 July 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
PIKO/SHAND STATE HOUSING HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME House & Harrington Dairy

ADDRESS 137 Peverel Street  
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS

HNZPT LIST ENTRY STATUS

N/A

ARCHITECT/DESIGNER

DHC

DATE OF CONSTRUCTION

c.1945 (house), early 1950s? (dairy)

STYLE

Moderne

PHYSICAL DESCRIPTION

Single storey dwelling with rectangular footprint and roof concealed by parapet; connected at north-west corner to dairy with parapet and cantilevered canopy over entry.

CONTEXT/SETTING/LANDSCAPE FEATURES

The English 'Garden City' suburb setting is characterised by curvilinear streets, grassed berms and street trees, the generous provision of reserves and pedestrian walkways, and a low-key distinction between private and public space. Hedge on road boundary adjacent to house; dairy close to boundary with footpath extended to entry.

MATERIALS/STRUCTURE

Brick, tile roof.

ALTERATIONS

Flat-roofed addition at north end of house adjacent to dairy (late 20<sup>th</sup> century?).

RATING

Defining

REASON FOR RATING

An original state house and dairy that was built within one of the earliest, and the largest, state house developments in Christchurch.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The NZMTC Block has historical and social significance as the largest and most elaborate of the state house subdivisions undertaken in Christchurch in the late 1930s and early 1940s. Contemporaneous developments were undertaken found in Spreydon (1937), Bryndwr (1940) and Avonside (1941/3), but none can compare in size and scale with the Riccarton project. The heritage area represents approximately one-third of the Department of Housing Construction's Riccarton block, which is regarded as being 'one of the most fastidiously planned and carefully integrated' of all the early state house subdivisions (Bowron p. 30).

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

Mid-century state housing has cultural significance because it represents the physical manifestation of the first Labour Government's development of the social welfare state. The state house, typically a solidly built single-family home on a generous section, is part of the identity story of many New Zealanders.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The Piko/Shand State Housing heritage area has architectural and aesthetic significance in the quality of its town planning design and in the architecture of the individual buildings within it. It was featured in *Long Live the Modern* as one of the monuments of New Zealand's modern architectural heritage and, although many of the houses have now been privatised, the area continues to embody a high degree of architectural integrity and consistency.

#### CONTEXTUAL SIGNIFICANCE

The contextual significance of this heritage area is due to its holistic design as a state house suburb. On a flat site with few pre-existing features, the curvilinear streets typical of the 'Garden City' suburb and the planting of the three reserves establish the area's streetscape character.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values are derived from its previous agricultural use by the Shand family before it was purchased by the NZ Metropolitan Trotting Club and then on-sold to the government for state housing in 1937.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship value of the houses in this heritage area is generally typical of the period in which they were built. The state houses and blocks of flats demonstrate the DHC's commitment to good quality construction methods and illustrate the availability of well-qualified builders even during World War II.

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REPORT COMPLETED

30 July 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
PIKO/SHAND STATE HOUSING HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME Flat  
ADDRESS 143 Peverel Street  
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS HNZPT LIST ENTRY STATUS  
N/A

ARCHITECT/DESIGNER Gordon F Wilson, Chief Architect, DHC

DATE OF CONSTRUCTION 1938-41

STYLE

English cottage style

PHYSICAL DESCRIPTION

Two-storey terrace with rectangular footprint and gable roof containing four flats. Hip-roofed entry on north elevation; first floor balcony.

CONTEXT/SETTING/LANDSCAPE FEATURES

The English 'Garden City' suburb setting is characterised by curvilinear streets, grassed berms and street trees, the generous provision of reserves and pedestrian walkways, and a low-key distinction between private and public space. Post and batten fence on road boundary.

MATERIALS/STRUCTURE

Brick cladding, tile roof.

ALTERATIONS

Unknown, if any.

RATING

Defining

REASON FOR RATING

An original state house terrace that was built within one of the earliest, and the largest, state house developments in Christchurch.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The NZMTC Block has historical and social significance as the largest and most elaborate of the state house subdivisions undertaken in Christchurch in the late 1930s and early 1940s. Contemporaneous developments were undertaken found in Spreydon (1937), Bryndwr (1940) and Avonside (1941/3), but none can compare in size and scale with the Riccarton project. The heritage area represents approximately one-third of the Department of Housing Construction's Riccarton block, which is regarded as being 'one of the most fastidiously planned and carefully integrated' of all the early state house subdivisions (Bowron p. 30).

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

Mid-century state housing has cultural significance because it represents the physical manifestation of the first Labour Government's development of the social welfare state. The state house, typically a solidly built single-family home on a generous section, is part of the identity story of many New Zealanders.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The Piko/Shand State Housing heritage area has architectural and aesthetic significance in the quality of its town planning design and in the architecture of the individual buildings within it. It was featured in *Long Live the Modern* as one of the monuments of New Zealand's modern architectural heritage and, although many of the houses have now been privatised, the area continues to embody a high degree of architectural integrity and consistency.

#### CONTEXTUAL SIGNIFICANCE

The contextual significance of this heritage area is due to its holistic design as a state house suburb. On a flat site with few pre-existing features, the curvilinear streets typical of the 'Garden City' suburb and the planting of the three reserves establish the area's streetscape character.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values are derived from its previous agricultural use by the Shand family before it was purchased by the NZ Metropolitan Trotting Club and then on-sold to the government for state housing in 1937.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship value of the houses in this heritage area is generally typical of the period in which they were built. The state houses and blocks of flats demonstrate the DHC's commitment to good quality construction methods and illustrate the availability of well-qualified builders even during World War II.

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REPORT COMPLETED

30 July 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services



#### HISTORICAL AND SOCIAL SIGNIFICANCE

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#### ARCHAEOLOGICAL SIGNIFICANCE

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#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

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#### CULTURAL AND SPIRITUAL SIGNIFICANCE

Mid-century state housing has cultural significance because it represents the physical manifestation of the first Labour Government's development of the social welfare state. The state house, typically a solidly built single-family home on a generous section, is part of the identity story of many New Zealanders.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

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#### CONTEXTUAL SIGNIFICANCE

The contextual significance of this heritage area is due to its holistic design as a state house suburb. On a flat site with few pre-existing features, the curvilinear streets typical of the 'Garden City' suburb and the planting of the three reserves establish the area's streetscape character.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values are derived from its previous agricultural use by the Shand family before it was purchased by the NZ Metropolitan Trotting Club and then on-sold to the government for state housing in 1937.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship value of the houses in this heritage area is generally typical of the period in which they were built. The state houses and blocks of flats demonstrate the DHC's commitment to good quality construction methods and illustrate the availability of well-qualified builders even during World War II.

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REPORT COMPLETED

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AUTHOR

Dr Ann McEwan, Heritage Consultancy Services



#### HISTORICAL AND SOCIAL SIGNIFICANCE

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#### CULTURAL AND SPIRITUAL SIGNIFICANCE

Mid-century state housing has cultural significance because it represents the physical manifestation of the first Labour Government's development of the social welfare state. The state house, typically a solidly built single-family home on a generous section, is part of the identity story of many New Zealanders.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The Piko/Shand State Housing heritage area has architectural and aesthetic significance in the quality of its town planning design and in the architecture of the individual buildings within it. It was featured in *Long Live the Modern* as one of the monuments of New Zealand's modern architectural heritage and, although many of the houses have now been privatised, the area continues to embody a high degree of architectural integrity and consistency.

#### CONTEXTUAL SIGNIFICANCE

The contextual significance of this heritage area is due to its holistic design as a state house suburb. On a flat site with few pre-existing features, the curvilinear streets typical of the 'Garden City' suburb and the planting of the three reserves establish the area's streetscape character.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values are derived from its previous agricultural use by the Shand family before it was purchased by the NZ Metropolitan Trotting Club and then on-sold to the government for state housing in 1937.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship value of the houses in this heritage area is generally typical of the period in which they were built. The state houses and blocks of flats demonstrate the DHC's commitment to good quality construction methods and illustrate the availability of well-qualified builders even during World War II.

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REPORT COMPLETED

30 July 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
PIKO/SHAND STATE HOUSING HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

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ITEM NAME House  
ADDRESS 156 Peverel Street  
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS HNZPT LIST ENTRY STATUS  
N/A  
ARCHITECT/DESIGNER Gordon F Wilson, Chief Architect, DHC  
DATE OF CONSTRUCTION 1938-41

STYLE

English cottage style

PHYSICAL DESCRIPTION

Single storey dwelling with square footprint and gable roof forms.

CONTEXT/SETTING/LANDSCAPE FEATURES

The English 'Garden City' suburb setting is characterised by curvilinear streets, grassed berms and street trees, the generous provision of reserves and pedestrian walkways, and a low-key distinction between private and public space. Planted road boundary.

MATERIALS/STRUCTURE

Brick cladding and timber detailing, steel roof.

ALTERATIONS

Fenestration replaced (date unknown); reroofed (late 2010s).

RATING

Contributory

REASON FOR RATING

A modified state house that was built within one of the earliest, and the largest, state house developments in Christchurch.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The NZMTC Block has historical and social significance as the largest and most elaborate of the state house subdivisions undertaken in Christchurch in the late 1930s and early 1940s. Contemporaneous developments were undertaken found in Spreydon (1937), Bryndwr (1940) and Avonside (1941/3), but none can compare in size and scale with the Riccarton project. The heritage area represents approximately one-third of the Department of Housing Construction's Riccarton block, which is regarded as being 'one of the most fastidiously planned and carefully integrated' of all the early state house subdivisions (Bowron p. 30).

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

Mid-century state housing has cultural significance because it represents the physical manifestation of the first Labour Government's development of the social welfare state. The state house, typically a solidly built single-family home on a generous section, is part of the identity story of many New Zealanders.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The Piko/Shand State Housing heritage area has architectural and aesthetic significance in the quality of its town planning design and in the architecture of the individual buildings within it. It was featured in *Long Live the Modern* as one of the monuments of New Zealand's modern architectural heritage and, although many of the houses have now been privatised, the area continues to embody a high degree of architectural integrity and consistency.

#### CONTEXTUAL SIGNIFICANCE

The contextual significance of this heritage area is due to its holistic design as a state house suburb. On a flat site with few pre-existing features, the curvilinear streets typical of the 'Garden City' suburb and the planting of the three reserves establish the area's streetscape character.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values are derived from its previous agricultural use by the Shand family before it was purchased by the NZ Metropolitan Trotting Club and then on-sold to the government for state housing in 1937.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship value of the houses in this heritage area is generally typical of the period in which they were built. The state houses and blocks of flats demonstrate the DHC's commitment to good quality construction methods and illustrate the availability of well-qualified builders even during World War II.

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REPORT COMPLETED

30 July 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services



#### HISTORICAL AND SOCIAL SIGNIFICANCE

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#### CULTURAL AND SPIRITUAL SIGNIFICANCE

Mid-century state housing has cultural significance because it represents the physical manifestation of the first Labour Government's development of the social welfare state. The state house, typically a solidly built single-family home on a generous section, is part of the identity story of many New Zealanders.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

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#### CONTEXTUAL SIGNIFICANCE

The contextual significance of this heritage area is due to its holistic design as a state house suburb. On a flat site with few pre-existing features, the curvilinear streets typical of the 'Garden City' suburb and the planting of the three reserves establish the area's streetscape character.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values are derived from its previous agricultural use by the Shand family before it was purchased by the NZ Metropolitan Trotting Club and then on-sold to the government for state housing in 1937.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship value of the houses in this heritage area is generally typical of the period in which they were built. The state houses and blocks of flats demonstrate the DHC's commitment to good quality construction methods and illustrate the availability of well-qualified builders even during World War II.

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REPORT COMPLETED

30 July 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
PIKO/SHAND STATE HOUSING HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

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ITEM NAME House  
ADDRESS 112 Peverel Street  
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS HNZPT LIST ENTRY STATUS  
N/A

ARCHITECT/DESIGNER Gordon F Wilson, Chief Architect, DHC  
DATE OF CONSTRUCTION 1938-41

STYLE

Moderne style

PHYSICAL DESCRIPTION

Single storey, duplex dwelling with butterfly footprint and flat roof concealed by parapet.

CONTEXT/SETTING/LANDSCAPE FEATURES

The English 'Garden City' suburb setting is characterised by curvilinear streets, grassed berms and street trees, the generous provision of reserves and pedestrian walkways, and a low-key distinction between private and public space. High paling fence on road boundary.

MATERIALS/STRUCTURE

Stucco, metal roof.

ALTERATIONS

Paling fence (c.2020).

RATING

Defining

REASON FOR RATING

An original state house that was built within one of the earliest, and the largest, state house developments in Christchurch.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The NZMTC Block has historical and social significance as the largest and most elaborate of the state house subdivisions undertaken in Christchurch in the late 1930s and early 1940s. Contemporaneous developments were undertaken found in Spreydon (1937), Bryndwr (1940) and Avonside (1941/3), but none can compare in size and scale with the Riccarton project. The heritage area represents approximately one-third of the Department of Housing Construction's Riccarton block, which is regarded as being 'one of the most fastidiously planned and carefully integrated' of all the early state house subdivisions (Bowron p. 30).

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

Mid-century state housing has cultural significance because it represents the physical manifestation of the first Labour Government's development of the social welfare state. The state house, typically a solidly built single-family home on a generous section, is part of the identity story of many New Zealanders.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The Piko/Shand State Housing heritage area has architectural and aesthetic significance in the quality of its town planning design and in the architecture of the individual buildings within it. It was featured in *Long Live the Modern* as one of the monuments of New Zealand's modern architectural heritage and, although many of the houses have now been privatised, the area continues to embody a high degree of architectural integrity and consistency.

#### CONTEXTUAL SIGNIFICANCE

The contextual significance of this heritage area is due to its holistic design as a state house suburb. On a flat site with few pre-existing features, the curvilinear streets typical of the 'Garden City' suburb and the planting of the three reserves establish the area's streetscape character.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values are derived from its previous agricultural use by the Shand family before it was purchased by the NZ Metropolitan Trotting Club and then on-sold to the government for state housing in 1937.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship value of the houses in this heritage area is generally typical of the period in which they were built. The state houses and blocks of flats demonstrate the DHC's commitment to good quality construction methods and illustrate the availability of well-qualified builders even during World War II.

#### REFERENCES

Cedric Firth *State Housing in New Zealand* (Ministry of Works, 1949) available at <http://www.hnzc.co.nz/hnzc/web/research-&-policy/our-archives/books.htm>

Greg Bowron 'Peverel Street State Housing Scheme' in *Long Live the Modern – New Zealand's New Architecture 1904-1984* edited by Julia Gatley (AUP 2008, p. 30)

Vanessa Gifford 'The Riccarton State Housing Area Christchurch' (Art History BA (Hons) Research Paper, University of Canterbury 1994)

REPORT COMPLETED

30 July 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
PIKO/SHAND STATE HOUSING HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME House  
ADDRESS 113 Peverel Street  
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS

HNZPT LIST ENTRY STATUS

N/A

ARCHITECT/DESIGNER

Gordon F Wilson, Chief Architect, DHC

DATE OF CONSTRUCTION

1938-41

STYLE

English cottage style

PHYSICAL DESCRIPTION

Single storey dwelling with squat L-shaped footprint, pyramidal roof and hip roof bay.

CONTEXT/SETTING/LANDSCAPE FEATURES

The English 'Garden City' suburb setting is characterised by curvilinear streets, grassed berms and street trees, the generous provision of reserves and pedestrian walkways, and a low-key distinction between private and public space. Fenced and planted road boundary.

MATERIALS/STRUCTURE

Weatherboard cladding, corrugated steel roof.

ALTERATIONS

Boundary fence erected; fenestration replaced in front bay (date unknown); reroofed (c.2020).

RATING

Contributory

REASON FOR RATING

A modified state house that was built within one of the earliest, and the largest, state house developments in Christchurch.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The NZMTC Block has historical and social significance as the largest and most elaborate of the state house subdivisions undertaken in Christchurch in the late 1930s and early 1940s. Contemporaneous developments were undertaken found in Spreydon (1937), Bryndwr (1940) and Avonside (1941/3), but none can compare in size and scale with the Riccarton project. The heritage area represents approximately one-third of the Department of Housing Construction's Riccarton block, which is regarded as being 'one of the most fastidiously planned and carefully integrated' of all the early state house subdivisions (Bowron p. 30).

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

Mid-century state housing has cultural significance because it represents the physical manifestation of the first Labour Government's development of the social welfare state. The state house, typically a solidly built single-family home on a generous section, is part of the identity story of many New Zealanders.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The Piko/Shand State Housing heritage area has architectural and aesthetic significance in the quality of its town planning design and in the architecture of the individual buildings within it. It was featured in *Long Live the Modern* as one of the monuments of New Zealand's modern architectural heritage and, although many of the houses have now been privatised, the area continues to embody a high degree of architectural integrity and consistency.

#### CONTEXTUAL SIGNIFICANCE

The contextual significance of this heritage area is due to its holistic design as a state house suburb. On a flat site with few pre-existing features, the curvilinear streets typical of the 'Garden City' suburb and the planting of the three reserves establish the area's streetscape character.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values are derived from its previous agricultural use by the Shand family before it was purchased by the NZ Metropolitan Trotting Club and then on-sold to the government for state housing in 1937.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship value of the houses in this heritage area is generally typical of the period in which they were built. The state houses and blocks of flats demonstrate the DHC's commitment to good quality construction methods and illustrate the availability of well-qualified builders even during World War II.

#### REFERENCES

Cedric Firth *State Housing in New Zealand* (Ministry of Works, 1949) available at <http://www.hnzc.co.nz/hnzc/web/research-&-policy/our-archives/books.htm>

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Vanessa Gifford 'The Riccarton State Housing Area Christchurch' (Art History BA (Hons) Research Paper, University of Canterbury 1994)

REPORT COMPLETED

30 July 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
PIKO/SHAND STATE HOUSING HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME House  
ADDRESS 115 Peverel Street  
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS

HNZPT LIST ENTRY STATUS

N/A

ARCHITECT/DESIGNER

Gordon F Wilson, Chief Architect, DHC

DATE OF CONSTRUCTION

1938-41

STYLE

English cottage style

PHYSICAL DESCRIPTION

Single storey, semi-detached dwelling with rectangular footprint and gable roof.

CONTEXT/SETTING/LANDSCAPE FEATURES

The English 'Garden City' suburb setting is characterised by curvilinear streets, grassed berms and street trees, the generous provision of reserves and pedestrian walkways, and a low-key distinction between private and public space. Planted road and property boundaries.

MATERIALS/STRUCTURE

Weatherboard and brick cladding, tile roof.

ALTERATIONS

Unknown, if any.

RATING

Defining

REASON FOR RATING

An original state house that was built within one of the earliest, and the largest, state house developments in Christchurch.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The NZMTC Block has historical and social significance as the largest and most elaborate of the state house subdivisions undertaken in Christchurch in the late 1930s and early 1940s. Contemporaneous developments were undertaken found in Spreydon (1937), Bryndwr (1940) and Avonside (1941/3), but none can compare in size and scale with the Riccarton project. The heritage area represents approximately one-third of the Department of Housing Construction's Riccarton block, which is regarded as being 'one of the most fastidiously planned and carefully integrated' of all the early state house subdivisions (Bowron p. 30).

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

Mid-century state housing has cultural significance because it represents the physical manifestation of the first Labour Government's development of the social welfare state. The state house, typically a solidly built single-family home on a generous section, is part of the identity story of many New Zealanders.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The Piko/Shand State Housing heritage area has architectural and aesthetic significance in the quality of its town planning design and in the architecture of the individual buildings within it. It was featured in *Long Live the Modern* as one of the monuments of New Zealand's modern architectural heritage and, although many of the houses have now been privatised, the area continues to embody a high degree of architectural integrity and consistency.

#### CONTEXTUAL SIGNIFICANCE

The contextual significance of this heritage area is due to its holistic design as a state house suburb. On a flat site with few pre-existing features, the curvilinear streets typical of the 'Garden City' suburb and the planting of the three reserves establish the area's streetscape character.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values are derived from its previous agricultural use by the Shand family before it was purchased by the NZ Metropolitan Trotting Club and then on-sold to the government for state housing in 1937.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship value of the houses in this heritage area is generally typical of the period in which they were built. The state houses and blocks of flats demonstrate the DHC's commitment to good quality construction methods and illustrate the availability of well-qualified builders even during World War II.

#### REFERENCES

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Vanessa Gifford 'The Riccarton State Housing Area Christchurch' (Art History BA (Hons) Research Paper, University of Canterbury 1994)

REPORT COMPLETED

30 July 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services





#### HISTORICAL AND SOCIAL SIGNIFICANCE

The NZMTC Block has historical and social significance as the largest and most elaborate of the state house subdivisions undertaken in Christchurch in the late 1930s and early 1940s. Contemporaneous developments were undertaken found in Spreydon (1937), Bryndwr (1940) and Avonside (1941/3), but none can compare in size and scale with the Riccarton project. The heritage area represents approximately one-third of the Department of Housing Construction's Riccarton block, which is regarded as being 'one of the most fastidiously planned and carefully integrated' of all the early state house subdivisions (Bowron p. 30).

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

Mid-century state housing has cultural significance because it represents the physical manifestation of the first Labour Government's development of the social welfare state. The state house, typically a solidly built single-family home on a generous section, is part of the identity story of many New Zealanders.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The Piko/Shand State Housing heritage area has architectural and aesthetic significance in the quality of its town planning design and in the architecture of the individual buildings within it. It was featured in *Long Live the Modern* as one of the monuments of New Zealand's modern architectural heritage and, although many of the houses have now been privatised, the area continues to embody a high degree of architectural integrity and consistency.

#### CONTEXTUAL SIGNIFICANCE

The contextual significance of this heritage area is due to its holistic design as a state house suburb. On a flat site with few pre-existing features, the curvilinear streets typical of the 'Garden City' suburb and the planting of the three reserves establish the area's streetscape character.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values are derived from its previous agricultural use by the Shand family before it was purchased by the NZ Metropolitan Trotting Club and then on-sold to the government for state housing in 1937.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship value of the houses in this heritage area is generally typical of the period in which they were built. The state houses and blocks of flats demonstrate the DHC's commitment to good quality construction methods and illustrate the availability of well-qualified builders even during World War II.

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REPORT COMPLETED

30 July 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
PIKO/SHAND STATE HOUSING HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME House  
ADDRESS 119 Peverel Street  
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS

HNZPT LIST ENTRY STATUS

N/A

ARCHITECT/DESIGNER

Gordon F Wilson, Chief Architect, DHC

DATE OF CONSTRUCTION

1938-41

STYLE

English cottage style

PHYSICAL DESCRIPTION

Single storey dwelling with irregular rectangular footprint and gable roof forms.

CONTEXT/SETTING/LANDSCAPE FEATURES

The English 'Garden City' suburb setting is characterised by curvilinear streets, grassed berms and street trees, the generous provision of reserves and pedestrian walkways, and a low-key distinction between private and public space. Planted road boundary.

MATERIALS/STRUCTURE

Weatherboard cladding, tile roof.

ALTERATIONS

Section subdivided and dwelling erected on rear lot; garage erected in front of house (c.1990). Extension to north-west corner of house (date unknown).

RATING

Contributory

REASON FOR RATING

A modified state house on a subdivided section with intrusive front yard garage.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The NZMTC Block has historical and social significance as the largest and most elaborate of the state house subdivisions undertaken in Christchurch in the late 1930s and early 1940s. Contemporaneous developments were undertaken found in Spreydon (1937), Bryndwr (1940) and Avonside (1941/3), but none can compare in size and scale with the Riccarton project. The heritage area represents approximately one-third of the Department of Housing Construction's Riccarton block, which is regarded as being 'one of the most fastidiously planned and carefully integrated' of all the early state house subdivisions (Bowron p. 30).

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

Mid-century state housing has cultural significance because it represents the physical manifestation of the first Labour Government's development of the social welfare state. The state house, typically a solidly built single-family home on a generous section, is part of the identity story of many New Zealanders.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The Piko/Shand State Housing heritage area has architectural and aesthetic significance in the quality of its town planning design and in the architecture of the individual buildings within it. It was featured in *Long Live the Modern* as one of the monuments of New Zealand's modern architectural heritage and, although many of the houses have now been privatised, the area continues to embody a high degree of architectural integrity and consistency.

#### CONTEXTUAL SIGNIFICANCE

The contextual significance of this heritage area is due to its holistic design as a state house suburb. On a flat site with few pre-existing features, the curvilinear streets typical of the 'Garden City' suburb and the planting of the three reserves establish the area's streetscape character.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values are derived from its previous agricultural use by the Shand family before it was purchased by the NZ Metropolitan Trotting Club and then on-sold to the government for state housing in 1937.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship value of the houses in this heritage area is generally typical of the period in which they were built. The state houses and blocks of flats demonstrate the DHC's commitment to good quality construction methods and illustrate the availability of well-qualified builders even during World War II.

#### REFERENCES

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REPORT COMPLETED

30 July 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
PIKO/SHAND STATE HOUSING HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME House  
ADDRESS 1 Piko Crescent  
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS HNZPT LIST ENTRY STATUS  
N/A

ARCHITECT/DESIGNER Gordon F Wilson, Chief Architect, DHC

DATE OF CONSTRUCTION 1938-41

STYLE  
Modernised English cottage style

PHYSICAL DESCRIPTION  
Single storey dwelling with irregular rectangular footprint and hip roof forms.

CONTEXT/SETTING/LANDSCAPE FEATURES  
The English 'Garden City' suburb setting is characterised by curvilinear streets, grassed berms and street trees, the generous provision of reserves and pedestrian walkways, and a low-key distinction between private and public space. Partially screened from the roadway by vegetation; dual vehicle access from Piko Crescent and Peverel Street.

MATERIALS/STRUCTURE  
Timber weatherboards, tile roof.

ALTERATIONS  
Reroofed and enlarged (c.2009).

RATING  
Contributory

REASON FOR RATING  
Modified state house.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The NZMTC Block has historical and social significance as the largest and most elaborate of the state house subdivisions undertaken in Christchurch in the late 1930s and early 1940s. Contemporaneous developments were undertaken found in Spreydon (1937), Bryndwr (1940) and Avonside (1941/3), but none can compare in size and scale with the Riccarton project. The heritage area represents approximately one-third of the Department of Housing Construction's Riccarton block, which is regarded as being 'one of the most fastidiously planned and carefully integrated' of all the early state house subdivisions (Bowron p. 30).

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

Mid-century state housing has cultural significance because it represents the physical manifestation of the first Labour Government's development of the social welfare state. The state house, typically a solidly built single-family home on a generous section, is part of the identity story of many New Zealanders.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The Piko/Shand State Housing heritage area has architectural and aesthetic significance in the quality of its town planning design and in the architecture of the individual buildings within it. It was featured in *Long Live the Modern* as one of the monuments of New Zealand's modern architectural heritage and, although many of the houses have now been privatised, the area continues to embody a high degree of architectural integrity and consistency.

#### CONTEXTUAL SIGNIFICANCE

The contextual significance of this heritage area is due to its holistic design as a state house suburb. On a flat site with few pre-existing features, the curvilinear streets typical of the 'Garden City' suburb and the planting of the three reserves establish the area's streetscape character.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values are derived from its previous agricultural use by the Shand family before it was purchased by the NZ Metropolitan Trotting Club and then on-sold to the government for state housing in 1937.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship value of the houses in this heritage area is generally typical of the period in which they were built. The state houses and blocks of flats demonstrate the DHC's commitment to good quality construction methods and illustrate the availability of well-qualified builders even during World War II.

#### REFERENCES

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REPORT COMPLETED

30 July 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
PIKO/SHAND STATE HOUSING HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

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ITEM NAME                    House  
ADDRESS                    3 & 3B Piko Crescent  
                                  Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS                    HNZPT LIST ENTRY STATUS

N/A

ARCHITECT/DESIGNER                    Gordon F Wilson, Chief Architect, DHC

DATE OF CONSTRUCTION                    1938-41

STYLE

English cottage style

PHYSICAL DESCRIPTION

Single storey dwelling with T-shaped footprint and gable roof forms. Bay window set into cross-gabled bay on front (north-east) elevation.

CONTEXT/SETTING/LANDSCAPE FEATURES

The English 'Garden City' suburb setting is characterised by curvilinear streets, grassed berms and street trees, the generous provision of reserves and pedestrian walkways, and a low-key distinction between private and public space. Paling fence on road boundary.

MATERIALS/STRUCTURE

Brick walls, weatherboard detailing and gable ends, tile roof.

ALTERATIONS

Carport erected on front of house; secondary dwelling and garaging erected at rear (late 2000s).

RATING

Contributory (# 3) / Neutral (#3B)

REASON FOR RATING

An original state house that was built within one of the earliest, and the largest, state house developments in Christchurch. Cross-leased section has secondary dwelling at rear of property.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The NZMTC Block has historical and social significance as the largest and most elaborate of the state house subdivisions undertaken in Christchurch in the late 1930s and early 1940s. Contemporaneous developments were undertaken found in Spreydon (1937), Bryndwr (1940) and Avonside (1941/3), but none can compare in size and scale with the Riccarton project. The heritage area represents approximately one-third of the Department of Housing Construction's Riccarton block, which is regarded as being 'one of the most fastidiously planned and carefully integrated' of all the early state house subdivisions (Bowron p. 30).

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

Mid-century state housing has cultural significance because it represents the physical manifestation of the first Labour Government's development of the social welfare state. The state house, typically a solidly built single-family home on a generous section, is part of the identity story of many New Zealanders.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The Piko/Shand State Housing heritage area has architectural and aesthetic significance in the quality of its town planning design and in the architecture of the individual buildings within it. It was featured in *Long Live the Modern* as one of the monuments of New Zealand's modern architectural heritage and, although many of the houses have now been privatised, the area continues to embody a high degree of architectural integrity and consistency.

#### CONTEXTUAL SIGNIFICANCE

The contextual significance of this heritage area is due to its holistic design as a state house suburb. On a flat site with few pre-existing features, the curvilinear streets typical of the 'Garden City' suburb and the planting of the three reserves establish the area's streetscape character.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values are derived from its previous agricultural use by the Shand family before it was purchased by the NZ Metropolitan Trotting Club and then on-sold to the government for state housing in 1937.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship value of the houses in this heritage area is generally typical of the period in which they were built. The state houses and blocks of flats demonstrate the DHC's commitment to good quality construction methods and illustrate the availability of well-qualified builders even during World War II.

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REPORT COMPLETED

30 July 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
PIKO/SHAND STATE HOUSING HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME House  
ADDRESS 5 Piko Crescent  
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS

HNZPT LIST ENTRY STATUS

N/A

ARCHITECT/DESIGNER

Gordon F Wilson, Chief Architect, DHC

DATE OF CONSTRUCTION

1938-41

STYLE

English cottage style

PHYSICAL DESCRIPTION

Single storey dwelling with squat L-shaped footprint and hip roof forms.

CONTEXT/SETTING/LANDSCAPE FEATURES

The English 'Garden City' suburb setting is characterised by curvilinear streets, grassed berms and street trees, the generous provision of reserves and pedestrian walkways, and a low-key distinction between private and public space. Paling fence on road boundary.

MATERIALS/STRUCTURE

Weatherboard cladding, tile roof.

ALTERATIONS

Two-car garage erected in front of house; section subdivided and house erected on rear lot (early 1990s?).

RATING

Contributory

REASON FOR RATING

An original state house that was built within one of the earliest, and the largest, state house developments in Christchurch. Section has been subdivided and garage built in front garden.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The NZMTC Block has historical and social significance as the largest and most elaborate of the state house subdivisions undertaken in Christchurch in the late 1930s and early 1940s. Contemporaneous developments were undertaken found in Spreydon (1937), Bryndwr (1940) and Avonside (1941/3), but none can compare in size and scale with the Riccarton project. The heritage area represents approximately one-third of the Department of Housing Construction's Riccarton block, which is regarded as being 'one of the most fastidiously planned and carefully integrated' of all the early state house subdivisions (Bowron p. 30).

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

Mid-century state housing has cultural significance because it represents the physical manifestation of the first Labour Government's development of the social welfare state. The state house, typically a solidly built single-family home on a generous section, is part of the identity story of many New Zealanders.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The Piko/Shand State Housing heritage area has architectural and aesthetic significance in the quality of its town planning design and in the architecture of the individual buildings within it. It was featured in *Long Live the Modern* as one of the monuments of New Zealand's modern architectural heritage and, although many of the houses have now been privatised, the area continues to embody a high degree of architectural integrity and consistency.

#### CONTEXTUAL SIGNIFICANCE

The contextual significance of this heritage area is due to its holistic design as a state house suburb. On a flat site with few pre-existing features, the curvilinear streets typical of the 'Garden City' suburb and the planting of the three reserves establish the area's streetscape character.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values are derived from its previous agricultural use by the Shand family before it was purchased by the NZ Metropolitan Trotting Club and then on-sold to the government for state housing in 1937.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship value of the houses in this heritage area is generally typical of the period in which they were built. The state houses and blocks of flats demonstrate the DHC's commitment to good quality construction methods and illustrate the availability of well-qualified builders even during World War II.

#### REFERENCES

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REPORT COMPLETED

30 July 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
PIKO/SHAND STATE HOUSING HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME House  
ADDRESS 5A Piko Crescent  
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS HNZPT LIST ENTRY STATUS  
N/A

ARCHITECT/DESIGNER Unknown

DATE OF CONSTRUCTION Early 1990s?

STYLE

Contemporary

PHYSICAL DESCRIPTION

Single storey dwelling with rectangular footprint and gable roof.

CONTEXT/SETTING/LANDSCAPE FEATURES

The English 'Garden City' suburb setting is characterised by curvilinear streets, grassed berms and street trees, the generous provision of reserves and pedestrian walkways, and a low-key distinction between private and public space.

MATERIALS/STRUCTURE

Timber cladding, metal roof.

ALTERATIONS

Unknown, if any.

RATING

Neutral

REASON FOR RATING

A modern house built at the rear of one of the original state houses.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The NZMTC Block has historical and social significance as the largest and most elaborate of the state house subdivisions undertaken in Christchurch in the late 1930s and early 1940s. Contemporaneous developments were undertaken found in Spreydon (1937), Bryndwr (1940) and Avonside (1941/3), but none can compare in size and scale with the Riccarton project. The heritage area represents approximately one-third of the Department of Housing Construction's Riccarton block, which is regarded as being 'one of the most fastidiously planned and carefully integrated' of all the early state house subdivisions (Bowron p. 30).

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

Mid-century state housing has cultural significance because it represents the physical manifestation of the first Labour Government's development of the social welfare state. The state house, typically a solidly built single-family home on a generous section, is part of the identity story of many New Zealanders.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The Piko/Shand State Housing heritage area has architectural and aesthetic significance in the quality of its town planning design and in the architecture of the individual buildings within it. It was featured in *Long Live the Modern* as one of the monuments of New Zealand's modern architectural heritage and, although many of the houses have now been privatised, the area continues to embody a high degree of architectural integrity and consistency.

#### CONTEXTUAL SIGNIFICANCE

The contextual significance of this heritage area is due to its holistic design as a state house suburb. On a flat site with few pre-existing features, the curvilinear streets typical of the 'Garden City' suburb and the planting of the three reserves establish the area's streetscape character.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values are derived from its previous agricultural use by the Shand family before it was purchased by the NZ Metropolitan Trotting Club and then on-sold to the government for state housing in 1937.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship value of the houses in this heritage area is generally typical of the period in which they were built. The state houses and blocks of flats demonstrate the DHC's commitment to good quality construction methods and illustrate the availability of well-qualified builders even during World War II.

#### REFERENCES

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Vanessa Gifford 'The Riccarton State Housing Area Christchurch' (Art History BA (Hons) Research Paper, University of Canterbury 1994)

REPORT COMPLETED

30 July 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
PIKO/SHAND STATE HOUSING HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME House  
ADDRESS 6 Piko Crescent  
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS

HNZPT LIST ENTRY STATUS

N/A

ARCHITECT/DESIGNER

Gordon F Wilson, Chief Architect, DHC

DATE OF CONSTRUCTION

1938-41

STYLE

English cottage style

PHYSICAL DESCRIPTION

Single storey dwelling with squat L-shaped footprint and hip roof with cross-gabled bay on west elevation.

CONTEXT/SETTING/LANDSCAPE FEATURES

The English 'Garden City' suburb setting is characterised by curvilinear streets, grassed berms and street trees, the generous provision of reserves and pedestrian walkways, and a low-key distinction between private and public space. Paling fence on road boundary.

MATERIALS/STRUCTURE

Brick and weatherboard cladding, tile roof.

ALTERATIONS

Entrance porch enclosed (date unknown).

RATING

Defining

REASON FOR RATING

An original state house that was built within one of the earliest, and the largest, state house developments in Christchurch.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The NZMTC Block has historical and social significance as the largest and most elaborate of the state house subdivisions undertaken in Christchurch in the late 1930s and early 1940s. Contemporaneous developments were undertaken found in Spreydon (1937), Bryndwr (1940) and Avonside (1941/3), but none can compare in size and scale with the Riccarton project. The heritage area represents approximately one-third of the Department of Housing Construction's Riccarton block, which is regarded as being 'one of the most fastidiously planned and carefully integrated' of all the early state house subdivisions (Bowron p. 30).

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

Mid-century state housing has cultural significance because it represents the physical manifestation of the first Labour Government's development of the social welfare state. The state house, typically a solidly built single-family home on a generous section, is part of the identity story of many New Zealanders.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The Piko/Shand State Housing heritage area has architectural and aesthetic significance in the quality of its town planning design and in the architecture of the individual buildings within it. It was featured in *Long Live the Modern* as one of the monuments of New Zealand's modern architectural heritage and, although many of the houses have now been privatised, the area continues to embody a high degree of architectural integrity and consistency.

#### CONTEXTUAL SIGNIFICANCE

The contextual significance of this heritage area is due to its holistic design as a state house suburb. On a flat site with few pre-existing features, the curvilinear streets typical of the 'Garden City' suburb and the planting of the three reserves establish the area's streetscape character.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values are derived from its previous agricultural use by the Shand family before it was purchased by the NZ Metropolitan Trotting Club and then on-sold to the government for state housing in 1937.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship value of the houses in this heritage area is generally typical of the period in which they were built. The state houses and blocks of flats demonstrate the DHC's commitment to good quality construction methods and illustrate the availability of well-qualified builders even during World War II.

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REPORT COMPLETED

30 July 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
PIKO/SHAND STATE HOUSING HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME House  
ADDRESS 7 Piko Crescent  
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS HNZPT LIST ENTRY STATUS  
N/A

ARCHITECT/DESIGNER Gordon F Wilson, Chief Architect, DHC  
DATE OF CONSTRUCTION 1938-41

STYLE

English cottage style

PHYSICAL DESCRIPTION

Single storey dwelling with rectangular footprint and hip roof.

CONTEXT/SETTING/LANDSCAPE FEATURES

The English 'Garden City' suburb setting is characterised by curvilinear streets, grassed berms and street trees, the generous provision of reserves and pedestrian walkways, and a low-key distinction between private and public space. House partially screened by vegetation.

MATERIALS/STRUCTURE

Stucco and brick cladding, tile roof.

ALTERATIONS

Unknown, if any.

RATING

Defining

REASON FOR RATING

An original state house that was built within one of the earliest, and the largest, state house developments in Christchurch.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The NZMTC Block has historical and social significance as the largest and most elaborate of the state house subdivisions undertaken in Christchurch in the late 1930s and early 1940s. Contemporaneous developments were undertaken found in Spreydon (1937), Bryndwr (1940) and Avonside (1941/3), but none can compare in size and scale with the Riccarton project. The heritage area represents approximately one-third of the Department of Housing Construction's Riccarton block, which is regarded as being 'one of the most fastidiously planned and carefully integrated' of all the early state house subdivisions (Bowron p. 30).

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#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

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The contextual significance of this heritage area is due to its holistic design as a state house suburb. On a flat site with few pre-existing features, the curvilinear streets typical of the 'Garden City' suburb and the planting of the three reserves establish the area's streetscape character.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values are derived from its previous agricultural use by the Shand family before it was purchased by the NZ Metropolitan Trotting Club and then on-sold to the government for state housing in 1937.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship value of the houses in this heritage area is generally typical of the period in which they were built. The state houses and blocks of flats demonstrate the DHC's commitment to good quality construction methods and illustrate the availability of well-qualified builders even during World War II.

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REPORT COMPLETED

30 July 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services



#### HISTORICAL AND SOCIAL SIGNIFICANCE

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AUTHOR

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REPORT COMPLETED

30 July 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
PIKO/SHAND STATE HOUSING HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME House  
ADDRESS 9A Piko Crescent  
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS HNZPT LIST ENTRY STATUS  
N/A

ARCHITECT/DESIGNER Unknown

DATE OF CONSTRUCTION Early 2000s?

STYLE

Contemporary

PHYSICAL DESCRIPTION

Single storey dwelling with rectangular footprint and hip roof.

CONTEXT/SETTING/LANDSCAPE FEATURES

The English 'Garden City' suburb setting is characterised by curvilinear streets, grassed berms and street trees, the generous provision of reserves and pedestrian walkways, and a low-key distinction between private and public space.

MATERIALS/STRUCTURE

Timber, metal roof.

ALTERATIONS

Unknown.

RATING

Neutral

REASON FOR RATING

Modern house erected at rear of original state house.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The NZMTC Block has historical and social significance as the largest and most elaborate of the state house subdivisions undertaken in Christchurch in the late 1930s and early 1940s. Contemporaneous developments were undertaken found in Spreydon (1937), Bryndwr (1940) and Avonside (1941/3), but none can compare in size and scale with the Riccarton project. The heritage area represents approximately one-third of the Department of Housing Construction's Riccarton block, which is regarded as being 'one of the most fastidiously planned and carefully integrated' of all the early state house subdivisions (Bowron p. 30).

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

Mid-century state housing has cultural significance because it represents the physical manifestation of the first Labour Government's development of the social welfare state. The state house, typically a solidly built single-family home on a generous section, is part of the identity story of many New Zealanders.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The Piko/Shand State Housing heritage area has architectural and aesthetic significance in the quality of its town planning design and in the architecture of the individual buildings within it. It was featured in *Long Live the Modern* as one of the monuments of New Zealand's modern architectural heritage and, although many of the houses have now been privatised, the area continues to embody a high degree of architectural integrity and consistency.

#### CONTEXTUAL SIGNIFICANCE

The contextual significance of this heritage area is due to its holistic design as a state house suburb. On a flat site with few pre-existing features, the curvilinear streets typical of the 'Garden City' suburb and the planting of the three reserves establish the area's streetscape character.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values are derived from its previous agricultural use by the Shand family before it was purchased by the NZ Metropolitan Trotting Club and then on-sold to the government for state housing in 1937.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship value of the houses in this heritage area is generally typical of the period in which they were built. The state houses and blocks of flats demonstrate the DHC's commitment to good quality construction methods and illustrate the availability of well-qualified builders even during World War II.

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REPORT COMPLETED

30 July 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
PIKO/SHAND STATE HOUSING HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                    House  
ADDRESS                    10 Piko Crescent  
                                  Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS

HNZPT LIST ENTRY STATUS

N/A

ARCHITECT/DESIGNER

Gordon F Wilson, Chief Architect, DHC

DATE OF CONSTRUCTION

1938-41

STYLE

English cottage style

PHYSICAL DESCRIPTION

Single storey dwelling with irregular rectangular footprint and gable roof. Recessed entrance porch and hip roof extensions to north, south and east elevations.

CONTEXT/SETTING/LANDSCAPE FEATURES

The English 'Garden City' suburb setting is characterised by curvilinear streets, grassed berms and street trees, the generous provision of reserves and pedestrian walkways, and a low-key distinction between private and public space. Paling fence on road boundary.

MATERIALS/STRUCTURE

Weatherboard cladding, tile roof.

ALTERATIONS

Unknown.

RATING

Defining

REASON FOR RATING

An original state house that was built within one of the earliest, and the largest, state house developments in Christchurch.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The NZMTC Block has historical and social significance as the largest and most elaborate of the state house subdivisions undertaken in Christchurch in the late 1930s and early 1940s. Contemporaneous developments were undertaken found in Spreydon (1937), Bryndwr (1940) and Avonside (1941/3), but none can compare in size and scale with the Riccarton project. The heritage area represents approximately one-third of the Department of Housing Construction's Riccarton block, which is regarded as being 'one of the most fastidiously planned and carefully integrated' of all the early state house subdivisions (Bowron p. 30).

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

Mid-century state housing has cultural significance because it represents the physical manifestation of the first Labour Government's development of the social welfare state. The state house, typically a solidly built single-family home on a generous section, is part of the identity story of many New Zealanders.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The Piko/Shand State Housing heritage area has architectural and aesthetic significance in the quality of its town planning design and in the architecture of the individual buildings within it. It was featured in *Long Live the Modern* as one of the monuments of New Zealand's modern architectural heritage and, although many of the houses have now been privatised, the area continues to embody a high degree of architectural integrity and consistency.

#### CONTEXTUAL SIGNIFICANCE

The contextual significance of this heritage area is due to its holistic design as a state house suburb. On a flat site with few pre-existing features, the curvilinear streets typical of the 'Garden City' suburb and the planting of the three reserves establish the area's streetscape character.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values are derived from its previous agricultural use by the Shand family before it was purchased by the NZ Metropolitan Trotting Club and then on-sold to the government for state housing in 1937.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship value of the houses in this heritage area is generally typical of the period in which they were built. The state houses and blocks of flats demonstrate the DHC's commitment to good quality construction methods and illustrate the availability of well-qualified builders even during World War II.

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REPORT COMPLETED

30 July 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
PIKO/SHAND STATE HOUSING HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME House  
ADDRESS 11 Piko Crescent  
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS HNZPT LIST ENTRY STATUS  
N/A

ARCHITECT/DESIGNER Gordon F Wilson, Chief Architect, DHC

DATE OF CONSTRUCTION 1938-41

STYLE

English cottage style

PHYSICAL DESCRIPTION

Single storey dwelling with squat T-shaped footprint and hip roof forms.

CONTEXT/SETTING/LANDSCAPE FEATURES

The English 'Garden City' suburb setting is characterised by curvilinear streets, grassed berms and street trees, the generous provision of reserves and pedestrian walkways, and a low-key distinction between private and public space. Open to street.

MATERIALS/STRUCTURE

Brick cladding and weatherboard detailing, tile roof.

ALTERATIONS

Unknown.

RATING

Defining

REASON FOR RATING

An original state house that was built within one of the earliest, and the largest, state house developments in Christchurch.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The NZMTC Block has historical and social significance as the largest and most elaborate of the state house subdivisions undertaken in Christchurch in the late 1930s and early 1940s. Contemporaneous developments were undertaken found in Spreydon (1937), Bryndwr (1940) and Avonside (1941/3), but none can compare in size and scale with the Riccarton project. The heritage area represents approximately one-third of the Department of Housing Construction's Riccarton block, which is regarded as being 'one of the most fastidiously planned and carefully integrated' of all the early state house subdivisions (Bowron p. 30).

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

Mid-century state housing has cultural significance because it represents the physical manifestation of the first Labour Government's development of the social welfare state. The state house, typically a solidly built single-family home on a generous section, is part of the identity story of many New Zealanders.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

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#### CONTEXTUAL SIGNIFICANCE

The contextual significance of this heritage area is due to its holistic design as a state house suburb. On a flat site with few pre-existing features, the curvilinear streets typical of the 'Garden City' suburb and the planting of the three reserves establish the area's streetscape character.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values are derived from its previous agricultural use by the Shand family before it was purchased by the NZ Metropolitan Trotting Club and then on-sold to the government for state housing in 1937.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship value of the houses in this heritage area is generally typical of the period in which they were built. The state houses and blocks of flats demonstrate the DHC's commitment to good quality construction methods and illustrate the availability of well-qualified builders even during World War II.

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REPORT COMPLETED

30 July 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
PIKO/SHAND STATE HOUSING HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME House  
ADDRESS 12 Piko Crescent  
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS

HNZPT LIST ENTRY STATUS

N/A

ARCHITECT/DESIGNER

Gordon F Wilson, Chief Architect, DHC

DATE OF CONSTRUCTION

1938-41

STYLE

English cottage style

PHYSICAL DESCRIPTION

Single storey with L-shaped footprint and hip roof forms. Flat-roofed extension to west elevation.

CONTEXT/SETTING/LANDSCAPE FEATURES

The English 'Garden City' suburb setting is characterised by curvilinear streets, grassed berms and street trees, the generous provision of reserves and pedestrian walkways, and a low-key distinction between private and public space. Paling fence on road boundary.

MATERIALS/STRUCTURE

Stucco, metal roof.

ALTERATIONS

Hip-roofed bay at front (west elevation) altered with flat-roofed addition (c.2000).

RATING

Contributory

REASON FOR RATING

An original state house that was built within one of the earliest, and the largest, state house developments in Christchurch.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The NZMTC Block has historical and social significance as the largest and most elaborate of the state house subdivisions undertaken in Christchurch in the late 1930s and early 1940s. Contemporaneous developments were undertaken found in Spreydon (1937), Bryndwr (1940) and Avonside (1941/3), but none can compare in size and scale with the Riccarton project. The heritage area represents approximately one-third of the Department of Housing Construction's Riccarton block, which is regarded as being 'one of the most fastidiously planned and carefully integrated' of all the early state house subdivisions (Bowron p. 30).

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REPORT COMPLETED

30 July 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
PIKO/SHAND STATE HOUSING HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME House  
ADDRESS 13 Piko Crescent  
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS HNZPT LIST ENTRY STATUS  
N/A

ARCHITECT/DESIGNER Gordon F Wilson, Chief Architect, DHC

DATE OF CONSTRUCTION 1938-41

STYLE

English cottage style

PHYSICAL DESCRIPTION

Single storey dwelling with irregular rectangular footprint and hip roof forms.

CONTEXT/SETTING/LANDSCAPE FEATURES

The English 'Garden City' suburb setting is characterised by curvilinear streets, grassed berms and street trees, the generous provision of reserves and pedestrian walkways, and a low-key distinction between private and public space. Picket fence on road boundary.

MATERIALS/STRUCTURE

Weatherboard cladding, corrugated steel roof.

ALTERATIONS

Fenestration replaced & lean-to veranda erected on north elevation (date unknown); reroofed (2010s?).

RATING

Contributory

REASON FOR RATING

A modified state house that was built within one of the earliest, and the largest, state house developments in Christchurch.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The NZMTC Block has historical and social significance as the largest and most elaborate of the state house subdivisions undertaken in Christchurch in the late 1930s and early 1940s. Contemporaneous developments were undertaken found in Spreydon (1937), Bryndwr (1940) and Avonside (1941/3), but none can compare in size and scale with the Riccarton project. The heritage area represents approximately one-third of the Department of Housing Construction's Riccarton block, which is regarded as being 'one of the most fastidiously planned and carefully integrated' of all the early state house subdivisions (Bowron p. 30).

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

Mid-century state housing has cultural significance because it represents the physical manifestation of the first Labour Government's development of the social welfare state. The state house, typically a solidly built single-family home on a generous section, is part of the identity story of many New Zealanders.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The Piko/Shand State Housing heritage area has architectural and aesthetic significance in the quality of its town planning design and in the architecture of the individual buildings within it. It was featured in *Long Live the Modern* as one of the monuments of New Zealand's modern architectural heritage and, although many of the houses have now been privatised, the area continues to embody a high degree of architectural integrity and consistency.

#### CONTEXTUAL SIGNIFICANCE

The contextual significance of this heritage area is due to its holistic design as a state house suburb. On a flat site with few pre-existing features, the curvilinear streets typical of the 'Garden City' suburb and the planting of the three reserves establish the area's streetscape character.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values are derived from its previous agricultural use by the Shand family before it was purchased by the NZ Metropolitan Trotting Club and then on-sold to the government for state housing in 1937.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship value of the houses in this heritage area is generally typical of the period in which they were built. The state houses and blocks of flats demonstrate the DHC's commitment to good quality construction methods and illustrate the availability of well-qualified builders even during World War II.

#### REFERENCES

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REPORT COMPLETED

30 July 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
PIKO/SHAND STATE HOUSING HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME House  
ADDRESS 14 Piko Crescent  
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS HNZPT LIST ENTRY STATUS  
N/A

ARCHITECT/DESIGNER Gordon F Wilson, Chief Architect, DHC  
DATE OF CONSTRUCTION 1938-41

STYLE

English Cottage style

PHYSICAL DESCRIPTION

Single storey dwelling with L-shaped footprint and hip roof forms.

CONTEXT/SETTING/LANDSCAPE FEATURES

The English 'Garden City' suburb setting is characterised by curvilinear streets, grassed berms and street trees, the generous provision of reserves and pedestrian walkways, and a low-key distinction between private and public space. On same lot as 14A Piko Crescent; paling fence along driveway and road boundary.

MATERIALS/STRUCTURE

Brick cladding, tile roof.

ALTERATIONS

Unknown.

RATING

Contributory

REASON FOR RATING

An original state house on a cross-leased site.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The NZMTC Block has historical and social significance as the largest and most elaborate of the state house subdivisions undertaken in Christchurch in the late 1930s and early 1940s. Contemporaneous developments were undertaken found in Spreydon (1937), Bryndwr (1940) and Avonside (1941/3), but none can compare in size and scale with the Riccarton project. The heritage area represents approximately one-third of the Department of Housing Construction's Riccarton block, which is regarded as being 'one of the most fastidiously planned and carefully integrated' of all the early state house subdivisions (Bowron p. 30).

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

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#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The Piko/Shand State Housing heritage area has architectural and aesthetic significance in the quality of its town planning design and in the architecture of the individual buildings within it. It was featured in *Long Live the Modern* as one of the monuments of New Zealand's modern architectural heritage and, although many of the houses have now been privatised, the area continues to embody a high degree of architectural integrity and consistency.

#### CONTEXTUAL SIGNIFICANCE

The contextual significance of this heritage area is due to its holistic design as a state house suburb. On a flat site with few pre-existing features, the curvilinear streets typical of the 'Garden City' suburb and the planting of the three reserves establish the area's streetscape character.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values are derived from its previous agricultural use by the Shand family before it was purchased by the NZ Metropolitan Trotting Club and then on-sold to the government for state housing in 1937.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship value of the houses in this heritage area is generally typical of the period in which they were built. The state houses and blocks of flats demonstrate the DHC's commitment to good quality construction methods and illustrate the availability of well-qualified builders even during World War II.

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REPORT COMPLETED

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AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
PIKO/SHAND STATE HOUSING HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME House  
ADDRESS 14A Piko Crescent  
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS HNZPT LIST ENTRY STATUS  
N/A

ARCHITECT/DESIGNER Unknown

DATE OF CONSTRUCTION Mid-2000s

STYLE

Contemporary cottage style

PHYSICAL DESCRIPTION

Single storey dwelling with rectangular footprint and hip roof.

CONTEXT/SETTING/LANDSCAPE FEATURES

The English 'Garden City' suburb setting is characterised by curvilinear streets, grassed berms and street trees, the generous provision of reserves and pedestrian walkways, and a low-key distinction between private and public space. On same lot as 14 Piko Crescent, driveway along southern boundary demarcated by paling fence.

MATERIALS/STRUCTURE

Brick cladding, tile roof.

ALTERATIONS

N/A

RATING

Neutral

REASON FOR RATING

A modern dwelling at the rear of an original state house, largely unseen from the street.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

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#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values are derived from its previous agricultural use by the Shand family before it was purchased by the NZ Metropolitan Trotting Club and then on-sold to the government for state housing in 1937.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

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AUTHOR

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30 July 2021

AUTHOR

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CHRISTCHURCH DISTRICT PLAN  
PIKO/SHAND STATE HOUSING HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME House  
ADDRESS 16A Piko Crescent  
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS HNZPT LIST ENTRY STATUS  
N/A

ARCHITECT/DESIGNER Unknown

DATE OF CONSTRUCTION Early 2000s

STYLE

Contemporary cottage

PHYSICAL DESCRIPTION

Single storey dwelling with rectangular footprint and hip roof.

CONTEXT/SETTING/LANDSCAPE FEATURES

The English 'Garden City' suburb setting is characterised by curvilinear streets, grassed berms and street trees, the generous provision of reserves and pedestrian walkways, and a low-key distinction between private and public space. At rear of lot with driveway on northern boundary demarcated by paling fence.

MATERIALS/STRUCTURE

Brick cladding, tile roof.

ALTERATIONS

N/A

RATING

Neutral

REASON FOR RATING

A modern dwelling at the rear of an original state house.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The NZMTC Block has historical and social significance as the largest and most elaborate of the state house subdivisions undertaken in Christchurch in the late 1930s and early 1940s. Contemporaneous developments were undertaken found in Spreydon (1937), Bryndwr (1940) and Avonside (1941/3), but none can compare in size and scale with the Riccarton project. The heritage area represents approximately one-third of the Department of Housing Construction's Riccarton block, which is regarded as being 'one of the most fastidiously planned and carefully integrated' of all the early state house subdivisions (Bowron p. 30).

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Mid-century state housing has cultural significance because it represents the physical manifestation of the first Labour Government's development of the social welfare state. The state house, typically a solidly built single-family home on a generous section, is part of the identity story of many New Zealanders.

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#### CONTEXTUAL SIGNIFICANCE

The contextual significance of this heritage area is due to its holistic design as a state house suburb. On a flat site with few pre-existing features, the curvilinear streets typical of the 'Garden City' suburb and the planting of the three reserves establish the area's streetscape character.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values are derived from its previous agricultural use by the Shand family before it was purchased by the NZ Metropolitan Trotting Club and then on-sold to the government for state housing in 1937.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship value of the houses in this heritage area is generally typical of the period in which they were built. The state houses and blocks of flats demonstrate the DHC's commitment to good quality construction methods and illustrate the availability of well-qualified builders even during World War II.

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AUTHOR

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30 July 2021

AUTHOR

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CHRISTCHURCH DISTRICT PLAN  
PIKO/SHAND STATE HOUSING HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME House  
ADDRESS 18 Piko Crescent  
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS

HNZPT LIST ENTRY STATUS

N/A

ARCHITECT/DESIGNER

Gordon F Wilson, Chief Architect, DHC

DATE OF CONSTRUCTION

1938-41

STYLE

English cottage style

PHYSICAL DESCRIPTION

Single storey dwelling with rectangular footprint, gable roof & cross-gabled bay. Flat-roofed entrance porch with brick pier on principal, south-west elevation.

CONTEXT/SETTING/LANDSCAPE FEATURES

The English 'Garden City' suburb setting is characterised by curvilinear streets, grassed berms and street trees, the generous provision of reserves and pedestrian walkways, and a low-key distinction between private and public space. Open to street.

MATERIALS/STRUCTURE

Brick cladding, timber detailing, tile roof.

ALTERATIONS

Unknown, if any.

RATING

Defining

REASON FOR RATING

An original state house that was built within one of the earliest, and the largest, state house developments in Christchurch.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The NZMTC Block has historical and social significance as the largest and most elaborate of the state house subdivisions undertaken in Christchurch in the late 1930s and early 1940s. Contemporaneous developments were undertaken found in Spreydon (1937), Bryndwr (1940) and Avonside (1941/3), but none can compare in size and scale with the Riccarton project. The heritage area represents approximately one-third of the Department of Housing Construction's Riccarton block, which is regarded as being 'one of the most fastidiously planned and carefully integrated' of all the early state house subdivisions (Bowron p. 30).

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The area's potential archaeological values are derived from its previous agricultural use by the Shand family before it was purchased by the NZ Metropolitan Trotting Club and then on-sold to the government for state housing in 1937.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship value of the houses in this heritage area is generally typical of the period in which they were built. The state houses and blocks of flats demonstrate the DHC's commitment to good quality construction methods and illustrate the availability of well-qualified builders even during World War II.

#### REFERENCES

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Vanessa Gifford 'The Riccarton State Housing Area Christchurch' (Art History BA (Hons) Research Paper, University of Canterbury 1994)

REPORT COMPLETED

30 July 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services



#### HISTORICAL AND SOCIAL SIGNIFICANCE

The NZMTC Block has historical and social significance as the largest and most elaborate of the state house subdivisions undertaken in Christchurch in the late 1930s and early 1940s. Contemporaneous developments were undertaken found in Spreydon (1937), Bryndwr (1940) and Avonside (1941/3), but none can compare in size and scale with the Riccarton project. The heritage area represents approximately one-third of the Department of Housing Construction's Riccarton block, which is regarded as being 'one of the most fastidiously planned and carefully integrated' of all the early state house subdivisions (Bowron p. 30).

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

Mid-century state housing has cultural significance because it represents the physical manifestation of the first Labour Government's development of the social welfare state. The state house, typically a solidly built single-family home on a generous section, is part of the identity story of many New Zealanders.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The Piko/Shand State Housing heritage area has architectural and aesthetic significance in the quality of its town planning design and in the architecture of the individual buildings within it. It was featured in *Long Live the Modern* as one of the monuments of New Zealand's modern architectural heritage and, although many of the houses have now been privatised, the area continues to embody a high degree of architectural integrity and consistency.

#### CONTEXTUAL SIGNIFICANCE

The contextual significance of this heritage area is due to its holistic design as a state house suburb. On a flat site with few pre-existing features, the curvilinear streets typical of the 'Garden City' suburb and the planting of the three reserves establish the area's streetscape character.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values are derived from its previous agricultural use by the Shand family before it was purchased by the NZ Metropolitan Trotting Club and then on-sold to the government for state housing in 1937.

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REPORT COMPLETED

30 July 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
PIKO/SHAND STATE HOUSING HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME House  
ADDRESS 20 Piko Crescent  
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS HNZPT LIST ENTRY STATUS  
N/A

ARCHITECT/DESIGNER Gordon F Wilson, Chief Architect, DHC  
DATE OF CONSTRUCTION 1938-41

STYLE

English cottage style

PHYSICAL DESCRIPTION

Single storey dwelling with rectangular footprint and hip roof forms. Recessed entrance porch; shutters with decorative V-pattern battens.

CONTEXT/SETTING/LANDSCAPE FEATURES

The English 'Garden City' suburb setting is characterised by curvilinear streets, grassed berms and street trees, the generous provision of reserves and pedestrian walkways, and a low-key distinction between private and public space. Picket fence, largely open to street.

MATERIALS/STRUCTURE

Weatherboard cladding, tile roof.

ALTERATIONS

c.1990 subdivision of lot with new dwelling erected at rear.

RATING

Contributory

REASON FOR RATING

An original state house on a subdivided lot.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The NZMTC Block has historical and social significance as the largest and most elaborate of the state house subdivisions undertaken in Christchurch in the late 1930s and early 1940s. Contemporaneous developments were undertaken found in Spreydon (1937), Bryndwr (1940) and Avonside (1941/3), but none can compare in size and scale with the Riccarton project. The heritage area represents approximately one-third of the Department of Housing Construction's Riccarton block, which is regarded as being 'one of the most fastidiously planned and carefully integrated' of all the early state house subdivisions (Bowron p. 30).

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

Mid-century state housing has cultural significance because it represents the physical manifestation of the first Labour Government's development of the social welfare state. The state house, typically a solidly built single-family home on a generous section, is part of the identity story of many New Zealanders.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The Piko/Shand State Housing heritage area has architectural and aesthetic significance in the quality of its town planning design and in the architecture of the individual buildings within it. It was featured in *Long Live the Modern* as one of the monuments of New Zealand's modern architectural heritage and, although many of the houses have now been privatised, the area continues to embody a high degree of architectural integrity and consistency.

#### CONTEXTUAL SIGNIFICANCE

The contextual significance of this heritage area is due to its holistic design as a state house suburb. On a flat site with few pre-existing features, the curvilinear streets typical of the 'Garden City' suburb and the planting of the three reserves establish the area's streetscape character.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values are derived from its previous agricultural use by the Shand family before it was purchased by the NZ Metropolitan Trotting Club and then on-sold to the government for state housing in 1937.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

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REPORT COMPLETED

30 July 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
PIKO/SHAND STATE HOUSING HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

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ITEM NAME                    House  
ADDRESS                    20A Piko Crescent  
                                  Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	c.1990

STYLE

Contemporary cottage style

PHYSICAL DESCRIPTION

Single storey dwelling with rectangular footprint and hip roof.

CONTEXT/SETTING/LANDSCAPE FEATURES

The English 'Garden City' suburb setting is characterised by curvilinear streets, grassed berms and street trees, the generous provision of reserves and pedestrian walkways, and a low-key distinction between private and public space. Vehicle access from Piko Crescent; property backs on to Paeroa Reserve.

MATERIALS/STRUCTURE

Brick cladding, tile roof.

ALTERATIONS

N/A

RATING

Neutral

REASON FOR RATING

A modern dwelling at the rear of an original state house.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The NZMTC Block has historical and social significance as the largest and most elaborate of the state house subdivisions undertaken in Christchurch in the late 1930s and early 1940s. Contemporaneous developments were undertaken found in Spreydon (1937), Bryndwr (1940) and Avonside (1941/3), but none can compare in size and scale with the Riccarton project. The heritage area represents approximately one-third of the Department of Housing Construction's Riccarton block, which is regarded as being 'one of the most fastidiously planned and carefully integrated' of all the early state house subdivisions (Bowron p. 30).

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

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#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The Piko/Shand State Housing heritage area has architectural and aesthetic significance in the quality of its town planning design and in the architecture of the individual buildings within it. It was featured in *Long Live the Modern* as one of the monuments of New Zealand's modern architectural heritage and, although many of the houses have now been privatised, the area continues to embody a high degree of architectural integrity and consistency.

#### CONTEXTUAL SIGNIFICANCE

The contextual significance of this heritage area is due to its holistic design as a state house suburb. On a flat site with few pre-existing features, the curvilinear streets typical of the 'Garden City' suburb and the planting of the three reserves establish the area's streetscape character.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values are derived from its previous agricultural use by the Shand family before it was purchased by the NZ Metropolitan Trotting Club and then on-sold to the government for state housing in 1937.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship value of the houses in this heritage area is generally typical of the period in which they were built. The state houses and blocks of flats demonstrate the DHC's commitment to good quality construction methods and illustrate the availability of well-qualified builders even during World War II.

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REPORT COMPLETED

30 July 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
PIKO/SHAND STATE HOUSING HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                    House  
ADDRESS                    20B Piko Crescent  
                                  Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS                    HNZPT LIST ENTRY STATUS

N/A

ARCHITECT/DESIGNER

Unknown

DATE OF CONSTRUCTION

c.1990

STYLE

Contemporary cottage style

PHYSICAL DESCRIPTION

Single storey dwelling with rectangular footprint and hip roof.

CONTEXT/SETTING/LANDSCAPE FEATURES

The English 'Garden City' suburb setting is characterised by curvilinear streets, grassed berms and street trees, the generous provision of reserves and pedestrian walkways, and a low-key distinction between private and public space. Vehicle access from Piko Crescent; property backs on to Paeroa Reserve.

MATERIALS/STRUCTURE

Brick cladding, tile roof.

ALTERATIONS

N/A

RATING

Neutral

REASON FOR RATING

A modern dwelling at the rear of an original state house.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The NZMTC Block has historical and social significance as the largest and most elaborate of the state house subdivisions undertaken in Christchurch in the late 1930s and early 1940s. Contemporaneous developments were undertaken found in Spreydon (1937), Bryndwr (1940) and Avonside (1941/3), but none can compare in size and scale with the Riccarton project. The heritage area represents approximately one-third of the Department of Housing Construction's Riccarton block, which is regarded as being 'one of the most fastidiously planned and carefully integrated' of all the early state house subdivisions (Bowron p. 30).

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

Mid-century state housing has cultural significance because it represents the physical manifestation of the first Labour Government's development of the social welfare state. The state house, typically a solidly built single-family home on a generous section, is part of the identity story of many New Zealanders.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The Piko/Shand State Housing heritage area has architectural and aesthetic significance in the quality of its town planning design and in the architecture of the individual buildings within it. It was featured in *Long Live the Modern* as one of the monuments of New Zealand's modern architectural heritage and, although many of the houses have now been privatised, the area continues to embody a high degree of architectural integrity and consistency.

#### CONTEXTUAL SIGNIFICANCE

The contextual significance of this heritage area is due to its holistic design as a state house suburb. On a flat site with few pre-existing features, the curvilinear streets typical of the 'Garden City' suburb and the planting of the three reserves establish the area's streetscape character.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values are derived from its previous agricultural use by the Shand family before it was purchased by the NZ Metropolitan Trotting Club and then on-sold to the government for state housing in 1937.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship value of the houses in this heritage area is generally typical of the period in which they were built. The state houses and blocks of flats demonstrate the DHC's commitment to good quality construction methods and illustrate the availability of well-qualified builders even during World War II.

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REPORT COMPLETED

30 July 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
PIKO/SHAND STATE HOUSING HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME House  
ADDRESS 21 Piko Crescent  
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS

HNZPT LIST ENTRY STATUS

N/A

ARCHITECT/DESIGNER

Gordon F Wilson, Chief Architect, DHC

DATE OF CONSTRUCTION

1938-41

STYLE

English cottage style

PHYSICAL DESCRIPTION

Single storey dwelling with T-shaped footprint, gable roof and hipped bay on north-west elevation. Shutters, multi-pane sash windows and trellis panel screening front door.

CONTEXT/SETTING/LANDSCAPE FEATURES

The English 'Garden City' suburb setting is characterised by curvilinear streets, grassed berms and street trees, the generous provision of reserves and pedestrian walkways, and a low-key distinction between private and public space. Open to street.

MATERIALS/STRUCTURE

Stucco, timber detailing, tile roof.

ALTERATIONS

Unknown, if any.

RATING

Defining

REASON FOR RATING

An original state house that was built within one of the earliest, and the largest, state house developments in Christchurch.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The NZMTC Block has historical and social significance as the largest and most elaborate of the state house subdivisions undertaken in Christchurch in the late 1930s and early 1940s. Contemporaneous developments were undertaken found in Spreydon (1937), Bryndwr (1940) and Avonside (1941/3), but none can compare in size and scale with the Riccarton project. The heritage area represents approximately one-third of the Department of Housing Construction's Riccarton block, which is regarded as being 'one of the most fastidiously planned and carefully integrated' of all the early state house subdivisions (Bowron p. 30).

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

Mid-century state housing has cultural significance because it represents the physical manifestation of the first Labour Government's development of the social welfare state. The state house, typically a solidly built single-family home on a generous section, is part of the identity story of many New Zealanders.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The Piko/Shand State Housing heritage area has architectural and aesthetic significance in the quality of its town planning design and in the architecture of the individual buildings within it. It was featured in *Long Live the Modern* as one of the monuments of New Zealand's modern architectural heritage and, although many of the houses have now been privatised, the area continues to embody a high degree of architectural integrity and consistency.

#### CONTEXTUAL SIGNIFICANCE

The contextual significance of this heritage area is due to its holistic design as a state house suburb. On a flat site with few pre-existing features, the curvilinear streets typical of the 'Garden City' suburb and the planting of the three reserves establish the area's streetscape character.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values are derived from its previous agricultural use by the Shand family before it was purchased by the NZ Metropolitan Trotting Club and then on-sold to the government for state housing in 1937.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship value of the houses in this heritage area is generally typical of the period in which they were built. The state houses and blocks of flats demonstrate the DHC's commitment to good quality construction methods and illustrate the availability of well-qualified builders even during World War II.

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REPORT COMPLETED

30 July 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
PIKO/SHAND STATE HOUSING HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME House  
ADDRESS 22 Piko Crescent  
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS HNZPT LIST ENTRY STATUS  
N/A

ARCHITECT/DESIGNER Gordon F Wilson, Chief Architect, DHC  
DATE OF CONSTRUCTION 1938-41

STYLE

English cottage style

PHYSICAL DESCRIPTION

Single storey dwelling with rectangular footprint and half-hip roof; cross-gable bay along front, south-facing elevation.

CONTEXT/SETTING/LANDSCAPE FEATURES

The English 'Garden City' suburb setting is characterised by curvilinear streets, grassed berms and street trees, the generous provision of reserves and pedestrian walkways, and a low-key distinction between private and public space. Paling fence on road boundary.

MATERIALS/STRUCTURE

Brick cladding, weatherboard detailing, tile roof.

ALTERATIONS

c.1990 subdivision of 22 and 20 Piko Crescent to create 20A and 20B Piko Crescent .

RATING

Contributory

REASON FOR RATING

An original state house on a subdivided lot.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The NZMTC Block has historical and social significance as the largest and most elaborate of the state house subdivisions undertaken in Christchurch in the late 1930s and early 1940s. Contemporaneous developments were undertaken found in Spreydon (1937), Bryndwr (1940) and Avonside (1941/3), but none can compare in size and scale with the Riccarton project. The heritage area represents approximately one-third of the Department of Housing Construction's Riccarton block, which is regarded as being 'one of the most fastidiously planned and carefully integrated' of all the early state house subdivisions (Bowron p. 30).

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

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#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

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#### CONTEXTUAL SIGNIFICANCE

The contextual significance of this heritage area is due to its holistic design as a state house suburb. On a flat site with few pre-existing features, the curvilinear streets typical of the 'Garden City' suburb and the planting of the three reserves establish the area's streetscape character.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values are derived from its previous agricultural use by the Shand family before it was purchased by the NZ Metropolitan Trotting Club and then on-sold to the government for state housing in 1937.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship value of the houses in this heritage area is generally typical of the period in which they were built. The state houses and blocks of flats demonstrate the DHC's commitment to good quality construction methods and illustrate the availability of well-qualified builders even during World War II.

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REPORT COMPLETED

30 July 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
PIKO/SHAND STATE HOUSING HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME House  
ADDRESS 23 Piko Crescent  
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS HNZPT LIST ENTRY STATUS  
N/A

ARCHITECT/DESIGNER Gordon F Wilson, Chief Architect, DHC

DATE OF CONSTRUCTION 1938-41

STYLE

English cottage style

PHYSICAL DESCRIPTION

Single storey dwelling with L-shaped footprint and gable roof forms.

CONTEXT/SETTING/LANDSCAPE FEATURES

The English 'Garden City' suburb setting is characterised by curvilinear streets, grassed berms and street trees, the generous provision of reserves and pedestrian walkways, and a low-key distinction between private and public space. Paling fence on road boundary.

MATERIALS/STRUCTURE

Brick cladding, timber detailing, tile roof.

ALTERATIONS

Reroofed and fence erected (late 2010s?).

RATING

Contributory

REASON FOR RATING

A modified state house that was built within one of the earliest, and the largest, state house developments in Christchurch.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The NZMTC Block has historical and social significance as the largest and most elaborate of the state house subdivisions undertaken in Christchurch in the late 1930s and early 1940s. Contemporaneous developments were undertaken found in Spreydon (1937), Bryndwr (1940) and Avonside (1941/3), but none can compare in size and scale with the Riccarton project. The heritage area represents approximately one-third of the Department of Housing Construction's Riccarton block, which is regarded as being 'one of the most fastidiously planned and carefully integrated' of all the early state house subdivisions (Bowron p. 30).

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#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

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REPORT COMPLETED

30 July 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
PIKO/SHAND STATE HOUSING HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

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ITEM NAME House  
ADDRESS 24 Piko Crescent  
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS HNZPT LIST ENTRY STATUS  
N/A

ARCHITECT/DESIGNER Gordon F Wilson, Chief Architect, DHC

DATE OF CONSTRUCTION 1938-41

STYLE

English cottage style

PHYSICAL DESCRIPTION

Single storey dwelling with irregular footprint and gable roof forms.

CONTEXT/SETTING/LANDSCAPE FEATURES

The English 'Garden City' suburb setting is characterised by curvilinear streets, grassed berms and street trees, the generous provision of reserves and pedestrian walkways, and a low-key distinction between private and public space. Hedge along road boundary.

MATERIALS/STRUCTURE

Weatherboard cladding, tile roof.

ALTERATIONS

Later 2010s erection of secondary dwelling (24A) at rear of lot.

RATING

Contributory

REASON FOR RATING

An original state house on a subdivided lot.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The NZMTC Block has historical and social significance as the largest and most elaborate of the state house subdivisions undertaken in Christchurch in the late 1930s and early 1940s. Contemporaneous developments were undertaken found in Spreydon (1937), Bryndwr (1940) and Avonside (1941/3), but none can compare in size and scale with the Riccarton project. The heritage area represents approximately one-third of the Department of Housing Construction's Riccarton block, which is regarded as being 'one of the most fastidiously planned and carefully integrated' of all the early state house subdivisions (Bowron p. 30).

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#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

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#### CONTEXTUAL SIGNIFICANCE

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#### ARCHAEOLOGICAL SIGNIFICANCE

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AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
PIKO/SHAND STATE HOUSING HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

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ITEM NAME House  
ADDRESS 24A Piko Crescent  
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS HNZPT LIST ENTRY STATUS  
N/A

ARCHITECT/DESIGNER Unknown

DATE OF CONSTRUCTION Later 2010s

STYLE

Contemporary cottage style

PHYSICAL DESCRIPTION

Single storey dwelling with squat H-shaped footprint and monopitch roof.

CONTEXT/SETTING/LANDSCAPE FEATURES

The English 'Garden City' suburb setting is characterised by curvilinear streets, grassed berms and street trees, the generous provision of reserves and pedestrian walkways, and a low-key distinction between private and public space. Shared driveway with 24 Piko Crescent runs along western boundary. Property backs on to Paeroa Reserve.

MATERIALS/STRUCTURE

Timber cladding, steel roofing.

ALTERATIONS

N/A

RATING

Neutral

REASON FOR RATING

A modern house at the rear of an original state house.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The NZMTC Block has historical and social significance as the largest and most elaborate of the state house subdivisions undertaken in Christchurch in the late 1930s and early 1940s. Contemporaneous developments were undertaken found in Spreydon (1937), Bryndwr (1940) and Avonside (1941/3), but none can compare in size and scale with the Riccarton project. The heritage area represents approximately one-third of the Department of Housing Construction's Riccarton block, which is regarded as being 'one of the most fastidiously planned and carefully integrated' of all the early state house subdivisions (Bowron p. 30).

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

Mid-century state housing has cultural significance because it represents the physical manifestation of the first Labour Government's development of the social welfare state. The state house, typically a solidly built single-family home on a generous section, is part of the identity story of many New Zealanders.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The Piko/Shand State Housing heritage area has architectural and aesthetic significance in the quality of its town planning design and in the architecture of the individual buildings within it. It was featured in *Long Live the Modern* as one of the monuments of New Zealand's modern architectural heritage and, although many of the houses have now been privatised, the area continues to embody a high degree of architectural integrity and consistency.

#### CONTEXTUAL SIGNIFICANCE

The contextual significance of this heritage area is due to its holistic design as a state house suburb. On a flat site with few pre-existing features, the curvilinear streets typical of the 'Garden City' suburb and the planting of the three reserves establish the area's streetscape character.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values are derived from its previous agricultural use by the Shand family before it was purchased by the NZ Metropolitan Trotting Club and then on-sold to the government for state housing in 1937.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship value of the houses in this heritage area is generally typical of the period in which they were built. The state houses and blocks of flats demonstrate the DHC's commitment to good quality construction methods and illustrate the availability of well-qualified builders even during World War II.

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REPORT COMPLETED

30 July 2021

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CHRISTCHURCH DISTRICT PLAN  
PIKO/SHAND STATE HOUSING HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

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ITEM NAME Plunket Rooms  
ADDRESS 26A Piko Crescent  
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS HNZPT LIST ENTRY STATUS  
N/A

ARCHITECT/DESIGNER DHC

DATE OF CONSTRUCTION early 1950s?

STYLE

English Cottage style

PHYSICAL DESCRIPTION

Single storey building with L-shaped footprint and hip roof forms.

CONTEXT/SETTING/LANDSCAPE FEATURES

The English 'Garden City' suburb setting is characterised by curvilinear streets, grassed berms and street trees, the generous provision of reserves and pedestrian walkways, and a low-key distinction between private and public space. Located within Paeroa Reserve and adjacent to children's play area. Pedestrian access from Piko Crescent and Tara Street.

MATERIALS/STRUCTURE

Brick, tile roof.

ALTERATIONS

Unknown, if any.

RATING

Defining

REASON FOR RATING

A community building that was built within one of the earliest, and the largest, state house developments in Christchurch.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

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CHRISTCHURCH DISTRICT PLAN  
PIKO/SHAND STATE HOUSING HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME House  
ADDRESS 31 Piko Crescent  
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS

HNZPT LIST ENTRY STATUS

N/A

ARCHITECT/DESIGNER

Gordon F Wilson, Chief Architect, DHC

DATE OF CONSTRUCTION

1938-41

STYLE

English cottage style

PHYSICAL DESCRIPTION

Single storey dwelling with L-shaped footprint and hip roof forms.

CONTEXT/SETTING/LANDSCAPE FEATURES

The English 'Garden City' suburb setting is characterised by curvilinear streets, grassed berms and street trees, the generous provision of reserves and pedestrian walkways, and a low-key distinction between private and public space. Balustrade style fencing and planting on road boundary.

MATERIALS/STRUCTURE

Weatherboard cladding, tile roof.

ALTERATIONS

Fenestration replaced (date unknown).

RATING

Contributory

REASON FOR RATING

An modified state house that was built within one of the earliest, and the largest, state house developments in Christchurch.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The NZMTC Block has historical and social significance as the largest and most elaborate of the state house subdivisions undertaken in Christchurch in the late 1930s and early 1940s. Contemporaneous developments were undertaken found in Spreydon (1937), Bryndwr (1940) and Avonside (1941/3), but none can compare in size and scale with the Riccarton project. The heritage area represents approximately one-third of the Department of Housing Construction's Riccarton block, which is regarded as being 'one of the most fastidiously planned and carefully integrated' of all the early state house subdivisions (Bowron p. 30).

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PIKO/SHAND STATE HOUSING HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

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ITEM NAME House  
ADDRESS 32 Piko Crescent  
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS HNZPT LIST ENTRY STATUS  
N/A

ARCHITECT/DESIGNER Gordon F Wilson, Chief Architect, DHC

DATE OF CONSTRUCTION 1938-41

STYLE

English cottage style

PHYSICAL DESCRIPTION

Single storey dwelling with T-shaped footprint, hip and gable roof forms. Angled entrance porch framed by columns; weatherboarded gable end and ornamental shutters.

CONTEXT/SETTING/LANDSCAPE FEATURES

The English 'Garden City' suburb setting is characterised by curvilinear streets, grassed berms and street trees, the generous provision of reserves and pedestrian walkways, and a low-key distinction between private and public space. Open to street.

MATERIALS/STRUCTURE

Stucco and timber detailing, tile roof.

ALTERATIONS

Unknown, if any.

RATING

Defining

REASON FOR RATING

An original state house that was built within one of the earliest, and the largest, state house developments in Christchurch.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

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INDIVIDUAL SITE RECORD FORM

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ITEM NAME House  
ADDRESS 33 Piko Crescent  
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS HNZPT LIST ENTRY STATUS

N/A

ARCHITECT/DESIGNER Gordon F Wilson, Chief Architect, DHC

DATE OF CONSTRUCTION 1938-41

STYLE

English cottage style

PHYSICAL DESCRIPTION

Single storey dwelling with rectangular footprint and half-hip roof.

CONTEXT/SETTING/LANDSCAPE FEATURES

The English 'Garden City' suburb setting is characterised by curvilinear streets, grassed berms and street trees, the generous provision of reserves and pedestrian walkways, and a low-key distinction between private and public space. Open to street.

MATERIALS/STRUCTURE

Brick cladding, timber detailing, tile roof.

ALTERATIONS

Unknown, if any.

RATING

Defining

REASON FOR RATING

An original state house that was built within one of the earliest, and the largest, state house developments in Christchurch.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

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Mid-century state housing has cultural significance because it represents the physical manifestation of the first Labour Government's development of the social welfare state. The state house, typically a solidly built single-family home on a generous section, is part of the identity story of many New Zealanders.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The Piko/Shand State Housing heritage area has architectural and aesthetic significance in the quality of its town planning design and in the architecture of the individual buildings within it. It was featured in *Long Live the Modern* as one of the monuments of New Zealand's modern architectural heritage and, although many of the houses have now been privatised, the area continues to embody a high degree of architectural integrity and consistency.

#### CONTEXTUAL SIGNIFICANCE

The contextual significance of this heritage area is due to its holistic design as a state house suburb. On a flat site with few pre-existing features, the curvilinear streets typical of the 'Garden City' suburb and the planting of the three reserves establish the area's streetscape character.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values are derived from its previous agricultural use by the Shand family before it was purchased by the NZ Metropolitan Trotting Club and then on-sold to the government for state housing in 1937.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship value of the houses in this heritage area is generally typical of the period in which they were built. The state houses and blocks of flats demonstrate the DHC's commitment to good quality construction methods and illustrate the availability of well-qualified builders even during World War II.

#### REFERENCES

Cedric Firth *State Housing in New Zealand* (Ministry of Works, 1949) available at <http://www.hnzc.co.nz/hnzc/web/research-&-policy/our-archives/books.htm>

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Vanessa Gifford 'The Riccarton State Housing Area Christchurch' (Art History BA (Hons) Research Paper, University of Canterbury 1994)

REPORT COMPLETED

30 July 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
PIKO/SHAND STATE HOUSING HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME House  
ADDRESS 34 Piko Crescent  
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS HNZPT LIST ENTRY STATUS  
N/A

ARCHITECT/DESIGNER Gordon F Wilson, Chief Architect, DHC

DATE OF CONSTRUCTION 1938-41

STYLE

English cottage style

PHYSICAL DESCRIPTION

Single storey dwelling with square footprint and pyramidal roof.

CONTEXT/SETTING/LANDSCAPE FEATURES

The English 'Garden City' suburb setting is characterised by curvilinear streets, grassed berms and street trees, the generous provision of reserves and pedestrian walkways, and a low-key distinction between private and public space. Balustrade style fencing.

MATERIALS/STRUCTURE

Brick and timber detailing, tile roof.

ALTERATIONS

Entrance porch enclosed (date unknown); reroofed (later 2010s).

RATING

Contributory

REASON FOR RATING

A modified state house that was built within one of the earliest, and the largest, state house developments in Christchurch.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The NZMTC Block has historical and social significance as the largest and most elaborate of the state house subdivisions undertaken in Christchurch in the late 1930s and early 1940s. Contemporaneous developments were undertaken found in Spreydon (1937), Bryndwr (1940) and Avonside (1941/3), but none can compare in size and scale with the Riccarton project. The heritage area represents approximately one-third of the Department of Housing Construction's Riccarton block, which is regarded as being 'one of the most fastidiously planned and carefully integrated' of all the early state house subdivisions (Bowron p. 30).

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

Mid-century state housing has cultural significance because it represents the physical manifestation of the first Labour Government's development of the social welfare state. The state house, typically a solidly built single-family home on a generous section, is part of the identity story of many New Zealanders.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The Piko/Shand State Housing heritage area has architectural and aesthetic significance in the quality of its town planning design and in the architecture of the individual buildings within it. It was featured in *Long Live the Modern* as one of the monuments of New Zealand's modern architectural heritage and, although many of the houses have now been privatised, the area continues to embody a high degree of architectural integrity and consistency.

#### CONTEXTUAL SIGNIFICANCE

The contextual significance of this heritage area is due to its holistic design as a state house suburb. On a flat site with few pre-existing features, the curvilinear streets typical of the 'Garden City' suburb and the planting of the three reserves establish the area's streetscape character.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values are derived from its previous agricultural use by the Shand family before it was purchased by the NZ Metropolitan Trotting Club and then on-sold to the government for state housing in 1937.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship value of the houses in this heritage area is generally typical of the period in which they were built. The state houses and blocks of flats demonstrate the DHC's commitment to good quality construction methods and illustrate the availability of well-qualified builders even during World War II.

#### REFERENCES

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REPORT COMPLETED

30 July 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
PIKO/SHAND STATE HOUSING HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME House  
ADDRESS 35 Piko Crescent  
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS HNZPT LIST ENTRY STATUS  
N/A

ARCHITECT/DESIGNER Unknown

DATE OF CONSTRUCTION Later 2000s

STYLE

English cottage style

PHYSICAL DESCRIPTION

Two-storey dwelling with L-shaped footprint, hip and gable roof forms. Attached and stand-alone garages.

CONTEXT/SETTING/LANDSCAPE FEATURES

The English 'Garden City' suburb setting is characterised by curvilinear streets, grassed berms and street trees, the generous provision of reserves and pedestrian walkways, and a low-key distinction between private and public space. Paling fence on road boundary and demarcating property line with 22 Shand Crescent.

MATERIALS/STRUCTURE

Brick cladding, steel roof.

ALTERATIONS

N/A

RATING

Intrusive

REASON FOR RATING

An out-of-scale modern house on the former site of an original state house.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The NZMTC Block has historical and social significance as the largest and most elaborate of the state house subdivisions undertaken in Christchurch in the late 1930s and early 1940s. Contemporaneous developments were undertaken found in Spreydon (1937), Bryndwr (1940) and Avonside (1941/3), but none can compare in size and scale with the Riccarton project. The heritage area represents approximately one-third of the Department of Housing Construction's Riccarton block, which is regarded as being 'one of the most fastidiously planned and carefully integrated' of all the early state house subdivisions (Bowron p. 30).

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

Mid-century state housing has cultural significance because it represents the physical manifestation of the first Labour Government's development of the social welfare state. The state house, typically a solidly built single-family home on a generous section, is part of the identity story of many New Zealanders.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The Piko/Shand State Housing heritage area has architectural and aesthetic significance in the quality of its town planning design and in the architecture of the individual buildings within it. It was featured in *Long Live the Modern* as one of the monuments of New Zealand's modern architectural heritage and, although many of the houses have now been privatised, the area continues to embody a high degree of architectural integrity and consistency.

#### CONTEXTUAL SIGNIFICANCE

The contextual significance of this heritage area is due to its holistic design as a state house suburb. On a flat site with few pre-existing features, the curvilinear streets typical of the 'Garden City' suburb and the planting of the three reserves establish the area's streetscape character.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values are derived from its previous agricultural use by the Shand family before it was purchased by the NZ Metropolitan Trotting Club and then on-sold to the government for state housing in 1937.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship value of the houses in this heritage area is generally typical of the period in which they were built. The state houses and blocks of flats demonstrate the DHC's commitment to good quality construction methods and illustrate the availability of well-qualified builders even during World War II.

#### REFERENCES

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Vanessa Gifford 'The Riccarton State Housing Area Christchurch' (Art History BA (Hons) Research Paper, University of Canterbury 1994)

REPORT COMPLETED

30 July 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
PIKO/SHAND STATE HOUSING HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME House  
ADDRESS 36 Piko Crescent  
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS HNZPT LIST ENTRY STATUS  
N/A  
ARCHITECT/DESIGNER Gordon F Wilson, Chief Architect, DHC  
DATE OF CONSTRUCTION 1938-41

STYLE

English cottage style

PHYSICAL DESCRIPTION

Single storey dwelling with T-shaped footprint, hip and gable roof forms.

CONTEXT/SETTING/LANDSCAPE FEATURES

The English 'Garden City' suburb setting is characterised by curvilinear streets, grassed berms and street trees, the generous provision of reserves and pedestrian walkways, and a low-key distinction between private and public space. Open to street.

MATERIALS/STRUCTURE

Brick cladding and timber detailing, tile roof.

ALTERATIONS

Fenestration replaced (c.2020)

RATING

Defining

REASON FOR RATING

An original state house that was built within one of the earliest, and the largest, state house developments in Christchurch.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The NZMTC Block has historical and social significance as the largest and most elaborate of the state house subdivisions undertaken in Christchurch in the late 1930s and early 1940s. Contemporaneous developments were undertaken found in Spreydon (1937), Bryndwr (1940) and Avonside (1941/3), but none can compare in size and scale with the Riccarton project. The heritage area represents approximately one-third of the Department of Housing Construction's Riccarton block, which is regarded as being 'one of the most fastidiously planned and carefully integrated' of all the early state house subdivisions (Bowron p. 30).

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

Mid-century state housing has cultural significance because it represents the physical manifestation of the first Labour Government's development of the social welfare state. The state house, typically a solidly built single-family home on a generous section, is part of the identity story of many New Zealanders.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The Piko/Shand State Housing heritage area has architectural and aesthetic significance in the quality of its town planning design and in the architecture of the individual buildings within it. It was featured in *Long Live the Modern* as one of the monuments of New Zealand's modern architectural heritage and, although many of the houses have now been privatised, the area continues to embody a high degree of architectural integrity and consistency.

#### CONTEXTUAL SIGNIFICANCE

The contextual significance of this heritage area is due to its holistic design as a state house suburb. On a flat site with few pre-existing features, the curvilinear streets typical of the 'Garden City' suburb and the planting of the three reserves establish the area's streetscape character.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values are derived from its previous agricultural use by the Shand family before it was purchased by the NZ Metropolitan Trotting Club and then on-sold to the government for state housing in 1937.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship value of the houses in this heritage area is generally typical of the period in which they were built. The state houses and blocks of flats demonstrate the DHC's commitment to good quality construction methods and illustrate the availability of well-qualified builders even during World War II.

#### REFERENCES

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REPORT COMPLETED

30 July 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
PIKO/SHAND STATE HOUSING HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

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ITEM NAME                    House  
ADDRESS                    38 Piko Crescent  
                                  Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS                    HNZPT LIST ENTRY STATUS

N/A

ARCHITECT/DESIGNER                    Gordon F Wilson, Chief Architect, DHC

DATE OF CONSTRUCTION                    1938-41

STYLE

English cottage style

PHYSICAL DESCRIPTION

Single storey dwelling with irregular rectangular footprint and gable roof.

CONTEXT/SETTING/LANDSCAPE FEATURES

The English 'Garden City' suburb setting is characterised by curvilinear streets, grassed berms and street trees, the generous provision of reserves and pedestrian walkways, and a low-key distinction between private and public space. Planted road boundary.

MATERIALS/STRUCTURE

Stucco and timber detailing, tile roof.

ALTERATIONS

Unknown, if any.

RATING

Defining

REASON FOR RATING

An original state house that was built within one of the earliest, and the largest, state house developments in Christchurch.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The NZMTC Block has historical and social significance as the largest and most elaborate of the state house subdivisions undertaken in Christchurch in the late 1930s and early 1940s. Contemporaneous developments were undertaken found in Spreydon (1937), Bryndwr (1940) and Avonside (1941/3), but none can compare in size and scale with the Riccarton project. The heritage area represents approximately one-third of the Department of Housing Construction's Riccarton block, which is regarded as being 'one of the most fastidiously planned and carefully integrated' of all the early state house subdivisions (Bowron p. 30).

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

Mid-century state housing has cultural significance because it represents the physical manifestation of the first Labour Government's development of the social welfare state. The state house, typically a solidly built single-family home on a generous section, is part of the identity story of many New Zealanders.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The Piko/Shand State Housing heritage area has architectural and aesthetic significance in the quality of its town planning design and in the architecture of the individual buildings within it. It was featured in *Long Live the Modern* as one of the monuments of New Zealand's modern architectural heritage and, although many of the houses have now been privatised, the area continues to embody a high degree of architectural integrity and consistency.

#### CONTEXTUAL SIGNIFICANCE

The contextual significance of this heritage area is due to its holistic design as a state house suburb. On a flat site with few pre-existing features, the curvilinear streets typical of the 'Garden City' suburb and the planting of the three reserves establish the area's streetscape character.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values are derived from its previous agricultural use by the Shand family before it was purchased by the NZ Metropolitan Trotting Club and then on-sold to the government for state housing in 1937.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship value of the houses in this heritage area is generally typical of the period in which they were built. The state houses and blocks of flats demonstrate the DHC's commitment to good quality construction methods and illustrate the availability of well-qualified builders even during World War II.

#### REFERENCES

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REPORT COMPLETED

30 July 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
PIKO/SHAND STATE HOUSING HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME House  
ADDRESS 40 Piko Crescent  
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS HNZPT LIST ENTRY STATUS  
N/A

ARCHITECT/DESIGNER Unknown

DATE OF CONSTRUCTION Late 2000s

STYLE

Modern cottage

PHYSICAL DESCRIPTION

Single storey dwelling with irregular rectangular footprint and hip roof forms.

CONTEXT/SETTING/LANDSCAPE FEATURES

The English 'Garden City' suburb setting is characterised by curvilinear streets, grassed berms and street trees, the generous provision of reserves and pedestrian walkways, and a low-key distinction between private and public space. Paling fence on street boundary.

MATERIALS/STRUCTURE

Brick cladding, weatherboard detailing, steel roof.

ALTERATIONS

N/A

RATING

Neutral

REASON FOR RATING

A modern dwelling, one of two on the former site of a state house.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The NZMTC Block has historical and social significance as the largest and most elaborate of the state house subdivisions undertaken in Christchurch in the late 1930s and early 1940s. Contemporaneous developments were undertaken found in Spreydon (1937), Bryndwr (1940) and Avonside (1941/3), but none can compare in size and scale with the Riccarton project. The heritage area represents approximately one-third of the Department of Housing Construction's Riccarton block, which is regarded as being 'one of the most fastidiously planned and carefully integrated' of all the early state house subdivisions (Bowron p. 30).

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

Mid-century state housing has cultural significance because it represents the physical manifestation of the first Labour Government's development of the social welfare state. The state house, typically a solidly built single-family home on a generous section, is part of the identity story of many New Zealanders.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The Piko/Shand State Housing heritage area has architectural and aesthetic significance in the quality of its town planning design and in the architecture of the individual buildings within it. It was featured in *Long Live the Modern* as one of the monuments of New Zealand's modern architectural heritage and, although many of the houses have now been privatised, the area continues to embody a high degree of architectural integrity and consistency.

#### CONTEXTUAL SIGNIFICANCE

The contextual significance of this heritage area is due to its holistic design as a state house suburb. On a flat site with few pre-existing features, the curvilinear streets typical of the 'Garden City' suburb and the planting of the three reserves establish the area's streetscape character.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values are derived from its previous agricultural use by the Shand family before it was purchased by the NZ Metropolitan Trotting Club and then on-sold to the government for state housing in 1937.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship value of the houses in this heritage area is generally typical of the period in which they were built. The state houses and blocks of flats demonstrate the DHC's commitment to good quality construction methods and illustrate the availability of well-qualified builders even during World War II.

#### REFERENCES

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Vanessa Gifford 'The Riccarton State Housing Area Christchurch' (Art History BA (Hons) Research Paper, University of Canterbury 1994)

REPORT COMPLETED

30 July 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
PIKO/SHAND STATE HOUSING HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME House  
ADDRESS 42 Piko Crescent  
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS HNZPT LIST ENTRY STATUS  
N/A  
ARCHITECT/DESIGNER Unknown  
DATE OF CONSTRUCTION Late 2000s

STYLE

Modern cottage

PHYSICAL DESCRIPTION

Single storey dwelling with irregular rectangular footprint and hip roof forms.

CONTEXT/SETTING/LANDSCAPE FEATURES

The English 'Garden City' suburb setting is characterised by curvilinear streets, grassed berms and street trees, the generous provision of reserves and pedestrian walkways, and a low-key distinction between private and public space. Paling fence on street boundary; overlooking intersection of Piko Crescent and Peverel Street.

MATERIALS/STRUCTURE

Brick cladding, weatherboard detailing, steel roof.

ALTERATIONS

N/A

RATING

Neutral

REASON FOR RATING

A modern dwelling, one of two on the former site of a state house.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The NZMTC Block has historical and social significance as the largest and most elaborate of the state house subdivisions undertaken in Christchurch in the late 1930s and early 1940s. Contemporaneous developments were undertaken found in Spreydon (1937), Bryndwr (1940) and Avonside (1941/3), but none can compare in size and scale with the Riccarton project. The heritage area represents approximately one-third of the Department of Housing Construction's Riccarton block, which is regarded as being 'one of the most fastidiously planned and carefully integrated' of all the early state house subdivisions (Bowron p. 30).

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

Mid-century state housing has cultural significance because it represents the physical manifestation of the first Labour Government's development of the social welfare state. The state house, typically a solidly built single-family home on a generous section, is part of the identity story of many New Zealanders.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The Piko/Shand State Housing heritage area has architectural and aesthetic significance in the quality of its town planning design and in the architecture of the individual buildings within it. It was featured in *Long Live the Modern* as one of the monuments of New Zealand's modern architectural heritage and, although many of the houses have now been privatised, the area continues to embody a high degree of architectural integrity and consistency.

#### CONTEXTUAL SIGNIFICANCE

The contextual significance of this heritage area is due to its holistic design as a state house suburb. On a flat site with few pre-existing features, the curvilinear streets typical of the 'Garden City' suburb and the planting of the three reserves establish the area's streetscape character.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values are derived from its previous agricultural use by the Shand family before it was purchased by the NZ Metropolitan Trotting Club and then on-sold to the government for state housing in 1937.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship value of the houses in this heritage area is generally typical of the period in which they were built. The state houses and blocks of flats demonstrate the DHC's commitment to good quality construction methods and illustrate the availability of well-qualified builders even during World War II.

#### REFERENCES

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REPORT COMPLETED

30 July 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services



#### HISTORICAL AND SOCIAL SIGNIFICANCE

The NZMTC Block has historical and social significance as the largest and most elaborate of the state house subdivisions undertaken in Christchurch in the late 1930s and early 1940s. Contemporaneous developments were undertaken found in Spreydon (1937), Bryndwr (1940) and Avonside (1941/3), but none can compare in size and scale with the Riccarton project. The heritage area represents approximately one-third of the Department of Housing Construction's Riccarton block, which is regarded as being 'one of the most fastidiously planned and carefully integrated' of all the early state house subdivisions (Bowron p. 30).

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

Mid-century state housing has cultural significance because it represents the physical manifestation of the first Labour Government's development of the social welfare state. The state house, typically a solidly built single-family home on a generous section, is part of the identity story of many New Zealanders.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The Piko/Shand State Housing heritage area has architectural and aesthetic significance in the quality of its town planning design and in the architecture of the individual buildings within it. It was featured in *Long Live the Modern* as one of the monuments of New Zealand's modern architectural heritage and, although many of the houses have now been privatised, the area continues to embody a high degree of architectural integrity and consistency.

#### CONTEXTUAL SIGNIFICANCE

The contextual significance of this heritage area is due to its holistic design as a state house suburb. On a flat site with few pre-existing features, the curvilinear streets typical of the 'Garden City' suburb and the planting of the three reserves establish the area's streetscape character.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values are derived from its previous agricultural use by the Shand family before it was purchased by the NZ Metropolitan Trotting Club and then on-sold to the government for state housing in 1937.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship value of the houses in this heritage area is generally typical of the period in which they were built. The state houses and blocks of flats demonstrate the DHC's commitment to good quality construction methods and illustrate the availability of well-qualified builders even during World War II.

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REPORT COMPLETED

30 July 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
PIKO/SHAND STATE HOUSING HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME House  
ADDRESS 6 Shand Crescent  
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS HNZPT LIST ENTRY STATUS  
N/A  
ARCHITECT/DESIGNER Unknown  
DATE OF CONSTRUCTION c.2000

STYLE

Contemporary vernacular

PHYSICAL DESCRIPTION

Single storey dwelling with rectangular footprint and hip roof forms. Stand-alone garage to west.

CONTEXT/SETTING/LANDSCAPE FEATURES

The English 'Garden City' suburb setting is characterised by curvilinear streets, grassed berms and street trees, the generous provision of reserves and pedestrian walkways, and a low-key distinction between private and public space. Adjacent to Paeroa Reserve walkway.

MATERIALS/STRUCTURE

Brick, steel roof.

ALTERATIONS

N/A

RATING

Neutral

REASON FOR RATING

One of three modern houses built on the site of an original state house. Colour of brick differs from neighbouring state houses but overall form is in keeping.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The NZMTC Block has historical and social significance as the largest and most elaborate of the state house subdivisions undertaken in Christchurch in the late 1930s and early 1940s. Contemporaneous developments were undertaken found in Spreydon (1937), Bryndwr (1940) and Avonside (1941/3), but none can compare in size and scale with the Riccarton project. The heritage area represents approximately one-third of the Department of Housing Construction's Riccarton block, which is regarded as being 'one of the most fastidiously planned and carefully integrated' of all the early state house subdivisions (Bowron p. 30).

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

Mid-century state housing has cultural significance because it represents the physical manifestation of the first Labour Government's development of the social welfare state. The state house, typically a solidly built single-family home on a generous section, is part of the identity story of many New Zealanders.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The Piko/Shand State Housing heritage area has architectural and aesthetic significance in the quality of its town planning design and in the architecture of the individual buildings within it. It was featured in *Long Live the Modern* as one of the monuments of New Zealand's modern architectural heritage and, although many of the houses have now been privatised, the area continues to embody a high degree of architectural integrity and consistency.

#### CONTEXTUAL SIGNIFICANCE

The contextual significance of this heritage area is due to its holistic design as a state house suburb. On a flat site with few pre-existing features, the curvilinear streets typical of the 'Garden City' suburb and the planting of the three reserves establish the area's streetscape character.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values are derived from its previous agricultural use by the Shand family before it was purchased by the NZ Metropolitan Trotting Club and then on-sold to the government for state housing in 1937.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship value of the houses in this heritage area is generally typical of the period in which they were built. The state houses and blocks of flats demonstrate the DHC's commitment to good quality construction methods and illustrate the availability of well-qualified builders even during World War II.

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REPORT COMPLETED

30 July 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services



#### HISTORICAL AND SOCIAL SIGNIFICANCE

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#### CONTEXTUAL SIGNIFICANCE

The contextual significance of this heritage area is due to its holistic design as a state house suburb. On a flat site with few pre-existing features, the curvilinear streets typical of the 'Garden City' suburb and the planting of the three reserves establish the area's streetscape character.

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CHRISTCHURCH DISTRICT PLAN  
PIKO/SHAND STATE HOUSING HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME House  
ADDRESS 8 Shand Crescent  
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS HNZPT LIST ENTRY STATUS  
N/A

ARCHITECT/DESIGNER Unknown

DATE OF CONSTRUCTION c.2000

STYLE

Contemporary vernacular

PHYSICAL DESCRIPTION

Single storey dwelling with rectangular footprint and hip roof forms. Stand-alone garage to west.

CONTEXT/SETTING/LANDSCAPE FEATURES

The English 'Garden City' suburb setting is characterised by curvilinear streets, grassed berms and street trees, the generous provision of reserves and pedestrian walkways, and a low-key distinction between private and public space. Adjacent to Paeroa Reserve walkway.

MATERIALS/STRUCTURE

Brick, steel roof.

ALTERATIONS

N/A

RATING

Neutral

REASON FOR RATING

One of three modern houses built on the site of an original state house. Colour of brick differs from neighbouring state houses but overall form is in keeping.

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REPORT COMPLETED

30 July 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
PIKO/SHAND STATE HOUSING HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME House  
ADDRESS 10 Shand Crescent  
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS

HNZPT LIST ENTRY STATUS

N/A

ARCHITECT/DESIGNER

Gordon F Wilson, Chief Architect, DHC

DATE OF CONSTRUCTION

1938-41

STYLE

English cottage style

PHYSICAL DESCRIPTION

Two-storey dwelling with rectangular footprint and hip roof; single-storey flat-roofed extensions to north and east.

CONTEXT/SETTING/LANDSCAPE FEATURES

The English 'Garden City' suburb setting is characterised by curvilinear streets, grassed berms and street trees, the generous provision of reserves and pedestrian walkways, and a low-key distinction between private and public space. Set back from road boundary but open to street.

MATERIALS/STRUCTURE

Weatherboard cladding, tile roof.

ALTERATIONS

Single-storey extensions (c.1960).

RATING

Contributory

REASON FOR RATING

A modified state house that was built within one of the earliest, and the largest, state house developments in Christchurch.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

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AUTHOR

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CHRISTCHURCH DISTRICT PLAN  
PIKO/SHAND STATE HOUSING HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME House  
ADDRESS 22 Shand Crescent  
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS HNZPT LIST ENTRY STATUS  
N/A

ARCHITECT/DESIGNER Gordon F Wilson, Chief Architect, DHC

DATE OF CONSTRUCTION 1938-41

STYLE

English cottage style

PHYSICAL DESCRIPTION

Single storey, semi-detached stucco dwelling with rectangular footprint and hip roof forms.

CONTEXT/SETTING/LANDSCAPE FEATURES

The English 'Garden City' suburb setting is characterised by curvilinear streets, grassed berms and street trees, the generous provision of reserves and pedestrian walkways, and a low-key distinction between private and public space. Paling fence demarcating property line with 1 Tara Street.

MATERIALS/STRUCTURE

Stucco, tile roof.

ALTERATIONS

Replacement entrance door and fenestration (date unknown); chimney removed (c.2010).

RATING

Defining

REASON FOR RATING

An original state house that was built within one of the earliest, and the largest, state house developments in Christchurch.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

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AUTHOR

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CHRISTCHURCH DISTRICT PLAN  
PIKO/SHAND STATE HOUSING HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME Houses  
ADDRESS 1/28 & 2/28 Shand Crescent  
Christchurch

PHOTO



[1/28 shown here]

CHRISTCHURCH DISTRICT PLAN STATUS HNZPT LIST ENTRY STATUS  
N/A  
ARCHITECT/DESIGNER Unknown  
DATE OF CONSTRUCTION 2019

STYLE

Contemporary

PHYSICAL DESCRIPTION

Two, two-storey dwellings with rectangular footprints and hip roofs.

CONTEXT/SETTING/LANDSCAPE FEATURES

The English 'Garden City' suburb setting is characterised by curvilinear streets, grassed berms and street trees, the generous provision of reserves and pedestrian walkways, and a low-key distinction between private and public space. Open to street.

MATERIALS/STRUCTURE

Brick and weatherboard wall cladding; corrugated steel roofing.

ALTERATIONS

N/A

RATING

Neutral

REASON FOR RATING

Modern housing that is open to the street but has intensified site coverage and is two storeys on height.

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#### CONTEXTUAL SIGNIFICANCE

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REPORT COMPLETED

30 July 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services



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REPORT COMPLETED

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AUTHOR

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CHRISTCHURCH DISTRICT PLAN  
PIKO/SHAND STATE HOUSING HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

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ITEM NAME House  
ADDRESS 2 Tara Street  
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS HNZPT LIST ENTRY STATUS  
N/A

ARCHITECT/DESIGNER Unknown

DATE OF CONSTRUCTION c.2000?

STYLE

English cottage style

PHYSICAL DESCRIPTION

Single storey, dwelling with irregular rectangular footprint and gable roof.

CONTEXT/SETTING/LANDSCAPE FEATURES

The English 'Garden City' suburb setting is characterised by curvilinear streets, grassed berms and street trees, the generous provision of reserves and pedestrian walkways, and a low-key distinction between private and public space. Picket fence on street boundary.

MATERIALS/STRUCTURE

Plaster rendered walls, steel roof.

ALTERATIONS

N/A

RATING

Neutral

REASON FOR RATING

Single-family dwelling with differing roof form from neighbouring state houses.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

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REPORT COMPLETED

30 July 2021

AUTHOR

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CHRISTCHURCH DISTRICT PLAN  
PIKO/SHAND STATE HOUSING HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

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ITEM NAME                    House  
ADDRESS                    2/5 Tara Street  
                                  Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	c.1990 [relocation?]

STYLE

English cottage style

PHYSICAL DESCRIPTION

Single-storey dwelling with rectangular footprint and hip roof.

CONTEXT/SETTING/LANDSCAPE FEATURES

The English 'Garden City' suburb setting is characterised by curvilinear streets, grassed berms and street trees, the generous provision of reserves and pedestrian walkways, and a low-key distinction between private and public space. Stands on subdivided property at rear of 1/5 Tara Street.

MATERIALS/STRUCTURE

Weatherboard cladding, tile roof.

ALTERATIONS

Possible relocation to site in c.1990.

RATING

Contributory

REASON FOR RATING

Relocated state house [?] that is in keeping with the original dwellings in the area.

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30 July 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
PIKO/SHAND STATE HOUSING HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME House  
ADDRESS 3 Tara Street  
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS HNZPT LIST ENTRY STATUS  
N/A

ARCHITECT/DESIGNER Gordon F Wilson, Chief Architect, DHC

DATE OF CONSTRUCTION 1938-41

STYLE

English cottage style

PHYSICAL DESCRIPTION

Two-storey single family dwelling with L-shaped footprint and hip roof.

CONTEXT/SETTING/LANDSCAPE FEATURES

The English 'Garden City' suburb setting is characterised by curvilinear streets, grassed berms and street trees, the generous provision of reserves and pedestrian walkways, and a low-key distinction between private and public space. No fence, open to street.

MATERIALS/STRUCTURE

Stucco cladding, tile roof.

ALTERATIONS

Unknown

RATING

Defining

REASON FOR RATING

An original state house that was built within one of the earliest, and the largest, state house developments in Christchurch.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The NZMTC Block has historical and social significance as the largest and most elaborate of the state house subdivisions undertaken in Christchurch in the late 1930s and early 1940s. Contemporaneous developments were undertaken found in Spreydon (1937), Bryndwr (1940) and Avonside (1941/3), but none can compare in size and scale with the Riccarton project. The heritage area represents approximately one-third of the Department of Housing Construction's Riccarton block, which is regarded as being 'one of the most fastidiously planned and carefully integrated' of all the early state house subdivisions (Bowron p. 30).

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REPORT COMPLETED

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AUTHOR

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CHRISTCHURCH DISTRICT PLAN  
PIKO/SHAND STATE HOUSING HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME House  
ADDRESS 4 Tara Street  
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS

HNZPT LIST ENTRY STATUS

N/A

ARCHITECT/DESIGNER

Gordon F Wilson, Chief Architect, DHC

DATE OF CONSTRUCTION

1938-41

STYLE

English cottage style

PHYSICAL DESCRIPTION

Two-storey, dwelling with squat rectangular footprint and hip roof.

CONTEXT/SETTING/LANDSCAPE FEATURES

The English 'Garden City' suburb setting is characterised by curvilinear streets, grassed berms and street trees, the generous provision of reserves and pedestrian walkways, and a low-key distinction between private and public space. Open to street.

MATERIALS/STRUCTURE

Weatherboard cladding, timber shutters, tile roof.

ALTERATIONS

Unknown.

RATING

Defining

REASON FOR RATING

An original state house that was built within one of the earliest, and the largest, state house developments in Christchurch.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

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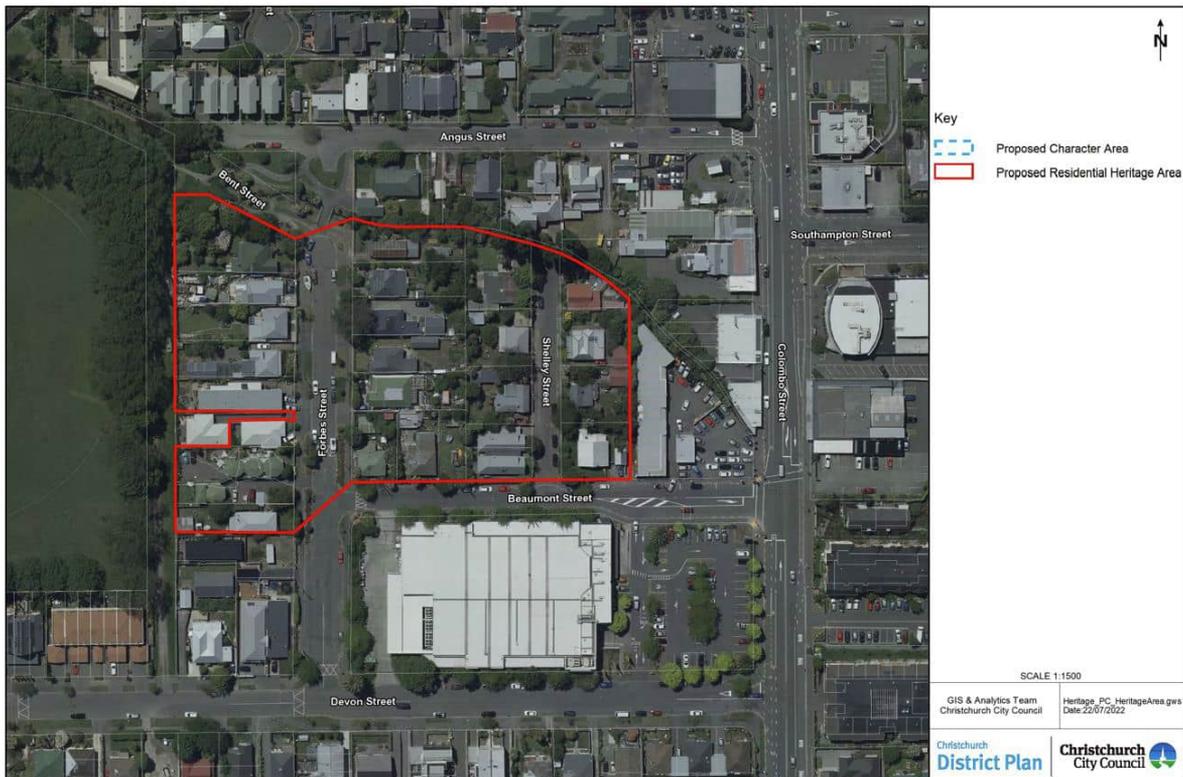
30 July 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
SHELLEY/FORBES STREETS  
RESIDENTIAL HERITAGE AREA RECORD FORM

Location



*Date 22/7/2022 Please refer to the District Plan for the most up to date mapping for the area.*

The Shelley/Forbes Streets Residential Heritage Area (RHA) encompasses properties in Shelley Street (excluding # 16), the northern section of Forbes Street (excluding 17B) and part of the north side of Beaumont Street.

### Summary of Current Heritage Protection and Recognition

Houses at 5 and 6 Shelley Street are scheduled heritage items in the Christchurch District Plan (HID 495 & 496) and listed as historic places by Heritage New Zealand Pouhere Toanga (list nos. 3701 & 3702).

There are no significant trees scheduled on the district plan located within the Residential Heritage Area.

### Christchurch District Plan Zoning

The properties within the RHA are zoned Residential Medium Density.

### Summary of Heritage Values:

This Residential Heritage Area is comprised of 33 residential properties that provide a snapshot of working-class residential development within the suburb of Sydenham in the late 19<sup>th</sup> and early 20<sup>th</sup> centuries. The area embodies historic, architectural and contextual values relating to its historic demographic profile, cottage and villa typologies and styles, and its city-fringe location.

The area is located to the south of the inner city and north of the Ōpāwaho-Heathcote River, which was 'part of the interconnected network of ara tawhito (traditional travel routes) that crossed the once-widespread wetland system of greater Christchurch.'<sup>1</sup> Directly south of the area, at the base of the Cashmere Hills, is Te Iringa-o-Kahukura, the site of a sacred figure that would be uplifted by tohunga for karakia.

Two subdivisions of parts of Rural Section 238 in 1877 and 1881 created 44 small-scale residential properties within the block bounded by Jacksons Creek, Colombo and Devon Streets and Bradford Park. The 1877 development by Henry Pridham Blanchard (1829-85), a draughtsman, created Shelley and Beaumont Streets, while the 1881 subdivision of Anderson's Paddock created sites with frontages to Devon Road, Forbes, Beaumont, Shelley and Bent Streets. Advertising for the later subdivision was pitched at 'mechanics and artisans, who may obtain a Suburban Freehold at a Small Outlay' in close proximity to the tramway terminus in Colombo Street.<sup>2</sup> The historic development of modest housing for manual workers in Sydenham, 'Christchurch's working-class suburb par excellence' according to historian John Wilson, is embodied in this heritage area.<sup>3</sup>

The dwellings within the area are predominantly single-family homes. They address the street, typically occupy narrow rectangular (Forbes) or square (Shelley) lots and represent the development of owner/occupier and rental housing for labourers and those involved in the trades, railways and local manufacturing. A number of households in the area were also headed by women, especially by the 1940s. One townhouse development in Forbes Street dates to the mid-1970s and the only vacant site in the area (7 Beaumont Street) has been largely undeveloped since c.1980.

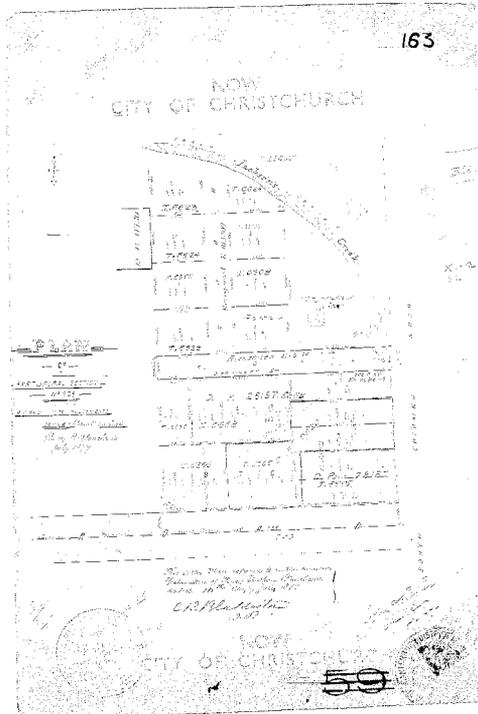
Although some houses sustained damage from the 2010-11 Canterbury earthquakes, and four were subsequently demolished, the area retains a good level of integrity and authenticity. The intimate scale and character of Shelley Street is particularly notable; as is the relationship between the built environment and the natural form of Jacksons Creek.

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<sup>1</sup> <https://www.kahurumanu.co.nz/atlas>

<sup>2</sup> *Press* 3 May 1882, p. 4.

<sup>3</sup> John Wilson 'Christchurch Contextual Historical Overview' (2013), p. 154.

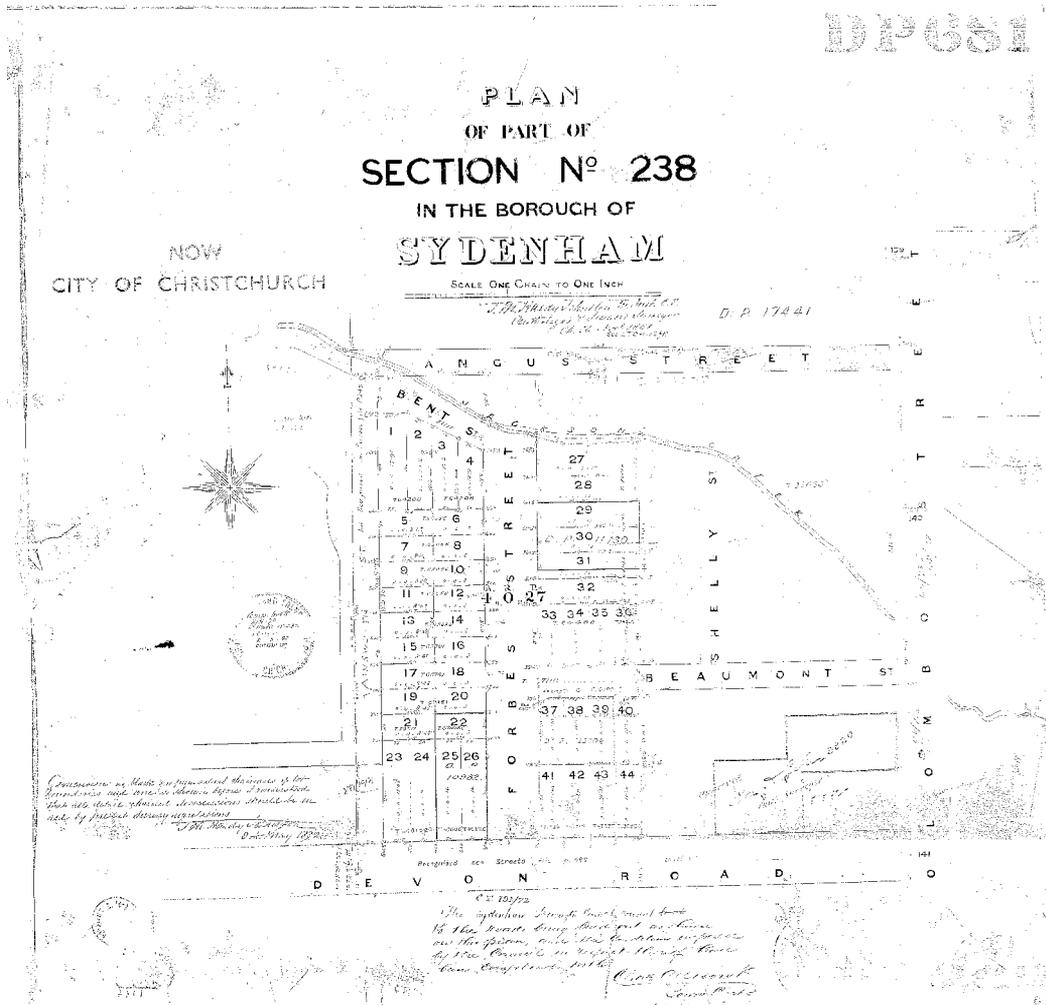


DP 163 showing subdivision of Part Rural Section 238 for Henry Pridham Blanchard in July 1877. QuickMap. History of Subdivision and Development:

The area is located to the north of the Ōpāwaho-Heathcote River. The waterway was 'part of the interconnected network of traditional travel routes that crossed the once-widespread wetland system of greater Christchurch. The river, and its immediate area, was an important kāinga mahinga kai (food-gathering place) where native fish such as tuna (eels), inaka (whitebait), mata (juvenile whitebait), kōkopu (native trout), koukoupāra (giant kōkopu), and kanakana (lampreys) were gathered. Ducks such as pārerā (grey duck), pūtakitaki (paradise duck), raipo (New Zealand scaup), tataa (brown duck), and pāteke (brown teal) were also harvested from the river. Taura, pora ('Māori turnip'), tutu, and aruhe (bracken fernroot) were all gathered from the river banks.'<sup>4</sup>

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<sup>4</sup> <https://www.kahurumanu.co.nz/atlas>



DP 681 showing the subdivision of Part Rural Section 238 in 1881. QuickMap.

Following colonial settlement Rural Section 238 was initially granted to Alfred Creyke; it was in possession of a number of parties by the early 1860s. HP Blanchard and WD Meares undertook the subdivisions that created Shelley, Beaumont and Forbes Streets. Initially the properties on the west side of Forbes Street were to have been bounded to the west by a street (Ainsworth), as can be seen on Deposit Plan 681. Instead, the small lots surveyed on this side of Forbes Street were combined. The land to the west was developed by Christchurch City Council as Bradford Park in 1930; the parkland had formerly been the site of gravel pits associated with Samuel Smart's asphalt business in Milton Street.

**Excellent Cottage  
BUILDING SITES.**

**TO ARTISANS, MECHANICS,  
AND OTHERS.**

**44** CHOICE BUILDING SECTIONS  
IN THE  
BOROUGH OF SYDENHAM,  
BEING  
THE SUBDIVISION  
OF  
ANDERSON'S PADDOCK.

**M**ESSRS H. MATSON & CO. have received instructions from the Freeholder to

**SELL BY PUBLIC AUCTION,  
AT THE  
LAND AND ESTATE SALE ROOMS,  
Cashel street,  
ON**

**SATURDAY, OCTOBER 29TH, 1881,  
At Two o'clock,**

**44** SECTIONS, situated in the best part of Sydenham, having FRONTAGES on

**DEVON ROAD  
FORBES STREET  
BEAUMONT STREET  
SHELLY STREET**

**And  
BENT STREET**

The property is close to the Tramway Terminus in Colombo road, connecting it to Christchurch and the Railway Station. The neighborhood is largely populated, and it also has the advantage of being near to the South Christchurch Schools. It also affords peculiar advantages to Mechanics and Artisans, who may obtain a Suburban Freehold at a Small Outlay, and by Tramway transit be carried from the city workshops to the thresholds of their homes in a few minutes.

Sydenham being a borough of considerable importance and constantly progressing, must eventually become the counterpart of the Cathedral City itself, and

**RISEING ENORMOUSLY IN VALUE.**

**TERMS:**

Press 15 October 1881, p. 4. PapersPast.

The early owner/occupiers of the cottages and villas that were built within the area appear to have been the very mechanics and artisans, that is people who worked with their hands, to whom Meare's subdivision was marketed. Charles Harding, a bricklayer, was issued with the first title to 5 Shelley Street in 1877; he sold the cottage to Thomas Ferguson (c.1864-1928), a local farm labourer, in 1901. It is notable that this dwelling was later home (1975-95) to three Christchurch artists: Michael Reed, Julia Morrison and Rena Jarosewitch.

14 Shelley Street was in possession of Thomas Chambers, a bootmaker, between 1878 and 1882. It may have been a rental property before being owned successively by father and son George and Charles Dowding, the latter a local labourer, between c.1890 and 1918. By the mid-1940s the house was rented by Mary Cunniffe, whose husband Albert had died in 1942. A 'good tenant' was in residence when 6 Shelley Street was offered for sale by Peter Grenfell's estate in 1903.

Although it was subdivided before Shelley Street, it would appear that Forbes Street was not built on until after 1900. Title was issued for the two lots comprising 11 Forbes Street to James Allison, a Sydenham carpenter, in September 1900. Allison sold the property to JCE Yates, also a builder, in 1916. Widows Emily Glen and Elsie Champion then owned the house between 1957 and 1973.

Pastrycook Hugh McClelland the younger acquired the four lots comprising 29 Forbes Street in 1904; his father, who was a carpenter, was in residence by 1910. McClelland junior held the property until 1920, when it was transferred to Arthur Robertson. Alfred Smith, a furniture polisher, acquired several plots at the north end of Forbes Street (east side) in 1906; it appears he lived in the house at 28 Forbes Street. After Smith died the lots were sold individually; Samuel Harrison, a [boot?] clicker, acquired 24 Forbes Street in May 1920, although he had been in residence since c.1901.

Meanwhile, a tramline between Sydenham and Papanui had opened in 1880 and in 1903 the borough of Sydenham (est. 1877) was amalgamated with Christchurch, Linwood and St Albans. The suburb retained its industrial and working-class identity through the 20<sup>th</sup> century and the only major development to occur in the RHA before the Canterbury earthquakes was the removal of a square-plan villa at 13 Forbes Street and the construction of nine flats, including one two-storey maisonette, in its place. The flats were designed by architect John Phillips and engineer Paul Kaye in 1973 and represent a later 20<sup>th</sup> century approach to intensification and increasing rental housing supply.

Damage caused by the 2010-11 Canterbury earthquake resulted in a handful of houses being demolished in the area. The cottage at 5 Shelley Street is still awaiting conservation and duplex townhouses at 1 and 3 Shelley Street were erected in 2012 in place of a square-plan villa.



5 Shelley Street after seismic strengthening and conservation. T Ussher, CCC Heritage Files, 14 July 2021.

## Historic names and uses

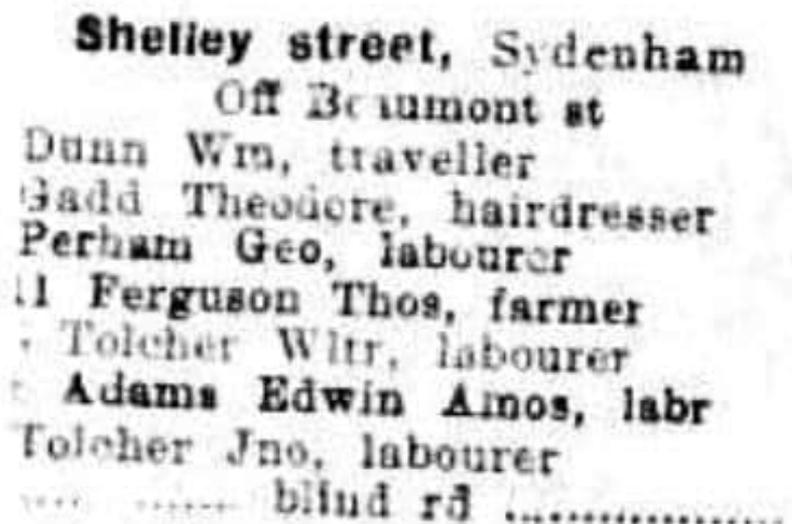
Forbes Street was likely named for British naturalist Edward Forbes (1815-54) (CCL Street Names Index). Sir James Hector was an assistant to Forbes at the University of Edinburgh before he immigrated to New Zealand and established his illustrious geological career.

Shelley Street, one of a number of Sydenham streets named in honour of British literary figures, was named in 1880 after the early 19<sup>th</sup> century English Romantic poet Percy Bysshe Shelley (1792-1822) (CCL Street Names Index).

Beaumont Street was named after Francis Beaumont (1584-1616) who was an early 17<sup>th</sup> century English poet and playwright (CCL Street Names Index).

Bent Street is not included in the CCL Street Names Index but was presumably named in reference to the shape of the roadway.

Jacksons Creek was named after Thomas Jackson who had been granted some of the land through which the stream passed by the Canterbury Association. Jackson (1812-86) was a clergyman who spent just six weeks in Christchurch in early 1851, having failed in his mission to become the first Anglican Bishop of Canterbury. As mapped on SO 805 (dated August 1880), the creek arises near the intersection of Lincoln Road and Barrington Street. It is underground for much of its length and drains into the Heathcote River to the south of Opawa School. Jacksons Creek Park is to the north-east of the RHA between Huxley and Cameron Streets.

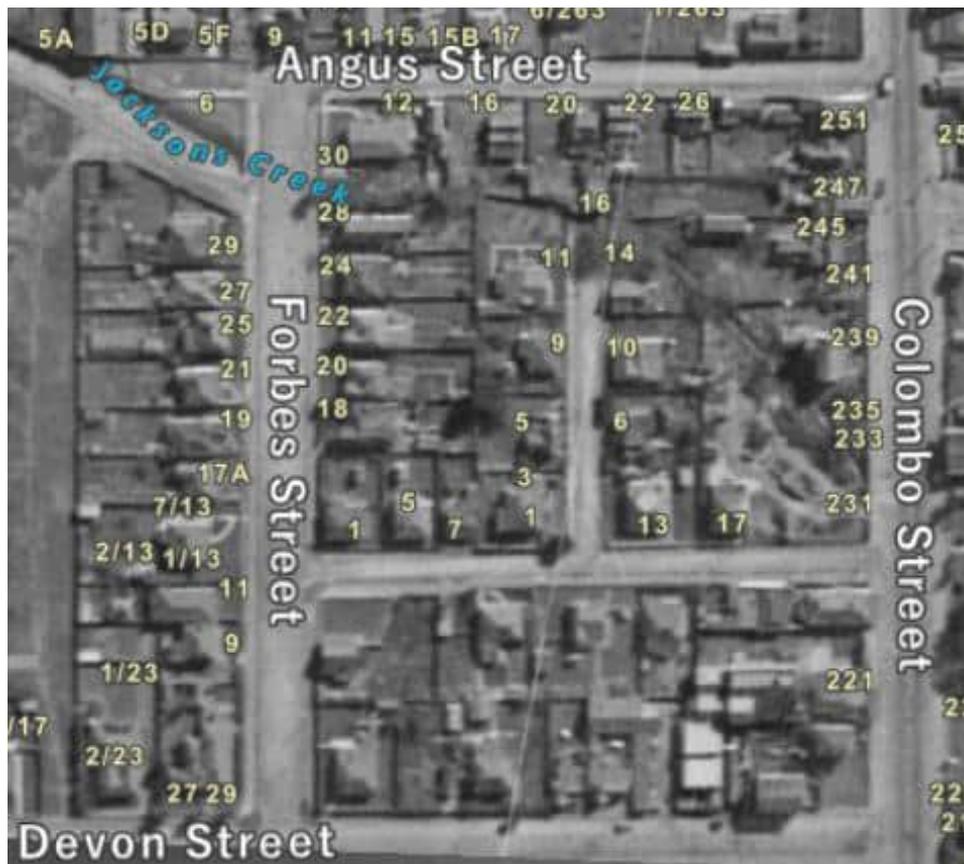


Residents of Shelley Street in 1910: *Wises's New Zealand Post Office Directory*.

## Distinctive Physical Characteristics:

- The streets depart slightly, in their width and arrangement, from the standard dimensions of the city's colonial grid pattern; this reflects the subdivision history of the site and responds to the curvilinear form of Jacksons Creek.
- The style of dwellings is typically vernacular, crafted by builders into colonial cottages or modest villas.
- The houses within the area are one storey in height; with the exception of the c.1973 flats in Forbes Street and the duplex townhouses at the corner of Beaumont and Shelley Streets (2012).

- Timber and corrugated metal are the predominant building materials; although masonry dwellings are also present.
- Standard footpaths and berms extend along both sides of Forbes Street; Shelley and Beaumont Street lacks berms and have narrow footpaths. Street trees and plantings are present, the latter concentrated at intersections.
- Access to Jacksons Creek, Bent Street, Bradford Park and Angus Street is provided from the north end of Forbes Street.



An aerial view of the area in 1940-44. Canterbury Maps.

#### The Significance of the Area to the Heritage of Christchurch:

The historic heritage significance of this area lies in its historical and social value as a place of working-class residence that dates from the later 19<sup>th</sup> century. Cultural values are associated with the proximity of the area to the city's river network, which is valued by Ngāi Tahu, as well as the demonstration of the way of life of its former residents. The area's architectural and aesthetic value resides in the overall integrity and authenticity of its housing designs and typologies, which date predominantly from late 19<sup>th</sup> and early 20<sup>th</sup> centuries. The craftsmanship value of the houses is generally typical of the period in which they were built. Contextual values relate to the area's city fringe location, its intimate scale and character and relationship to Jacksons Creek. Archaeological values may arise from the area's location within the wetland system of pre-colonial Ōtatauhi, its proximity to Jacksons Creek and to the residential development that has occurred within the area since the late 1870s.

## Historical/Social

The historical and social value of this area arises from its demonstration of the later 19<sup>th</sup> century settlement of Sydenham, the 'mechanics and artisans' who contributed to the development of the city, and the ongoing social patterns associated with the occupation and use of small-scale residential typologies.

The early owner/occupiers of the cottages and villas erected in the area exemplify the working-class history and identity of Sydenham. The association of 5 Shelley Street with a number of Christchurch artists is also notable as it reflects both continuity and change in the profile of local residents.



Former Webb/McFarlane house; 21 Forbes Street. Google Maps.

## Cultural/Spiritual

The cultural value of the area is derived from its location within what was once a large wetland system, which was a place of food-gathering and occupation for mana whenua, and for its demonstration of the way of life of the people who have lived in the area since the later-19<sup>th</sup> century. The presence of two scheduled items within Shelley Street signals the esteem in which these modest cottages are held for their heritage value.

## Architectural/Aesthetic

The houses within this area have architectural and aesthetic values related to their style typology and overall level of integrity and authenticity, which creates a snapshot of the city's working-class residential development in the later 19<sup>th</sup> and early 20<sup>th</sup> centuries. The houses within the area are vernacular dwellings that generally conform to the colonial cottage and villa styles of the period. A comparison can be made between the small-scale vernacular cottages of Shelley Street and the larger and slightly more decorative villas of Forbes Street; one which showcases changing design preferences as well as suggesting a higher level of investment in the second stage of development within the area.

## Technological / Craftsmanship

The craftsmanship of the houses in this area is generally typical of the period in which they were built. The majority of the houses in the area are constructed from timber, for framing and weatherboard cladding, and corrugated metal; these being the conventional materials of New Zealand vernacular housing since the beginning of colonial settlement. Some brick masonry construction is also present and can, in some instances, be linked to the occupations of early owner/occupiers. (The masonry houses suffered the greatest extent of damage in the Canterbury earthquakes and some were subsequently demolished.)

## Contextual

The contextual value of the Heritage Area arises from the scale of the streets and their relationship to the curvilinear form of Jacksons Creek. The housing in Shelley and Forbes Streets conveys an overall consistency in type, scale, form and material while at the same time providing a snapshot of two phases of housing development in the later 19<sup>th</sup> and early 20<sup>th</sup> century. Braford Park provides the backdrop to the properties on the west side of Forbes Street and the intimate scale of Shelley Street makes a distinctive contribution to visual character of the area and, more generally, the central city.

## Archaeological

Multiple archaeological values, pertaining to Maori use and occupation and colonial residential development since the late 1870s, may be revealed within this area.

## Principal References

'Christchurch Street and Place Names', available at <http://christchurchcitylibraries.com/Heritage/PlaceNames/>

John Cookson & Graeme Dunstall (eds) *Southern Capital Christchurch – Towards a City Biography 1850-2000* (CUP, 2000)

John Wilson 'Christchurch Contextual Historical Overview' (CCC, 2005/2013)

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>

<https://www.heritage.org.nz/the-list/details/3701>

<https://www.heritage.org.nz/the-list/details/3702>

REPORT COMPLETED

17 March 2022

AUTHOR

Dr Ann McEwan / Heritage Consultancy Services



Shelley Street houses. Google Maps.

Schedule of Individual Items Included in the HA

<i>Name of Building / Structure / Site</i>	<i>Address</i>	<i>HNZPT List Entry</i>	<i>Contribution to Heritage Area</i>
Townhouse	1 Shelley Street		Neutral
Townhouse	3 Shelley Street		Neutral
House	5 Shelley Street	List entry # 3701	Defining [Scheduled item # 495]
House	6 Shelley Street	List entry # 3702	Defining [Scheduled item # 496]
House	9 Shelley Street		Defining
House	10 Shelley Street		Contributory
House	11 Shelley Street		Defining
House	14 Shelley Street		Contributory
House	11 Forbes Street		Defining
Flat	1/13 Forbes Street		Neutral
Flat	2/13 Forbes Street		Neutral
Flat	3/13 Forbes Street		Neutral
Flat	4/13 Forbes Street		Neutral
Flat	5/13 Forbes Street		Neutral
Flat	6/13 Forbes Street		Neutral
Flat	7/13 Forbes Street		Neutral
Flat	8/13 Forbes Street		Neutral
Flat	9/13 Forbes Street		Neutral
House	17A Forbes Street		Neutral
House	18 Forbes Street		Contributory
House	19 Forbes Street		Intrusive
House	20 Forbes Street		Defining
House	21 Forbes Street		Defining
House	22 Forbes Street		Contributory
House	24 Forbes Street		Defining
House	25 Forbes Street		Neutral
House	27 Forbes Street		Defining
House	28 Forbes Street		Defining
House	29 Forbes Street		Defining
House	1 Beaumont Street		Contributory
House	5 Beaumont Street		Contributory
House	7 Beaumont Street		Neutral

House	13 Beaumont Street		Contributory
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## Key for Contribution to HA

### *Defining*

Buildings, structures and other features that establish the historic heritage values of the Heritage Area. Defining buildings, structures and features embody the heritage values of the area and retain a level of authenticity and integrity sufficient to demonstrate these values.

\* Any building or structure that is individually scheduled within Appendix 9.3.7.2 of the Christchurch District Plan is deemed, regardless of its group ranking, to be making a defining contribution to the historic heritage values of the area.

### *Contributory*

Buildings, structures and other features that support the historic heritage values of the Heritage Area. Contributory buildings, structures and features are consistent with the heritage values of the area and may be either modified or modern buildings, structures and features in sympathy with the design and typology of their neighbours.

### *Neutral*

Buildings, structures and other features that neither establish, support nor detract from the historic heritage values of the Heritage Area. Neutral buildings, structures and features may be modern buildings that introduce a new typology (for example a cluster of flats or townhouses) or a new pattern of land development (such as cross-leasing); they generally respect the overall scale and density of the area.

### *Intrusive*

Buildings, structures and other features that detract from the historic heritage values of the Heritage Area. Intrusive buildings, structures and features are developments and typologies that are inconsistent with the historic heritage values of the area, including, but not limited to, non-residential uses and/or high-rise buildings. Vacant lots, from which buildings have been demolished or removed, are also considered intrusive within the streetscape of the Heritage Area.

## Context Record Form

### Shelley, Forbes & Beaumont Streets

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#### *Area/Element Description*

Forbes and Shelley Streets are parallel to one another and run on a north-south axis. Beaumont Street, which connects the two at right angles, runs on an east-west axis and the curving form of Jacksons Creek establishes the northern boundary of the area and terminates both Forbes and Shelley Streets.

#### *Contributing landscapes*

Jacksons Creek

#### *Street and block pattern*

Grid

#### *Section layouts*

Small-scale rectangular and square lots

#### *Key Long views*

Port Hills to the south

#### *Key Short views*

Jacksons Creek & Bradford Park

*Contextual Significance*

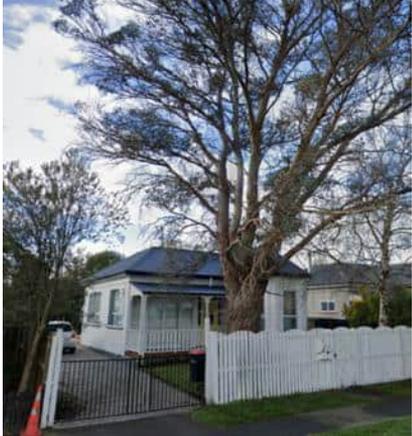
The interface between the built form and Jacksons Creek is notable, as is the intimate scale and overall integrity of the streetscape that has been maintained within this part of the city.

Inventory of Public Realm Features

Feature	Description	
Open space	N/A  [Bradford Park borders RHA to the west]	
Streams	Jacksons Creek (Rating: Contributory)	
Cemetery	N/A	
Landmarks	N/A	
Memorials	N/A	
Plaques	N/A	
Gates/pillars	Small number domestic gates and pillars (Rating: Neutral)	
Paths	N/A	
Structures	N/A	

Fences	Variety of fences (Rating: Neutral)	
Walls	Brick and masonry walls (Rating: Neutral)	
Wharfs/piers	N/A	
Steps	N/A	
Seats	N/A	
Signs	N/A	
Lighting	Combined wooden power pole/lighting (Rating: Neutral)	
Materials	N/A	
Colours	N/A	
Street	<p>Shelley Street – narrow, unmarked roadway with paved threshold and asphalt footpaths (Rating: Defining)</p> <p>Forbes Street – unmarked roadway with speed bump, street plantings, trees and berms (Rating: Contributory)</p> <p>Beaumont Street – narrow roadway with speed bump, street plantings and asphalt footpath (Rating: Contributory)</p>	 

		
<p>Street trees</p>	<p>Planted along Forbes and Beaumont Streets (Rating: Neutral)</p>	
<p>Building setback</p>	<p>Generally close to road boundary (Rating: Defining)</p>	
<p>Ancillary buildings</p>	<p>Garages at side or rear of sites where present (Rating: Neutral)</p>	

Trees	Variety of exotic and native trees (Rating: Neutral)	
Vegetation	Mixed vegetation (Rating: Neutral)	
Views	To Port Hills along Forbes Street (Rating: Neutral)	

## Appendix 1

Individual site record forms

CHRISTCHURCH DISTRICT PLAN  
SHELLEY / FORBES STREETS RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

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ITEM NAME                    House  
ADDRESS                    1 Beaumont Street  
                                  Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	1900s?

STYLE

Vernacular cottage

PHYSICAL DESCRIPTION

Single-storey dwelling with a rectangular footprint and pyramidal roof. Principal, south-facing facade has central entry sheltered by small hood and flanked by casement-and-fanlight type windows. Lean-to at rear.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house stands on the north side of Beaumont Street, immediately adjacent to its intersection with Forbes Street. A composite corrugated iron and paling fence marks the road boundaries. Outbuildings located along northern boundary; vehicle access possible via Forbes Street.

MATERIALS/STRUCTURE

Weatherboards and corrugated metal roofing.

ALTERATIONS

Reclad and windows replaced (date unknown).

RATING

Contributory

REASON FOR RATING

A modified dwelling that dates to the early period of residential development in the area.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area demonstrate the later 19<sup>th</sup> and early 20<sup>th</sup> century settlement of Sydenham by the 'mechanics and artisans' who contributed to the development of the city.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with what was once a large wetland system, which was a place of food-gathering and occupation for mana whenua, and for its demonstration of the way of life of the people who have lived in the area since the later-19<sup>th</sup> century.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Vernacular villa and bungalow style housing in the area illustrates the development of working-class residential styles through the later 19<sup>th</sup> and early 20<sup>th</sup> centuries.

#### CONTEXTUAL SIGNIFICANCE

The contextual value of the area arises from the scale of the streets and their relationship to the curvilinear form of Jacksons Creek. The housing in Shelley and Forbes Streets conveys an overall consistency in type, scale, form and material while at the same time providing a snapshot of two phases of housing development in the later 19<sup>th</sup> and early 20<sup>th</sup> centuries.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to pre-European Māori food gathering and occupation and colonial residential development since the late 1870s.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses generally exhibit craftsmanship typical of the period in which they were built.

#### REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

<https://my.christchurchcitylibraries.com/christchurch-place-names/>

REPORT COMPLETED

30 May 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
SHELLEY / FORBES STREETS RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                    House  
ADDRESS                    5 Beaumont Street  
                                  Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	1900s?

STYLE

Vernacular cottage

PHYSICAL DESCRIPTION

Single-storey dwelling with rectangular footprint and pyramidal roof. Lean-to at rear (north elevation). South-facing façade has central entry flanked by mismatched windows. Casement-and-fanlight type windows on east elevation.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house stands on the north side of Beaumont Street; the vacant lot at #7 shares the same battened paling fence marking the road boundary. Wrought iron vehicle gates, mounted on brick piers, are located at the west end of the south boundary.

MATERIALS/STRUCTURE

Plaster cladding and tile roofing.

ALTERATIONS

Extended to rear (c.1965). Exterior plastered; reroofed in tile (date unknown).

RATING

Contributory

REASON FOR RATING

A modified dwelling that dates to the early period of residential development in the area.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area demonstrate the later 19<sup>th</sup> and early 20<sup>th</sup> century settlement of Sydenham by the 'mechanics and artisans' who contributed to the development of the city.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with what was once a large wetland system, which was a place of food-gathering and occupation for mana whenua, and for its demonstration of the way of life of the people who have lived in the area since the later-19<sup>th</sup> century.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Vernacular villa and bungalow style housing in the area illustrates the development of working-class residential styles through the later 19<sup>th</sup> and early 20<sup>th</sup> centuries.

#### CONTEXTUAL SIGNIFICANCE

The contextual value of the area arises from the scale of the streets and their relationship to the curvilinear form of Jacksons Creek. The housing in Shelley and Forbes Streets conveys an overall consistency in type, scale, form and material while at the same time providing a snapshot of two phases of housing development in the later 19<sup>th</sup> and early 20<sup>th</sup> centuries.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to pre-European Māori food gathering and occupation and colonial residential development since the late 1870s.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses generally exhibit craftsmanship typical of the period in which they were built.

#### REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

<https://my.christchurchcitylibraries.com/christchurch-place-names/>

REPORT COMPLETED

30 May 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
SHELLEY / FORBES STREETS RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

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ITEM NAME                    Vacant site  
ADDRESS                    7 Beaumont Street  
                                  Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	N/A
DATE OF CONSTRUCTION	N/A

STYLE  
N/A

PHYSICAL DESCRIPTION

Grassed lot with some vegetation along east and south boundaries.

CONTEXT/SETTING/LANDSCAPE FEATURES

The lot is located on the north side of Beaumont Street. A battened paling fence, which is shared with the property at # 5, marks the road boundary.

MATERIALS/STRUCTURE

N/A

ALTERATIONS

Demolition of colonial cottage on site (c.1980).

RATING

Neutral

REASON FOR RATING

A vacant lot on which previously stood a small cottage. The lot now reads as the continuation of the property at #5.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area demonstrate the later 19<sup>th</sup> and early 20<sup>th</sup> century settlement of Sydenham by the 'mechanics and artisans' who contributed to the development of the city.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with what was once a large wetland system, which was a place of food-gathering and occupation for mana whenua, and for its demonstration of the way of life of the people who have lived in the area since the later-19<sup>th</sup> century.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Vernacular villa and bungalow style housing in the area illustrates the development of working-class residential styles through the later 19<sup>th</sup> and early 20<sup>th</sup> centuries.

#### CONTEXTUAL SIGNIFICANCE

The contextual value of the area arises from the scale of the streets and their relationship to the curvilinear form of Jacksons Creek. The housing in Shelley and Forbes Streets conveys an overall consistency in type, scale, form and material while at the same time providing a snapshot of two phases of housing development in the later 19<sup>th</sup> and early 20<sup>th</sup> centuries.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to pre-European Māori food gathering and occupation and colonial residential development since the late 1870s.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses generally exhibit craftsmanship typical of the period in which they were built.

#### REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

<https://my.christchurchcitylibraries.com/christchurch-place-names/>

REPORT COMPLETED

30 May 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
SHELLEY / FORBES STREETS RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                    House  
ADDRESS                    13 Beaumont Street  
                                  Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	Late 19 <sup>th</sup> C / remodelled c.1960

STYLE

Bungalow

PHYSICAL DESCRIPTION

Single-storey dwelling with rectangular footprint and gabled roof. Principal, south-facing elevation has central entry sheltered by lean-to porch and flanked by casement and fanlight type windows. Lean-to at rear and vertical panelling in south gable end.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house stands on the north side of Beaumont Street; Shelley Street forms the western boundary of the property. Low paling fence marks road boundary; stand-alone garage is located to the east of the house.

MATERIALS/STRUCTURE

Timber weatherboards and detailing, corrugated metal roofing.

ALTERATIONS

Original square plan cottage with pyramidal roof remodelled with new roof and replacement windows (c.1960).

RATING

Contributory

REASON FOR RATING

A remodelled cottage in sympathy with the earlier phases of residential development in the area.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area demonstrate the later 19<sup>th</sup> and early 20<sup>th</sup> century settlement of Sydenham by the 'mechanics and artisans' who contributed to the development of the city.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with what was once a large wetland system, which was a place of food-gathering and occupation for mana whenua, and for its demonstration of the way of life of the people who have lived in the area since the later-19<sup>th</sup> century.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Vernacular villa and bungalow style housing in the area illustrates the development of working-class residential styles through the later 19<sup>th</sup> and early 20<sup>th</sup> centuries.

#### CONTEXTUAL SIGNIFICANCE

The contextual value of the area arises from the scale of the streets and their relationship to the curvilinear form of Jacksons Creek. The housing in Shelley and Forbes Streets conveys an overall consistency in type, scale, form and material while at the same time providing a snapshot of two phases of housing development in the later 19<sup>th</sup> and early 20<sup>th</sup> centuries.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to pre-European Māori food gathering and occupation and colonial residential development since the late 1870s.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses generally exhibit craftsmanship typical of the period in which they were built.

#### REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

<https://my.christchurchcitylibraries.com/christchurch-place-names/>

REPORT COMPLETED

30 May 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
SHELLEY / FORBES STREETS RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                    House  
ADDRESS                    11 Forbes Street  
                                  Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	J Allison or JCE Yates, builder?
DATE OF CONSTRUCTION	c.1915?

STYLE

Craftsman Bungalow

PHYSICAL DESCRIPTION

Single-storey dwelling with rectangular footprint and hipped roof. Brick fire wall on south elevation, exposed rafters; enclosed porch at north-east corner has decorative timber detailing. Bay window on east elevation has shingled sunhood and casement-and-fanlight type fenestration. Side (north elevation) entry.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house stands on the west side of Forbes Street and is largely screened from view by vegetation. Bradford Park borders the property to the west. The lot is too narrow to accommodate garaging. The road boundary is marked by a low concrete block wall.

MATERIALS/STRUCTURE

Plaster cladding, brick, timber and corrugated metal roofing.

ALTERATIONS

Unknown, if any.

RATING

Defining

REASON FOR RATING

An early 20th century bungalow from the second phase of residential development in the area.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area demonstrate the later 19<sup>th</sup> and early 20<sup>th</sup> century settlement of Sydenham by the 'mechanics and artisans' who contributed to the development of the city.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with what was once a large wetland system, which was a place of food-gathering and occupation for mana whenua, and for its demonstration of the way of life of the people who have lived in the area since the later-19<sup>th</sup> century.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Vernacular villa and bungalow style housing in the area illustrates the development of working-class residential styles through the later 19<sup>th</sup> and early 20<sup>th</sup> centuries.

#### CONTEXTUAL SIGNIFICANCE

The contextual value of the area arises from the scale of the streets and their relationship to the curvilinear form of Jacksons Creek. The housing in Shelley and Forbes Streets conveys an overall consistency in type, scale, form and material while at the same time providing a snapshot of two phases of housing development in the later 19<sup>th</sup> and early 20<sup>th</sup> centuries.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to pre-European Māori food gathering and occupation and colonial residential development since the late 1870s.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses generally exhibit craftsmanship typical of the period in which they were built.

#### REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)  
<https://my.christchurchcitylibraries.com/christchurch-place-names/>

REPORT COMPLETED

30 May 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
SHELLEY / FORBES STREETS RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

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ITEM NAME                      Flats  
ADDRESS                        1-9 13 Forbes Street  
   Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	JG Phillips, architect; PB Kaye, engineer
DATE OF CONSTRUCTION	1973-74

STYLE

Modernist

PHYSICAL DESCRIPTION

Four, two-storey units with octagonal footprints and low-pitched dome roofs; one, two-storey maisonette with rectangular footprint and hipped roof. Three octagonal units arrayed along north boundary; one octagonal unit and maisonette at south-west corner. External staircases/access balconies; aluminium casement windows and sliding doors.

CONTEXT/SETTING/LANDSCAPE FEATURES

The property, comprising 9 unit titles in total, is located on the west side of Forbes Street opposite its intersection with Beaumont Street. Bradford Park is located to the west of the lot. Metal balustrade style fencing and vegetation along road boundary; asphalt carparking.

MATERIALS/STRUCTURE

Concrete block, timber and corrugated metal roofing.

ALTERATIONS

Unknown, if any.

RATING

Neutral

REASON FOR RATING

An early 1970s example of intensification that maintains the small-scale residential unit character of the area.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area demonstrate the later 19<sup>th</sup> and early 20<sup>th</sup> century settlement of Sydenham by the 'mechanics and artisans' who contributed to the development of the city. These townhouse units replaced an earlier dwelling on the property.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with what was once a large wetland system, which was a place of food-gathering and occupation for mana whenua, and for its demonstration of the way of life of the people who have lived in the area since the later-19<sup>th</sup> century.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Vernacular villa and bungalow style housing in the area illustrates the development of working-class residential styles through the later 19<sup>th</sup> and early 20<sup>th</sup> centuries. John Phillips was a Christchurch architect.

#### CONTEXTUAL SIGNIFICANCE

The contextual value of the area arises from the scale of the streets and their relationship to the curvilinear form of Jacksons Creek. The housing in Shelley and Forbes Streets conveys an overall consistency in type, scale, form and material while at the same time providing a snapshot of two phases of housing development in the later 19<sup>th</sup> and early 20<sup>th</sup> centuries.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to pre-European Māori food gathering and occupation and colonial residential development since the late 1870s. These flats replaced an earlier dwelling on the property.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses generally exhibit craftsmanship typical of the period in which they were built.

#### REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)  
<https://my.christchurchcitylibraries.com/christchurch-place-names/>

REPORT COMPLETED

30 May 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
SHELLEY / FORBES STREETS RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

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ITEM NAME                    House  
ADDRESS                    17A Forbes Street  
                                  Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	2012

STYLE

Contemporary bungalow

PHYSICAL DESCRIPTION

Single-storey dwelling with irregular rectangular footprint and hipped roof forms. Central entry on principal, east-facing elevation, is flanked by integrated garage and projecting bay with small window.

CONTEXT/SETTING/LANDSCAPE FEATURES

The property is located on the west side of Forbes Street and the house is open to the street. Driveway accessing unit on rear lot runs along north boundary.

MATERIALS/STRUCTURE

Weatherboards and corrugated metal roofing.

ALTERATIONS

N/A

RATING

Neutral

REASON FOR RATING

A modern townhouse that replaced an earlier dwelling on the site, which has been subdivided to accommodate a second dwelling at the rear of the lot.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area demonstrate the later 19<sup>th</sup> and early 20<sup>th</sup> century settlement of Sydenham by the 'mechanics and artisans' who contributed to the development of the city.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with what was once a large wetland system, which was a place of food-gathering and occupation for mana whenua, and for its demonstration of the way of life of the people who have lived in the area since the later-19<sup>th</sup> century.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Vernacular villa and bungalow style housing in the area illustrates the development of working-class residential styles through the later 19<sup>th</sup> and early 20<sup>th</sup> centuries.

#### CONTEXTUAL SIGNIFICANCE

The contextual value of the area arises from the scale of the streets and their relationship to the curvilinear form of Jacksons Creek. The housing in Shelley and Forbes Streets conveys an overall consistency in type, scale, form and material while at the same time providing a snapshot of two phases of housing development in the later 19<sup>th</sup> and early 20<sup>th</sup> centuries.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to pre-European Māori food gathering and occupation and colonial residential development since the late 1870s.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses generally exhibit craftsmanship typical of the period in which they were built.

#### REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

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REPORT COMPLETED

30 May 2022

AUTHOR

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CHRISTCHURCH DISTRICT PLAN  
SHELLEY / FORBES STREETS RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

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ITEM NAME House  
ADDRESS 18 Forbes Street  
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS N/A  
HNZPT LIST ENTRY STATUS N/A  
ARCHITECT/DESIGNER Harris & Geilwray [sp?], builders  
DATE OF CONSTRUCTION 1907

STYLE

Bay villa

PHYSICAL DESCRIPTION

Single-storey dwelling with irregular rectangular footprint and centre-gutter hipped roof. Cross-gabled bay has partially panelled gable end; double-hung sash windows. Concrete block party wall on north elevation.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house stands on the east side of Forbes Street; the road boundary is marked by a low pipe and wire fence and vegetation. Driveway runs along southern boundary.

MATERIALS/STRUCTURE

Plaster cladding, concrete blocks and corrugated metal roofing.

ALTERATIONS

Plastered; aluminium French doors installed off veranda on west elevation (date unknown). Chimney removed (c.2011). Rear lean-to replaced (c.2015).

RATING

Contributory

REASON FOR RATING

A modified dwelling that dates from the second phase of residential development in the area.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area demonstrate the later 19<sup>th</sup> and early 20<sup>th</sup> century settlement of Sydenham by the 'mechanics and artisans' who contributed to the development of the city. The house at # 18 was built by JG Parish, a saddler.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with what was once a large wetland system, which was a place of food-gathering and occupation for mana whenua, and for its demonstration of the way of life of the people who have lived in the area since the later-19<sup>th</sup> century.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Vernacular villa and bungalow style housing in the area illustrates the development of working-class residential styles through the later 19<sup>th</sup> and early 20<sup>th</sup> centuries.

#### CONTEXTUAL SIGNIFICANCE

The contextual value of the area arises from the scale of the streets and their relationship to the curvilinear form of Jacksons Creek. The housing in Shelley and Forbes Streets conveys an overall consistency in type, scale, form and material while at the same time providing a snapshot of two phases of housing development in the later 19<sup>th</sup> and early 20<sup>th</sup> centuries.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to pre-European Māori food gathering and occupation and colonial residential development since the late 1870s.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses generally exhibit craftsmanship typical of the period in which they were built.

#### REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

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REPORT COMPLETED

31 May 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
SHELLEY / FORBES STREETS RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

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ITEM NAME                    House  
ADDRESS                    19 Forbes Street  
                                  Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	2012

STYLE

Contemporary

PHYSICAL DESCRIPTION

Single-storey dwelling with rectangular footprint and monopitch roof. Principal, east-facing elevation has garage doors; roof slopes north to south. Side entry. Casement windows.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house stands on the west side of Forbes Street; Bradford Park is to the west of the lot. The dwelling occupies most of the site, which is open to the road.

MATERIALS/STRUCTURE

Plaster and corrugated metal cladding; corrugated metal roofing.

ALTERATIONS

N/A

RATING

Intrusive

REASON FOR RATING

A modern house that replaced an earlier villa on the lot and presents only a garage to the street.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area demonstrate the later 19<sup>th</sup> and early 20<sup>th</sup> century settlement of Sydenham by the 'mechanics and artisans' who contributed to the development of the city.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with what was once a large wetland system, which was a place of food-gathering and occupation for mana whenua, and for its demonstration of the way of life of the people who have lived in the area since the later-19<sup>th</sup> century.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Vernacular villa and bungalow style housing in the area illustrates the development of working-class residential styles through the later 19<sup>th</sup> and early 20<sup>th</sup> centuries.

#### CONTEXTUAL SIGNIFICANCE

The contextual value of the area arises from the scale of the streets and their relationship to the curvilinear form of Jacksons Creek. The housing in Shelley and Forbes Streets conveys an overall consistency in type, scale, form and material while at the same time providing a snapshot of two phases of housing development in the later 19<sup>th</sup> and early 20<sup>th</sup> centuries.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to pre-European Māori food gathering and occupation and colonial residential development since the late 1870s.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses generally exhibit craftsmanship typical of the period in which they were built.

#### REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)  
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REPORT COMPLETED

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AUTHOR

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CHRISTCHURCH DISTRICT PLAN  
SHELLEY / FORBES STREETS RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME House  
ADDRESS 20 Forbes Street  
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	c.1905

STYLE

Bay villa

PHYSICAL DESCRIPTION

Single-storey dwelling with T-shaped footprint and centre-gutter hipped roof. Cross-gabled bay has conical roof over bay terminating straight veranda. Two-pane, double-hung sash style windows; lean-to at south end of rear, east-facing elevation. Driveway along northern boundary leads to stand-alone garage with gable roof. Main entry has side- and fanlights; label moulds under windows on veranda.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house stands on the east side of Forbes Street; the road boundary is marked by a low picket fence.

MATERIALS/STRUCTURE

Timber weatherboards and corrugated metal roofing.

ALTERATIONS

Chimney removed (c.2011?). Windows replaced (pre-2019).

RATING

Defining

REASON FOR RATING

A small early 20<sup>th</sup> century villa from the second phase of residential development in the area.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area demonstrate the later 19<sup>th</sup> and early 20<sup>th</sup> century settlement of Sydenham by the 'mechanics and artisans' who contributed to the development of the city.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with what was once a large wetland system, which was a place of food-gathering and occupation for mana whenua, and for its demonstration of the way of life of the people who have lived in the area since the later-19<sup>th</sup> century.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Vernacular villa and bungalow style housing in the area illustrates the development of working-class residential styles through the later 19<sup>th</sup> and early 20<sup>th</sup> centuries.

#### CONTEXTUAL SIGNIFICANCE

The contextual value of the area arises from the scale of the streets and their relationship to the curvilinear form of Jacksons Creek. The housing in Shelley and Forbes Streets conveys an overall consistency in type, scale, form and material while at the same time providing a snapshot of two phases of housing development in the later 19<sup>th</sup> and early 20<sup>th</sup> centuries.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to pre-European Māori food gathering and occupation and colonial residential development since the late 1870s.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses generally exhibit craftsmanship typical of the period in which they were built.

#### REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

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REPORT COMPLETED

31 May 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
SHELLEY / FORBES STREETS RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

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ITEM NAME                    House  
ADDRESS                    21 Forbes Street  
                                  Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	c.1905

STYLE

Square-plan villa

PHYSICAL DESCRIPTION

Single-storey dwelling with rectangular footprint and pyramidal roof. Convex veranda on principal, east-facing elevation is carried on timber posts with decorative cast-iron brackets and valance. Central entry flanked by fanlight and casement type windows.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house stands on the west side of Forbes Street; Bradford Park is to the west of the lot. The house is set behind a brick wall and a driveway running along the northern boundary provides access to garaging at the rear of the lot.

MATERIALS/STRUCTURE

Timber weatherboards and corrugated metal roofing.

ALTERATIONS

Rear extension (late 20<sup>th</sup> C?). Chimney removed; windows replaced (c.2011?).

RATING

Defining

REASON FOR RATING

An early 20<sup>th</sup> century villa from the second phase of residential development in the area.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area demonstrate the later 19<sup>th</sup> and early 20<sup>th</sup> century settlement of Sydenham by the 'mechanics and artisans' who contributed to the development of the city.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with what was once a large wetland system, which was a place of food-gathering and occupation for mana whenua, and for its demonstration of the way of life of the people who have lived in the area since the later-19<sup>th</sup> century.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Vernacular villa and bungalow style housing in the area illustrates the development of working-class residential styles through the later 19<sup>th</sup> and early 20<sup>th</sup> centuries.

#### CONTEXTUAL SIGNIFICANCE

The contextual value of the area arises from the scale of the streets and their relationship to the curvilinear form of Jacksons Creek. The housing in Shelley and Forbes Streets conveys an overall consistency in type, scale, form and material while at the same time providing a snapshot of two phases of housing development in the later 19<sup>th</sup> and early 20<sup>th</sup> centuries.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to pre-European Māori food gathering and occupation and colonial residential development since the late 1870s.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses generally exhibit craftsmanship typical of the period in which they were built.

#### REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)  
<https://my.christchurchcitylibraries.com/christchurch-place-names/>

REPORT COMPLETED

30 May 2022

AUTHOR

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CHRISTCHURCH DISTRICT PLAN  
SHELLEY / FORBES STREETS RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                    House  
ADDRESS                    22 Forbes Street  
                                  Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	c.1905

STYLE

Bay villa

PHYSICAL DESCRIPTION

Single-storey dwelling with a T-shaped footprint and centre-gutter hipped roof. Cross-gabled bay has conical roof terminated by straight veranda. French doors with side-lights are sheltered by veranda and flank panelled door with side- and fanlights.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house is located on the east side of Forbes Street. A picket fence with scalloped detail marks the road boundary and a driveway runs along the northern boundary of the property. This house matches that at #20 Forbes Street.

MATERIALS/STRUCTURE

Timber weatherboards and corrugated iron roofing.

ALTERATIONS

Windows replaced; French doors installed & chimney removed (pre-2012).

RATING

Contributory

REASON FOR RATING

A modified villa from the second phase of residential development in the area.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area demonstrate the later 19<sup>th</sup> and early 20<sup>th</sup> century settlement of Sydenham by the 'mechanics and artisans' who contributed to the development of the city.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with what was once a large wetland system, which was a place of food-gathering and occupation for mana whenua, and for its demonstration of the way of life of the people who have lived in the area since the later-19<sup>th</sup> century.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Vernacular villa and bungalow style housing in the area illustrates the development of working-class residential styles through the later 19<sup>th</sup> and early 20<sup>th</sup> centuries.

#### CONTEXTUAL SIGNIFICANCE

The contextual value of the area arises from the scale of the streets and their relationship to the curvilinear form of Jacksons Creek. The housing in Shelley and Forbes Streets conveys an overall consistency in type, scale, form and material while at the same time providing a snapshot of two phases of housing development in the later 19<sup>th</sup> and early 20<sup>th</sup> centuries.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to pre-European Māori food gathering and occupation and colonial residential development since the late 1870s.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses generally exhibit craftsmanship typical of the period in which they were built.

#### REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)  
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REPORT COMPLETED

31 May 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
SHELLEY / FORBES STREETS RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

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ITEM NAME                    House  
ADDRESS                    24 Forbes Street  
                                  Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	Later 1900s

STYLE

Square-plan villa

PHYSICAL DESCRIPTION

Single-storey dwelling with rectangular footprint and pyramidal roof. Straight veranda on principal, west-facing elevation; lean-to at rear (east elevation). Central entry is glazed and has side-lights. Bracketed eaves; casement windows.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house stands on the east side of Forbes Street. A low picket fence and carport mark / stand adjacent to the road boundary.

MATERIALS/STRUCTURE

Timber weatherboards and corrugated metal roofing.

ALTERATIONS

Windows on façade replaced (mid-20<sup>th</sup> C?).

RATING

Defining

REASON FOR RATING

An early 20<sup>th</sup> century villa from the second phase of residential development in the area.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area demonstrate the later 19<sup>th</sup> and early 20<sup>th</sup> century settlement of Sydenham by the 'mechanics and artisans' who contributed to the development of the city.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with what was once a large wetland system, which was a place of food-gathering and occupation for mana whenua, and for its demonstration of the way of life of the people who have lived in the area since the later-19<sup>th</sup> century.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Vernacular villa and bungalow style housing in the area illustrates the development of working-class residential styles through the later 19<sup>th</sup> and early 20<sup>th</sup> centuries.

#### CONTEXTUAL SIGNIFICANCE

The contextual value of the area arises from the scale of the streets and their relationship to the curvilinear form of Jacksons Creek. The housing in Shelley and Forbes Streets conveys an overall consistency in type, scale, form and material while at the same time providing a snapshot of two phases of housing development in the later 19<sup>th</sup> and early 20<sup>th</sup> centuries.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to pre-European Māori food gathering and occupation and colonial residential development since the late 1870s.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses generally exhibit craftsmanship typical of the period in which they were built.

#### REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)  
<https://my.christchurchcitylibraries.com/christchurch-place-names/>

REPORT COMPLETED

31 May 2022

AUTHOR

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CHRISTCHURCH DISTRICT PLAN  
SHELLEY / FORBES STREETS RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                    House  
ADDRESS                    25 Forbes Street  
                                  Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	2021

STYLE

Modern, neo-colonial cottage

PHYSICAL DESCRIPTION

Single-storey dwelling with L-shaped footprint and hipped roof forms. Casement windows, central entry on principal, east-facing elevation is flanked by bipartite windows. Bracketed eaves.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house stands on the west side of Forbes Street; Bradford Park is immediately to the west of the lot. Balustrade style fencing marks the road boundary.

MATERIALS/STRUCTURE

Timber weatherboards and corrugated metal roofing.

ALTERATIONS

N/A

RATING

Neutral

REASON FOR RATING

A modern house designed in sympathy with the previous dwelling on the site, which dated from the second phase of residential development in the area.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area demonstrate the later 19<sup>th</sup> and early 20<sup>th</sup> century settlement of Sydenham by the 'mechanics and artisans' who contributed to the development of the city.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with what was once a large wetland system, which was a place of food-gathering and occupation for mana whenua, and for its demonstration of the way of life of the people who have lived in the area since the later-19<sup>th</sup> century.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Vernacular villa and bungalow style housing in the area illustrates the development of working-class residential styles through the later 19<sup>th</sup> and early 20<sup>th</sup> centuries.

#### CONTEXTUAL SIGNIFICANCE

The contextual value of the area arises from the scale of the streets and their relationship to the curvilinear form of Jacksons Creek. The housing in Shelley and Forbes Streets conveys an overall consistency in type, scale, form and material while at the same time providing a snapshot of two phases of housing development in the later 19<sup>th</sup> and early 20<sup>th</sup> centuries.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to pre-European Māori food gathering and occupation and colonial residential development since the late 1870s.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses generally exhibit craftsmanship typical of the period in which they were built.

#### REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

<https://my.christchurchcitylibraries.com/christchurch-place-names/>

REPORT COMPLETED

31 May 2022

AUTHOR

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CHRISTCHURCH DISTRICT PLAN  
SHELLEY / FORBES STREETS RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

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ITEM NAME                    House  
ADDRESS                    27 Forbes Street  
                                  Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	c.1905

STYLE

Bay villa

PHYSICAL DESCRIPTION

Single-storey dwelling with rectangular footprint and half-hipped roof. Gabled bay with truss and finial detailing shelters faceted bay that terminates straight veranda with decorative brackets and valance. Brick party wall on north elevation; double-hung sash windows.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house stands on the west wide of Forbes Street; Bradford Park is immediately to the west of the lot. A single-car garage and paling and trellis fence on the road boundary partly obscure house from view.

MATERIALS/STRUCTURE

Timber weatherboards and corrugated iron roofing.

ALTERATIONS

Garage in front yard (c.2010).

RATING

Defining

REASON FOR RATING

An early 20<sup>th</sup> century villa from the second phase of residential development in the area.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area demonstrate the later 19<sup>th</sup> and early 20<sup>th</sup> century settlement of Sydenham by the 'mechanics and artisans' who contributed to the development of the city.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with what was once a large wetland system, which was a place of food-gathering and occupation for mana whenua, and for its demonstration of the way of life of the people who have lived in the area since the later-19<sup>th</sup> century.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Vernacular villa and bungalow style housing in the area illustrates the development of working-class residential styles through the later 19<sup>th</sup> and early 20<sup>th</sup> centuries.

#### CONTEXTUAL SIGNIFICANCE

The contextual value of the area arises from the scale of the streets and their relationship to the curvilinear form of Jacksons Creek. The housing in Shelley and Forbes Streets conveys an overall consistency in type, scale, form and material while at the same time providing a snapshot of two phases of housing development in the later 19<sup>th</sup> and early 20<sup>th</sup> centuries.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to pre-European Māori food gathering and occupation and colonial residential development since the late 1870s.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses generally exhibit craftsmanship typical of the period in which they were built.

#### REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)  
<https://my.christchurchcitylibraries.com/christchurch-place-names/>

REPORT COMPLETED

31 May 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services



#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area demonstrate the later 19<sup>th</sup> and early 20<sup>th</sup> century settlement of Sydenham by the 'mechanics and artisans' who contributed to the development of the city.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with what was once a large wetland system, which was a place of food-gathering and occupation for mana whenua, and for its demonstration of the way of life of the people who have lived in the area since the later-19<sup>th</sup> century.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Vernacular villa and bungalow style housing in the area illustrates the development of working-class residential styles through the later 19<sup>th</sup> and early 20<sup>th</sup> centuries.

#### CONTEXTUAL SIGNIFICANCE

The contextual value of the area arises from the scale of the streets and their relationship to the curvilinear form of Jacksons Creek. The housing in Shelley and Forbes Streets conveys an overall consistency in type, scale, form and material while at the same time providing a snapshot of two phases of housing development in the later 19<sup>th</sup> and early 20<sup>th</sup> centuries.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to pre-European Māori food gathering and occupation and colonial residential development since the late 1870s.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses generally exhibit craftsmanship typical of the period in which they were built.

#### REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)  
<https://my.christchurchcitylibraries.com/christchurch-place-names/>

REPORT COMPLETED

31 May 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
SHELLEY / FORBES STREETS RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

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ITEM NAME                    House  
ADDRESS                    29 Forbes Street  
                                  Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	c.1905

STYLE

Bay villa

PHYSICAL DESCRIPTION

Single-storey dwelling with T-shaped footprint and hipped roof. Cross-gabled bay with decorative truss, finial and brackets shelters boxed bay 'Chicago type' window. Convex veranda shelters main entry, with side- and fanlights, and paired double-hung sash window. Lean-to and veranda at rear (west elevation).

CONTEXT/SETTING/LANDSCAPE FEATURES

The house stands on the west side of Forbes Street; the northern boundary is formed by Bent Street and Jacksons Creek and Bradford Park is immediately to the west of the lot. Low trellis fence marks the road boundary; lychgate with wrought iron gate provides pedestrian access at north-east corner of the lot.

MATERIALS/STRUCTURE

Timber weatherboards and corrugated metal roofing.

ALTERATIONS

Unknown, if any.

RATING

Defining

REASON FOR RATING

An early 20<sup>th</sup> century villa from the second phase of residential development in the area.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area demonstrate the later 19<sup>th</sup> and early 20<sup>th</sup> century settlement of Sydenham by the 'mechanics and artisans' who contributed to the development of the city.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with what was once a large wetland system, which was a place of food-gathering and occupation for mana whenua, and for its demonstration of the way of life of the people who have lived in the area since the later-19<sup>th</sup> century.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Vernacular villa and bungalow style housing in the area illustrates the development of working-class residential styles through the later 19<sup>th</sup> and early 20<sup>th</sup> centuries.

#### CONTEXTUAL SIGNIFICANCE

The contextual value of the area arises from the scale of the streets and their relationship to the curvilinear form of Jacksons Creek. The housing in Shelley and Forbes Streets conveys an overall consistency in type, scale, form and material while at the same time providing a snapshot of two phases of housing development in the later 19<sup>th</sup> and early 20<sup>th</sup> centuries.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to pre-European Māori food gathering and occupation and colonial residential development since the late 1870s.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses generally exhibit craftsmanship typical of the period in which they were built.

#### REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

<https://my.christchurchcitylibraries.com/christchurch-place-names/>

REPORT COMPLETED

31 May 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
SHELLEY / FORBES STREETS RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                   Townhouse  
ADDRESS                    1 Shelley Street  
                                  Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	c.2012

STYLE

Contemporary

PHYSICAL DESCRIPTION

One-and-a-half-storey duplex with rectangular footprint and steeply pitched gable roof with hip at west end. Shed dormer on north elevation, integrated garage, casement windows with fanlight detail. Overhanging eaves; main entry is sheltered by roof overhang.

CONTEXT/SETTING/LANDSCAPE FEATURES

The townhouse stands on the west corner of Shelley and Beaumont Streets and occupies most of the site. The matching townhouse at 3 Shelley Street shares a party wall. Low palisade fence and hedging marks road boundary.

MATERIALS/STRUCTURE

Timber weatherboards and corrugated metal roofing.

ALTERATIONS

N/A

RATING

Neutral

REASON FOR RATING

A modern duplex townhouse that replaced a square plan villa on the site of 1 & 3 Shelley Street.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area demonstrate the later 19<sup>th</sup> and early 20<sup>th</sup> century settlement of Sydenham by the 'mechanics and artisans' who contributed to the development of the city.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with what was once a large wetland system, which was a place of food-gathering and occupation for mana whenua, and for its demonstration of the way of life of the people who have lived in the area since the later-19<sup>th</sup> century.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Vernacular villa and bungalow style housing in the area illustrates the development of working-class residential styles through the later 19<sup>th</sup> and early 20<sup>th</sup> centuries.

#### CONTEXTUAL SIGNIFICANCE

The contextual value of the area arises from the scale of the streets and their relationship to the curvilinear form of Jacksons Creek. The housing in Shelley and Forbes Streets conveys an overall consistency in type, scale, form and material while at the same time providing a snapshot of two phases of housing development in the later 19<sup>th</sup> and early 20<sup>th</sup> centuries.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to pre-European Māori food gathering and occupation and colonial residential development since the late 1870s.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses generally exhibit craftsmanship typical of the period in which they were built.

#### REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

<https://my.christchurchcitylibraries.com/christchurch-place-names/>

REPORT COMPLETED

30 May 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
SHELLEY / FORBES STREETS RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

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ITEM NAME                      Townhouse  
ADDRESS                        3 Shelley Street  
   Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	c.2012

STYLE

Contemporary

PHYSICAL DESCRIPTION

One-and-a-half-storey duplex with rectangular footprint and steeply pitched gable roof with hip at west end. Shed dormer on north elevation, integrated garage, casement windows with fanlight detail. Overhanging eaves; main entry is sheltered by roof overhang.

CONTEXT/SETTING/LANDSCAPE FEATURES

The townhouse stands on the west side of Shelley Street and occupies most of the site. The matching townhouse at 1 Shelley Street shares a party wall. Garden bed marks road boundary.

MATERIALS/STRUCTURE

Timber weatherboards and corrugated metal roofing.

ALTERATIONS

N/A

RATING

Neutral

REASON FOR RATING

A modern duplex townhouse that replaced a square plan villa on the site of 1 & 3 Shelley Street.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area demonstrate the later 19<sup>th</sup> and early 20<sup>th</sup> century settlement of Sydenham by the 'mechanics and artisans' who contributed to the development of the city.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with what was once a large wetland system, which was a place of food-gathering and occupation for mana whenua, and for its demonstration of the way of life of the people who have lived in the area since the later-19<sup>th</sup> century.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Vernacular villa and bungalow style housing in the area illustrates the development of working-class residential styles through the later 19<sup>th</sup> and early 20<sup>th</sup> centuries.

#### CONTEXTUAL SIGNIFICANCE

The contextual value of the area arises from the scale of the streets and their relationship to the curvilinear form of Jacksons Creek. The housing in Shelley and Forbes Streets conveys an overall consistency in type, scale, form and material while at the same time providing a snapshot of two phases of housing development in the later 19<sup>th</sup> and early 20<sup>th</sup> centuries.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to pre-European Māori food gathering and occupation and colonial residential development since the late 1870s.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses generally exhibit craftsmanship typical of the period in which they were built.

#### REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

<https://my.christchurchcitylibraries.com/christchurch-place-names/>

REPORT COMPLETED

30 May 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

**DISTRICT PLAN – LISTED HERITAGE PLACE  
HERITAGE ASSESSMENT – STATEMENT OF SIGNIFICANCE  
HERITAGE ITEM NUMBER 495  
*DWELLING AND SETTING – 5 SHELLEY STREET,  
CHRISTCHURCH***



**PHOTOGRAPH: M.VAIR-PIOVA, 19/12/14**

**HISTORICAL AND SOCIAL SIGNIFICANCE**

*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.*

This dwelling is of historical and social significance for its construction in c.1880 and its association with the early residential development of Sydenham Borough. Charles Harding, a Christchurch bricklayer, purchased the property in 1877. Research to date has not been able to confirm if Harding built the dwelling or if he ever lived in it, partly because local street directories do not include Shelley Street listings prior to 1900. Shelley Street was divided into residential allotments in 1877 (DP163). In 1880 many of the streets in the area were given the names of literary figures, including Shelley, Beaumont, Austin, and Milton, by the street naming committee of the Sydenham Borough Council (1877-1903).

The property was subsequently owned and occupied by Thomas Ferguson a farm labourer (1901-1928). Ferguson's wife Christina, nee Russell, died at the property in March 1910. Annie Meadows owned the property from 1928-51 and rented it out. Frederick Harrison then owned and lived in the property until 1973. Michael and Marilyn Reed owned the property

from 1975 and were the first of a number of artist owners who occupied the house between 1975 and 1993. Michael Reed is known as a printmaker and Christchurch art teacher. Reed built the studio to the rear of the house. Subsequent owner occupants included artists Julia Morrison, who has exhibited nationally since 1975, and Rena Jarosewitsch, a glass artist. The current owner purchased the property in 1995. The property was jointly owned with No. 6 Shelley Street directly opposite from 1973-5 and 1982-3. The dwelling sustained damage in the 2010/2011 Canterbury earthquakes and is awaiting repair.

## **CULTURAL AND SPIRITUAL SIGNIFICANCE**

*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 Tangata Whenua; and/or associations with an identifiable group and esteemed by this group for its cultural values.*

5 Shelley Street has cultural significance as it demonstrates the characteristics of the way of life of its former residents, whether tenant or owner, during the 19<sup>th</sup> and 20<sup>th</sup> centuries. The cottage is of particular cultural interest for its association with a number of Canterbury artists in the second half of the 20<sup>th</sup> century.

## **ARCHITECTURAL AND AESTHETIC SIGNIFICANCE**

*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.*

5 Shelley Street is of architectural and aesthetic significance as an example of vernacular domestic architecture, which may have been built by bricklayer Charles Harding. The dwelling is single-storey cottage with a gabled roof and rear lean to. Its construction in brick is notable in comparison with the more common timber cottages of this period. The facade is symmetrical, with a central entry flanked by sash windows. An arched fanlight is located over the panelled front door. A conservatory-style, hip-roofed artist's studio addition was added to the dwelling in the 1980s.

## **TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE**

*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.*

The cottage is of technological and craftsmanship significance for its brick construction, which illustrates a degree of skill in this area of craftsmanship. Stained glass added to the interior by artist resident Rena Jarosewitsch is also noted for its craftsmanship.

## **CONTEXTUAL SIGNIFICANCE**

*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.*

The dwelling at 5 Shelley Street is of contextual significance for its relationship with 6 Shelley Street and its association with the formation of Shelley Street from 1877 and its residential

development. The cottage is also of contextual significance for its streetscape prominence due to its close proximity to the roadway and unobstructed views of its front elevation.

The setting of the dwelling consists of the immediate parcel of land and includes areas of gardens, an open area of grass at the rear of the property and a treed boundary. The cottage stands at the front of the rectangular section with a small setback from the road. A path extends from the road frontage on the west of the dwelling and a drive runs along the boundary on the east of the property.

### **ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE**

*Archaeological or scientific values that demonstrate or are associated with: the potential to provide information through physical or scientific evidence an understanding about social historical, cultural, spiritual, technological or other values of past events, activities, structures or people.*

The dwelling and setting are of archaeological significance because they have the potential to provide archaeological evidence relating to past construction methods and materials, and human activity on the site, including that which pre-dates 1900.

### **ASSESSMENT STATEMENT**

5 Shelley Street and its setting are of overall significance to Christchurch, including Banks Peninsula. The cottage has historical and social significance as a colonial cottage associated with the early development of Shelley Street. The building has cultural significance as a demonstration of the way of life of its former occupants, in particular that of the three Christchurch-based artists resident here from 1975 until 1993. The dwelling has architectural and aesthetic significance as an example of a small vernacular brick cottage. 5 Shelley Street has technological and craftsmanship significance for its ability to demonstrate construction techniques used during Christchurch's mid-Victorian period and contextual significance for its relationship with 6 Shelley Street, another pre-1900 cottage, and contribution to the street scape of Shelley Street. The cottage has archaeological significance in view of the date of its construction.

### **REFERENCES:**

*CCC Heritage files - 5 Shelley Street*

Report of the street naming committee, Sydenham Borough Council minute book 1879-1880, p 217, Christchurch City Council archives.

"Borough Council" *The Star* 20 January 1880, p 3.

Historic place # 3701 – Heritage NZ List

<http://www.heritage.org.nz/the-list/details/3701>

**REPORT DATED: 11 MARCH 2015**

PLEASE NOTE THIS ASSESSMENT IS BASED ON INFORMATION AVAILABLE AT THE TIME OF WRITING. DUE TO THE ONGOING NATURE OF HERITAGE RESEARCH, FUTURE REASSESSMENT OF THIS HERITAGE ITEM MAY BE NECESSARY TO REFLECT ANY CHANGES IN KNOWLEDGE AND UNDERSTANDING OF ITS HERITAGE SIGNIFICANCE.

**DISTRICT PLAN – LISTED HERITAGE PLACE  
HERITAGE ASSESSMENT – STATEMENT OF SIGNIFICANCE  
HERITAGE ITEM NUMBER 496  
*DWELLING AND SETTING – 6 SHELLEY STREET,  
CHRISTCHURCH***



**PHOTOGRAPH: M.VAIR-PIOVA, 19/12/2014**

**HISTORICAL AND SOCIAL SIGNIFICANCE**

*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.*

6 Shelley is of historical and social significance for its construction in 1878 and its association with the early residential development in the Sydenham Borough. Thomas Beare (died 1898), a labourer, purchased the property in 1878 and mortgage records indicate that he is likely to have built a dwelling on the property at this time. The Beare family were members of the Sydenham Wesleyan Church. Shelley Street was divided into residential allotments in 1877 (DP163). In the 1880s many of the streets in the area were given the names of literary figures, including Shelley, Beaumont, Austin, and Milton, by the street naming committee of the Sydenham Borough Council (1877-1903).

Peter Grenfell owned and resided in the house from 1882 until 1903. Subsequent owners and occupants include Mary and George Clark, and James Ellis and Beatrice Adcock. From

c.1942 to c.2000 the dwelling was largely used as a rental property. The property was jointly owned with No. 5 Shelley Street directly opposite from 1973-5 and again in 1982-1983. It remains a rental property.

## **CULTURAL AND SPIRITUAL SIGNIFICANCE**

*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 Tangata Whenua; and/or associations with an identifiable group and esteemed by this group for its cultural values.*

6 Shelley Street has cultural significance as it demonstrates the characteristics of the way of life of its former residents, whether tenant or owner, during the 19<sup>th</sup> and 20<sup>th</sup> centuries.

## **ARCHITECTURAL AND AESTHETIC SIGNIFICANCE**

*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.*

The dwelling is of architectural and aesthetic significance as an example of vernacular domestic architecture. The dwelling is single storied with a gabled roof, and lean to at the rear. The façade is symmetrical, with a central entry sheltered by a hood and flanked by sash windows. The form and detailing of the dwelling are simple, with no ornamentation. Additions to the dwelling were made in 1973,1980,1982 (associated with the bathroom/toilet and laundry) and 1990 (garage).

## **TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE**

*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.*

The dwelling is of technological and craftsmanship value for its construction and detailing. Construction is of weatherboard on a timber frame, with a corrugated iron roof. The construction materials and methods illustrate the skills and techniques in common use for the period. Joinery such as the sash windows evidences practices and skills of the period.

## **CONTEXTUAL SIGNIFICANCE**

*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.*

6 Shelley Street and its setting are of contextual significance for its relationship with 5 Shelly Street and its association with the formation of Shelley Street from 1877 and its residential development. The cottage is also of contextual significance for its streetscape prominence due to its close proximity to the roadway and unobstructed views of its front elevation.

The setting of the dwelling consists of the immediate parcel of land and includes an enclosed rear garden with patio, and area of lawn and boundary plantings. The cottage stands at the

front of the rectangular section with a small setback from the road. A concrete path runs from the road frontage on the east of the cottage to the rear and a sealed drive edges the property boundary on the west and terminates in a garage. A picket fence extends along part of the cottage's street front boundary and edges a portion of the drive. On the east a trellis gate and trellis fence extend between the rear of the cottage and the boundary.

## **ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE**

*Archaeological or scientific values that demonstrate or are associated with: the potential to provide information through physical or scientific evidence an understanding about social historical, cultural, spiritual, technological or other values of past events, activities, structures or people.*

The dwelling and setting are of archaeological significance because they have the potential to provide archaeological evidence relating to past construction methods and materials, and human activity on the site, including that which pre-dates 1900.

## **ASSESSMENT STATEMENT**

6 Shelley Street and setting are of overall significance to Christchurch, including Banks Peninsula. The cottage has historical and social significance as a colonial cottage associated with the early development of Shelley Street. The building has cultural significance as a demonstration of the way of life of its former inhabitants and architectural and aesthetic significance as an example of a small vernacular cottage, which has been altered only a little over the years. 6 Shelley Street has contextual significance through its relationship with 5 Shelley Street, another pre-1900 cottage, and its contribution to the streetscape of Shelley Street. The cottage has archaeological significance in view of the date of its c.1878 construction.

## **REFERENCES:**

*CCC Heritage files - 6 Shelley Street.*

*CCC Heritage files - 5 Shelley Street*

Deposit Plan163, LINZ

Report of the street naming committee, Sydenham Borough Council minute book 1879-1880, p 217, Christchurch City Council archives.

"Borough Council", *The Star*, 20 January 1880, p 3

Historic place # 3702 – Heritage NZ List

<http://www.heritage.org.nz/the-list/details/3702>

**REPORT DATED: 11 MARCH 2015**

PLEASE NOTE THIS ASSESSMENT IS BASED ON INFORMATION AVAILABLE AT THE TIME OF WRITING. DUE TO THE ONGOING NATURE OF HERITAGE RESEARCH, FUTURE REASSESSMENT OF THIS HERITAGE ITEM MAY BE NECESSARY TO REFLECT ANY CHANGES IN KNOWLEDGE AND UNDERSTANDING OF ITS HERITAGE SIGNIFICANCE.

PLEASE USE IN CONJUNCTION WITH THE CCC HERITAGE FILES.

CHRISTCHURCH DISTRICT PLAN  
SHELLEY / FORBES STREETS RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

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ITEM NAME                    House  
ADDRESS                    9 Shelley Street  
                                  Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	1890s?

STYLE

Vernacular cottage

PHYSICAL DESCRIPTION

Single-storey dwelling with rectangular footprint and hipped roof. Lean-to at rear (west elevation). Casement and fanlight type windows flank central entry on principal, east-facing elevation; glazed and panelled entrance door with fanlight.

CONTEXT/SETTING/LANDSCAPE FEATURES

The cottage stands on the west side of Shelley Street, close to the round boundary which is marked by low plantings. A stand-alone gabled garage with double doors stands immediately to the north of the dwelling; a paling fence extends from the south-east corner of house to the south boundary of the property.

MATERIALS/STRUCTURE

Rusticated and lapped weatherboards and corrugated metal roofing.

ALTERATIONS

Façade windows replaced (date unknown).

RATING

Defining

REASON FOR RATING

A small late 19<sup>th</sup> century cottage from the earliest period of residential development in the area.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area demonstrate the later 19<sup>th</sup> and early 20<sup>th</sup> century settlement of Sydenham by the 'mechanics and artisans' who contributed to the development of the city.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with what was once a large wetland system, which was a place of food-gathering and occupation for mana whenua, and for its demonstration of the way of life of the people who have lived in the area since the later-19<sup>th</sup> century.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Vernacular villa and bungalow style housing in the area illustrates the development of working-class residential styles through the later 19<sup>th</sup> and early 20<sup>th</sup> centuries.

#### CONTEXTUAL SIGNIFICANCE

The contextual value of the area arises from the scale of the streets and their relationship to the curvilinear form of Jacksons Creek. The housing in Shelley and Forbes Streets conveys an overall consistency in type, scale, form and material while at the same time providing a snapshot of two phases of housing development in the later 19<sup>th</sup> and early 20<sup>th</sup> centuries.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to pre-European Māori food gathering and occupation and colonial residential development since the late 1870s.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses generally exhibit craftsmanship typical of the period in which they were built.

#### REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)  
<https://my.christchurchcitylibraries.com/christchurch-place-names/>

REPORT COMPLETED

30 May 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
SHELLEY / FORBES STREETS RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

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ITEM NAME                    House  
ADDRESS                    10 Shelley Street  
                                  Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	1890s?

STYLE

Vernacular cottage

PHYSICAL DESCRIPTION

Single-storey dwelling with rectangular footprint and centre-gutter hipped roof. Lean-to at rear, multi-part casement windows. Lean-to veranda carried on plain posts that are set within garden bed.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house stands on the east side of Shelley Street behind a low masonry wall marking the road boundary. Driveway access to stand-alone garage runs along southern boundary.

MATERIALS/STRUCTURE

Plaster cladding and corrugated metal roofing.

ALTERATIONS

Stuccoed, veranda and windows replaced (date unknown).

RATING

Contributory

REASON FOR RATING

A modified late 19<sup>th</sup> century cottage from the earliest period of residential development in the area.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area demonstrate the later 19<sup>th</sup> and early 20<sup>th</sup> century settlement of Sydenham by the 'mechanics and artisans' who contributed to the development of the city.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with what was once a large wetland system, which was a place of food-gathering and occupation for mana whenua, and for its demonstration of the way of life of the people who have lived in the area since the later-19<sup>th</sup> century.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Vernacular villa and bungalow style housing in the area illustrates the development of working-class residential styles through the later 19<sup>th</sup> and early 20<sup>th</sup> centuries.

#### CONTEXTUAL SIGNIFICANCE

The contextual value of the area arises from the scale of the streets and their relationship to the curvilinear form of Jacksons Creek. The housing in Shelley and Forbes Streets conveys an overall consistency in type, scale, form and material while at the same time providing a snapshot of two phases of housing development in the later 19<sup>th</sup> and early 20<sup>th</sup> centuries.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to pre-European Māori food gathering and occupation and colonial residential development since the late 1870s.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses generally exhibit craftsmanship typical of the period in which they were built.

#### REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)  
<https://my.christchurchcitylibraries.com/christchurch-place-names/>

REPORT COMPLETED

30 May 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
SHELLEY / FORBES STREETS RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

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ITEM NAME                      House  
ADDRESS                        11 Shelley Street  
   Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	c.1910s?

STYLE

Bungalow

PHYSICAL DESCRIPTION

Single-storey dwelling with rectangular footprint and cross-gabled roof. Central entry on east-facing, facade is flanked by a boxed window and faceted bay window. Gable end is shingled, as are hoods over door and windows.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house stands on the west side of Shelley Street; the property's northern boundary is formed by Jacksons Creek. A stand-alone garage with gabled roof is located immediately to the north of the house. The road boundary is marked by vegetation and a low post and wire fence.

MATERIALS/STRUCTURE

Timber weatherboards and corrugated metal roofing.

ALTERATIONS

Unknown, if any.

RATING

Defining

REASON FOR RATING

An early 20<sup>th</sup> century bungalow from the second phase of residential development in the area.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area demonstrate the later 19<sup>th</sup> and early 20<sup>th</sup> century settlement of Sydenham by the 'mechanics and artisans' who contributed to the development of the city.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with what was once a large wetland system, which was a place of food-gathering and occupation for mana whenua, and for its demonstration of the way of life of the people who have lived in the area since the later-19<sup>th</sup> century.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

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#### CONTEXTUAL SIGNIFICANCE

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REPORT COMPLETED

30 May 2022

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CHRISTCHURCH DISTRICT PLAN  
SHELLEY / FORBES STREETS RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

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ITEM NAME                    House  
ADDRESS                    14 Shelley Street  
                                  Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	c.1880?

STYLE

Vernacular cottage

PHYSICAL DESCRIPTION

Single-storey dwelling with irregular footprint and saltbox roof. Principal, north-facing elevation has panelled entrance door flanked by multi-pane windows. Arch-headed window on west elevation is centrally located within gable end topped by finial. Additional lean-to on east elevation with later 20<sup>th</sup> century extension at north-east corner.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house stands on the east side of Shelley Street; the property's north boundary is formed by Jacksons Creek. A carport is located to the north of the house, which is set close to the road boundary behind a garden bed.

MATERIALS/STRUCTURE

Wide weatherboards and corrugated metal roofing.

ALTERATIONS

Reclad, some windows replaced, addition to north-east; carport erected (later 20<sup>th</sup> century).

RATING

Contributory

REASON FOR RATING

A modified late 19<sup>th</sup> century cottage from the earliest period of residential development in the area.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area demonstrate the later 19<sup>th</sup> and early 20<sup>th</sup> century settlement of Sydenham by the 'mechanics and artisans' who contributed to the development of the city.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with what was once a large wetland system, which was a place of food-gathering and occupation for mana whenua, and for its demonstration of the way of life of the people who have lived in the area since the later-19<sup>th</sup> century.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

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<https://my.christchurchcitylibraries.com/christchurch-place-names/>

REPORT COMPLETED

30 May 2022

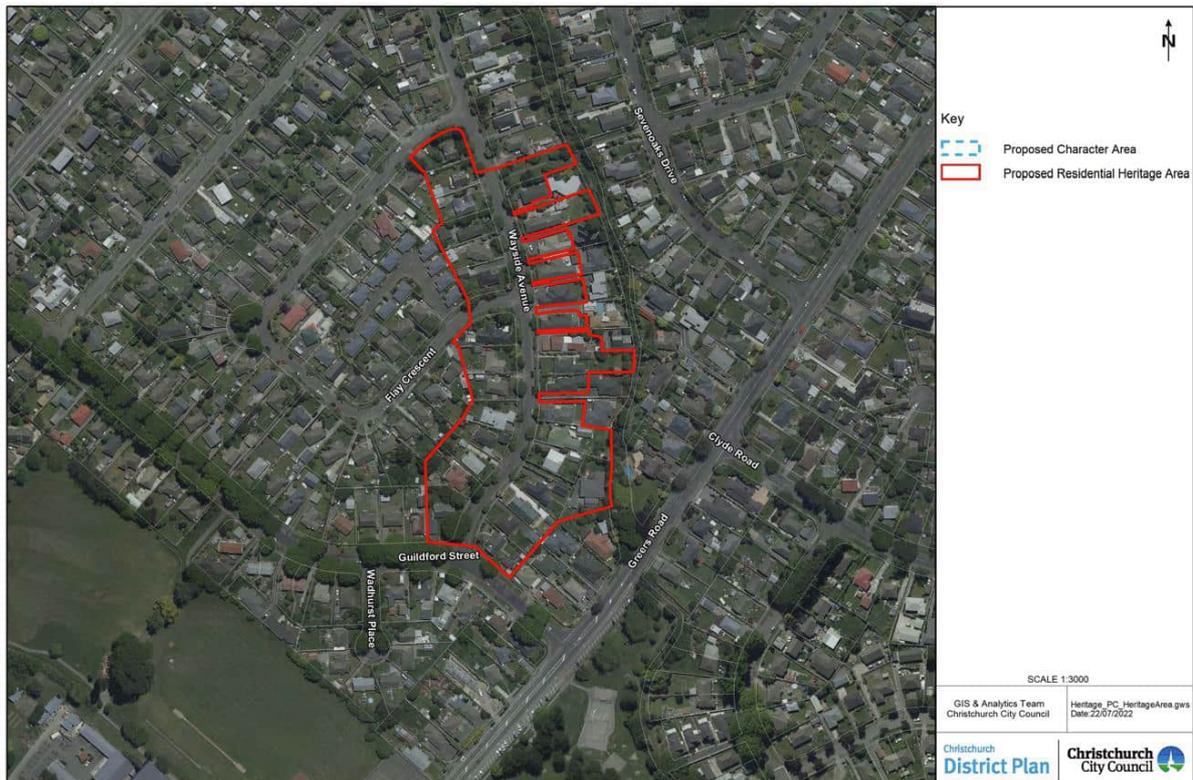
AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

# CHRISTCHURCH DISTRICT PLAN

## WAYSIDE AVENUE 'PARADE OF HOMES' RESIDENTIAL HERITAGE AREA RECORD FORM

### Location



Date 22.7.22 Please refer to the District Plan for the most up to date mapping for the area.

Comprising the southern section of Wayside Avenue in the suburb of Bryndwr (#s 1-31 and 2-36 inclusive), with the watercourse of the Wairarapa Stream to the east and connecting with Guildford Street to the south and Flay Crescent to the west.

### Summary of Current Heritage Protection and Recognition:

None of the houses in this Residential Heritage Area (RHA) are individually listed by Heritage New Zealand Pouhere Taonga nor are they scheduled in the Christchurch District Plan. The area has not been previously identified as a Special Amenity Area (SAM) but it does fall within the current Community Housing Redevelopment Mechanism Overlay.

### Christchurch District Plan Zoning

The entirety of the RHA is zoned Residential Suburban Zone.

### Summary of Heritage Values

This Residential Heritage Area is comprised of 31 residential properties, 28 of which date from 1957, the year in which a Parade of Homes exhibition was held in Wayside Avenue, Bryndwr. The area embodies historic, architectural, and technological heritage values

relating to the mid-20<sup>th</sup> century central government promotion of good quality locally designed, built and furnished middle-income housing.

Wairarapa Stream was a Ngāi Tūāhuriri kāinga nohoanga (settlement) and kāinga mahinga kai (food-gathering place); following colonial settlement the land near its source was farmed. Wayside Avenue was surveyed by AJS Morely between 1956 and 1958 and subdivided by the Crown during this period. The 1957 Parade of Homes was sponsored by the National Housing Council to foster private home ownership and promote modern building methods and designs. Nationwide the Parades of Homes of the late 1950s and early 1960s attracted thousands of people to view the latest trends in house design and interior decoration.

The houses within this area are generally mid-20<sup>th</sup> century single-family bungalows in both traditional and contemporary (Modernist) styles. A diversity of styles was encouraged by the 'show case and shop window' nature of the home exhibition (Pictorial Parade No. 62, 1957). By the end of the weeklong Parade all the houses had been sold. More recent houses in the area have maintained its pattern of single-family detached dwellings, albeit with some intensification of site usage.



'Some of the houses which are being built in Wayside Avenue'. *Press* 8 March 1957, p. 7. PapersPast.

## History of Subdivision and Development

'The Wairarapa Stream is a tributary of the Ōtākaro - Avon River in Christchurch. During the 1879 Smith-Nairn Royal Commission of Inquiry into the Ngāi Tahu land claims, Wiremu Te Uki and others from Ngāi Tūāhuriri recorded Wairarapa as a kāinga nohoanga (settlement) and kāinga mahinga kai (food-gathering place). Kāuru (root of the tī kouka),

aruhe (bracken fernroot), inaka (whitebait), tuna (eels) and kiore (Polynesian rat) were all gathered here.<sup>1</sup>

Most of northwest Christchurch, including the land on which Wayside Avenue was surveyed and subdivided by the Crown between 1956 and 1958, was farmland for the century following the European settlement of Christchurch. Where once sheep and cattle, market gardens and orchards met Christchurch's food needs, Bryndwr and Burnside became a major hub for meeting the housing needs of the growing city in the post-World War II era. Wayside Avenue was subdivided from the Flay block (see Historic Names section below) as part of what was known as the Group Housing Scheme.



Harewood Extension No. 172, DP 20130, received by the Land Transfer Office 18 August 1958, approved by Commissioner of Lands on behalf of HM the Queen as Registered Owner on 3 November 1958.

In order to encourage private home construction, as opposed to state rental housing, central government purchased land for residential development and then leased or on sold it to builders. All-trades building companies such as Maurice Carter Ltd would then build an entire subdivision, or group, of houses, thereby achieving economies of scale. Prospective homeowners were helped by the availability of low-interest loans from the government's State Advances Corporation. Thus the risks and costs associated with residential property development and purchase could be largely shouldered by central government at a time when post-war housing shortages were still significant.

The National Government elected in 1949 had ushered in this shift in housing policy, away from the previous Labour government's emphasis on state house provision, towards private provision of low and middle-income family homes. After Labour returned to power in 1957 it continued to support private home ownership, introducing 3% loans for those earning less than £1000 per annum. '(B)y 1961, 52 per cent of all residential buildings completed were funded by the state. ... Plans and specifications had to be submitted to

<sup>1</sup> <https://www.kahurumanu.co.nz/atlas>

the State Advances Corporation for approval if the government was guaranteeing the house for finance' (Shaw p. 166-8).

Between 1953 and 1968 the government's Group Housing Scheme facilitated the construction of nearly 20,000 houses around the country, the majority of which were built between 1954 and 1960. At the same time the uptake of State Advances Corporation low-interest housing loans rose from £6.2m in 1953 to £31.8m in 1961 (Shaw p. 166).

To promote the Group Housing Scheme to prospective homeowners the National Housing Council was established in 1953. The Council's major undertaking was to sponsor home exhibition weeks, called Parades of Homes. From small beginnings, with the first exhibition of two housing models in each of the four main centres in August 1953, the Parades rapidly grew in size and popularity. By 1962 47 parades had been held around New Zealand in 24 towns and cities. Such was their appeal that a writer in the *Evening Post* declared in March 1960 'there is no doubt that a parade of homes is next in popularity to racing and football among New Zealanders. They will turn out in droves to inspect one' (cited Shaw p. 169).

The 1955 Parade of Homes was 'New Zealand's first full-scale exhibition of small houses' (Pictorial Parade No. 37, 1955). About 20 houses were erected in Norrie Avenue, Mt Albert in Auckland by local builders. In 1956 the Auckland Parade included 56 houses by 30 builders and c.200,000 people visited over a two-week period. The 1957 season saw houses built in Invercargill (11 houses), Christchurch (29 houses), Wellington, Palmerston North, Hamilton and Auckland (32 houses). Visitors to the exhibitions were told the cost of the houses and the land on which they stood and were able to walk through each fully furnished home to inspect the latest trends in planning, construction and decoration.

The Wayside Avenue Parade of Homes was opened by JK McAlpine, the Minister of Railways, on Saturday 30 March 1957. It was the first full-scale Parade to be held in the city. *The Press* published a special 16-page supplement the day before the Parade opened to showcase the 'modern trends in housing' that visitors to the exhibition could expect. The newspaper had earlier reported that '(a)lthough many of the homes were builders' showpieces some builders deliberately set out to display the type of house they usually built' (*The Press* 9 March 1957 p. 3).

By the time it closed on Sunday 7 April, not only were all the houses sold but nearly 80,000 visitors had inspected the Wayside Parade. Two days before the Parade closed the Manuka Boy Scout troupe had sold out of the 10,000 exhibition booklets they had been given to distribute. By way of comparison the seating capacity of Lancaster Park (AMI Stadium) was 33,000 in 1957 and New Zealand's total annual attendance at the movies in the post-war era peaked at 40,632 in 1960 (*NZ Historical Atlas* plate 71B).

One feature of the exhibition was the vote by visitors to determine the most popular show home. The winning home was No. 8 (18 Wayside Avenue, since demolished), which was built from Summerhill Stone, with a concrete tile roof and cedar boarding on the terrace. This two-bedroom L-shaped house, also featured a combined kitchen-dining room, and a sunroom, which presumably could serve as a third bedroom if required. No. 5 (12 Wayside Avenue), designed by the architect H. Francis Willis, was the third-place getter and house No. 10 (22 Wayside Avenue) was also very popular with visitors. Together this selection suggests that both conventional 'brick and tile' and modern homes were appreciated by Parade visitors.

When the exhibition closed the new homeowners were quick to move in and the surrounding neighbourhood was gradually built up with both state houses and group houses; some of the latter were built by Maurice Carter Ltd in Sevenoaks Drive in c.1962. The spotlight on modern builders' homes in Christchurch then shifted to Wainoni in the eastern suburbs, where the 1958 Parade of 15 houses was held off Rowan Avenue.

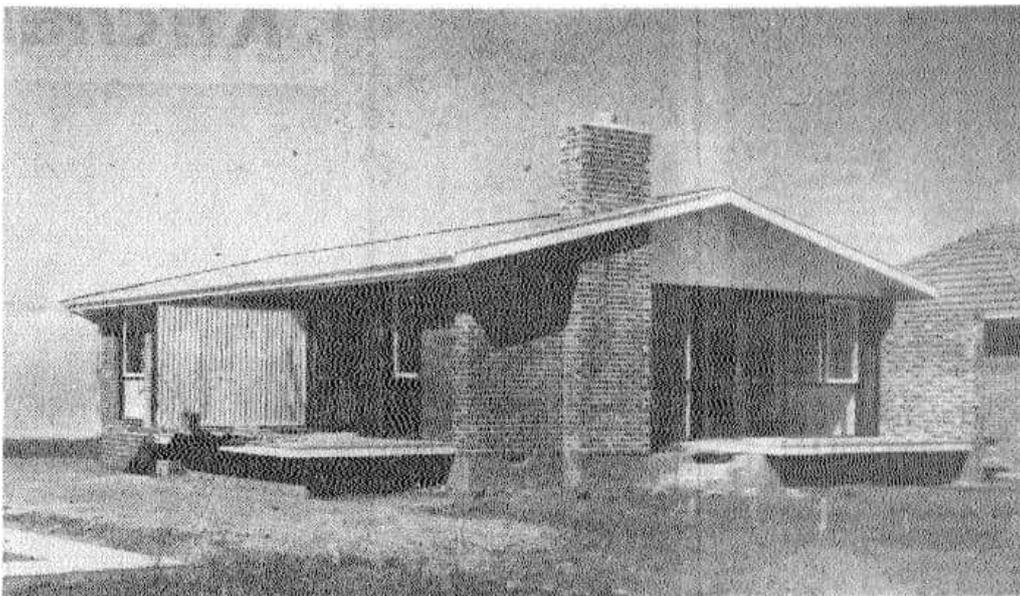
## Historic Names and Uses

Wayside Avenue may be 'translated' as meaning at the side of a wide, tree-lined road. Whereas many of the streets in its vicinity reference particular places or people, Wayside Avenue has a descriptive name that was possibly intended to evoke a place that is both peaceful and slightly more elegant than a conventional street or road.

Flay Crescent 'was named after Professor Albert Hugh Flay (1905-1973). Flay was head of farm management at Lincoln College. He owned 50 acres of land on the eastern side of Grahams Road opposite the Waimairi Cemetery, where Flay Crescent was formed. The street first appears in street directories in 1960' (CCL Christchurch Street and Place Names).

Guildford Street 'was named after Guildford, a town in Surrey, England. It first appears in street directories in 1960' (CCL Christchurch Street and Place Names).

The Greer and Graham families, after which the major streets in the locale are named, farmed holdings of 40 and 57 hectares respectively (c.100 and 140 acres). Douglas Graham (1818-72) had arrived in Canterbury in 1852 and managed cattle for the Deans' family from 1854 until his death in 1872. His home was located on what is now Flay Park. David Greer (1842-1918) built his first farmhouse, at what was later 302 Greers Road, in 1878.



Rear of house number 19, built by ML Paynter Ltd. *Press* 29 March 1957, p. 5 (supplement).

## Distinctive Physical Characteristics

- Wayside Avenue runs on a north-south axis between Grahams Road and Guildford Street. The 1957 Parade of Homes properties are framed by the northern entrance to Flay Crescent and by Guildford Street to the south. The eastern boundary of the HCA is the watercourse of the Wairarapa Stream, which is a tributary of the Ōtākaro - Avon River.
- The houses are variously conventional and Modernist in style, with references to English Cottage, Arts and Crafts bungalow, and Californian and Scandinavian Modernist domestic architecture.

- Almost all of the houses are single storey, with the exception of two, two-storey 'expandable' houses that stand side by side adjacent to the northern entrance to Flay Crescent. As built the Parade houses contained two, three or four bedrooms and were set in spacious gardens. The houses are generally centred between the side boundaries but positioned closer to the street than the rear boundary, with driveways running to the rear of the property along a side boundary.
- Timber, brick, corrugated iron and ceramic tiles are the predominant building materials, but Summerhill Stone, asbestos sheets, and concrete block also feature.
- Grassed berms inset with street trees separate the roadway from the footpath on both sides of the avenue.
- The flat terrain in this part of the city means that views within and beyond the HCA are confined to views of Wayside Avenue and other streets in the area. The curvilinear layout of Wayside Avenue encourages a sense of expansiveness and shields the houses within the HCA from the busier suburban thoroughfares of Greens and Grahams Roads.
- Walking access to Sevenoaks Drive is via a reserve adjacent to the northern boundary of 34 Wayside Avenue. It had been intended to put a road through here, connecting Wayside and Sevenoaks Drives. The reserve walkway is the vestigial reminder of that plan.

### The Significance of the Area to the Heritage of Christchurch

The historic heritage significance of this area lies in its historic and social value as an example of the extremely popular Parade of Homes exhibitions of the late 1950s and early 1960s. Its architectural and aesthetic value resides in the showcase of contemporary housing designs offered by the architects and builders of the Parade of Homes. The craftsmanship values of these houses relate to their exhibition of new building materials. Modest contextual values attach to the relationship of the houses to their garden settings and a tree-lined suburban street. Archaeological values may arise from a 100-year period of European agricultural use predating the existing built environment. Scientific values pertain to the Parade of Homes as a mid-20<sup>th</sup> century landmark in New Zealand's cultural history.

### Historical/Social

By 1958 '(t)he Parade of Homes has become an exciting annual affair in many of our cities and towns, and while it gives enterprising builders a chance to show the public what they can provide in the way of housing, it also acts as a mirror to public opinion, thus giving the trade a fine opportunity to gauge popular trends' (*The Mirror* April 1958, p. 28).

The 1957 Parade of Homes in Wayside Avenue embodies both regional and national historic and social values. It was the first full-scale Parade of Homes to be held in Christchurch, promoting central government's housing policy and showcasing the work of local building firms to thousands of visitors who inspected the 29 show homes. The Parade homes exemplified the material aspirations of middle-class New Zealanders in the late 1950s and early 1960s and gave rise to discussions amongst women's groups as to the best house in which a housewife could work and raise a family.

Within the local context 'the suburbs of Bryndwr and Burnside were "one of the most rapidly growing areas in New Zealand" during the 1950s and 1960s' (Bryndwr and Burnside, CC Libraries). That growth was clearly underpinned by the government's Group Housing Scheme and made visible by the National Housing Council sponsorship of the Wayside Avenue Parade of Homes. The association of well-known building companies, including Maurice Carter Ltd and ML Paynter Ltd, and home furnishings stores, such as McKenzie & Willis, Beath's, Ballantynes, Hay's and Farmers, with the Parade is also evidence of the significance of these home exhibitions as shop fronts for local businesses.

### Cultural/Spiritual

The houses in the area have cultural value as a demonstration of the way of life of their past and present occupants and in relation to the importance of single-family home ownership to New Zealanders' sense of identity and way of life.

### Architectural/Aesthetic

The architectural values of the Wayside Avenue Parade of Homes are considerable, given that the 29 houses of the Parade were intended to showcase the best in contemporary builders' houses for middle-income earners.

The 1958 Auckland Parade of Homes was said to have once again ignited the 'smouldering controversy' of Traditional v. Contemporary housing design (*The Mirror* April 1958 p. 28) but the Wayside Parade homes appear to demonstrate the capacity for builders and architects working side by side to embrace both Modernist and traditional styles. James Garrett, writing in the *Encyclopaedia of New Zealand* in 1966, observed that 'by 1960 "modern" characteristics were appearing in builders' "parades of homes". The architects' idiom was passing into the builders' vernacular' (Garrett 'Towards an Indigenous Architecture').

The involvement of architects such as H. Francis Willis, Don Donnithorne and FH Neumann (aka Fred Newman) of the Housing Construction Division may account for the modernity of some of the house plans and construction methods on display. The New Zealand Institute of Architects competition home, design by Don Donnithorne for Griffiths and Moffatt, was published in *Home & Building* on 1 July 1957. In this house the kitchen was set against one end wall of the family room, which was only partially separated from the living room. Although this is undeniably a sign of Donnithorne's adoption of open-plan Modernism, it was noted in the *Press* that 'comparisons with other centres showed a tendency in Christchurch to "open living" with telescoped kitchens and dining rooms.' By contrast Auckland Parade houses, it was said, 'tended to the conventional separate dining-room-lounge or a dining alcove' (*The Press* 3 April 1957, p. 10). Given that New Zealand architectural historians have long recognised the distinctive character of the Christchurch school of Modernism dating from the work of Paul Pascoe in the 1940s it is interesting to consider that this regional willingness to adopt the tenets of Modernism had also had an impact on builders' houses by 1957.

Modernist influences may be seen in the open planning of houses such as the NZIA's House 25 (No. 1 Wayside Avenue) and the capacity of the government's 'expandable' homes designed by Neumann to be added to without the need to make structural changes to the building (Houses 26, 27, 28 and 29 at 25, 27 29 and 31 Wayside Avenue). The latter were first presented to the public by the Government Architect in the 1957 Parade season, following criticism by women's groups, including the National Council of Women, that the 1955 Auckland Parade houses were too small and making additions to them would be too costly (Shaw pp. 174-5).

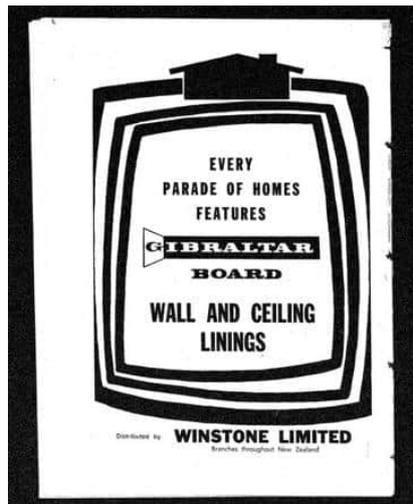
The aesthetic simplicity of Modernist domestic architecture can also be seen in House 25, House 10 (22 Wayside), the single-storey 'expandable' Houses 26 and 27, and House 21 (9 Wayside Avenue), which was built by the Canterbury Timber Merchants' Association. By contrast some of the Parade homes conformed to the more conservative or conventional 'brick and tile' model of the post-war bungalow, among them House 24 (3 Wayside Avenue), House 2 (4 Wayside Avenue) and House 16 (23 Wayside Avenue). Neumann's two-storey 'expandable' Houses 28 and 29 (29 & 31 Wayside Avenue) clothe their modern approach to planning in an English Cottage exterior.

#### Technological / Craftsmanship

The craftsmanship of the houses may be described as both typical of the period in which they were built and also exemplary, given that every house in the Parade was built as a showcase by its builder. In addition to the impetus given by the Parade, innovation and experimentation in materials and planning was also encouraged by the pressure to reduce housing costs in the post-war era, which was due in part to ongoing material shortages (Shaw p. 170).

At the same time modern labour-saving devices and appliances were coming to the rescue of the nation's housewives, as well as being symptomatic of the rise of post-war consumerism. 'By 1958 it was unthinkable that house plans would not make provision for a refrigerator' (Shaw p. 178). Advertisements in the Wayside Parade booklet for refrigerators, washing machines, and electric ranges suggested that the modernity of the Parade houses was to be measured in how their new owners lived, as well as how their houses were built.

Cladding products featured in the Parade included traditional brick and timber and new materials such as Summerhill Stone and asbestos panels (House 12, 26 Wayside Avenue). '(C)oncrete block was everywhere in the mid-1950s' (Shaw p. 161) and House 13 (28 Wayside Avenue) was clad in plastered concrete 'Modenage' blocks, presumably a proprietary brand of concrete block. Production of coloured split concrete blocks had begun in the mid-1950s and this product was variously known as Summerhill Stone, Roskill Stone, if it was made by Winstones at their Mount Roskill scoria depot, and Waitaki Stone, if it was made at the Pukeuri Freezing Works north of Oamaru. Houses 3 (6 Wayside Avenue) and 14 (30 Wayside Avenue) were clad in Summerhill Stone, while House 17 (21 Wayside Avenue) showcased the material in a feature wall beside the front door. A brick feature wall beside the main entry on House 19 (15 Wayside Avenue) not only drew attention to the external cladding material but also highlighted the skill of the builder ML Paynter Ltd. This house was on the market during the Parade for £3,890, which included a garage with automatic opening device, another innovative home product that was to become a standard feature.



The Parade of Homes was a showcase for new building products as well as modern house designs. Winstones' Gib board advertisement published in *Te Ao Hou The New World* No. 43, June 1963 p. 66

### Contextual

Within the suburban streetscape of Wayside Avenue may be seen the echoes of the Garden City design philosophy wherein grassed berms and street trees are an integral part of the visual continuity between the public and private domains. This melding of public and private space is fostered by the low walls or fences that subtly demarcate the boundary between the footpath and the ornamental front garden of each house. Some of the Parade houses retain the carefully maintained street-side gardens that are typical of conventional 1950s garden design, notably House 16 (23 Wayside Avenue) and also House 9 (20 Wayside Avenue).

The generous size of the sections in this HA is in keeping with the post-war ideal of a single-family detached home on a property sufficiently large to offer opportunities for recreational and productive gardening, as well as garaging for the family car. The environment is typical, rather than distinctive, in nature and is well established, although subdivision of some properties on the east side of the avenue has undermined the integrity of the RHA's landscape values. The houses relate to one another in terms of their style, materials and form while at the same time subtly displaying the variety of approach that was central to the 'Parade of Homes' concept.

### Archaeological

Archaeological values pertaining to a century of agricultural land use before 1957 may survive beneath the roadway and house sites in the area, although earthworks associated with the Parade could have substantially remodelled the landscape and destroyed such archaeological evidence.

The scientific values of the area may support further research into the cultural history of housing design and public exhibition in the middle years of the 20<sup>th</sup> century. Many New Zealanders will recall attending a Parade of Homes, some seeking out those in different towns and cities to inspect the latest house designs and interior decorating trends. The publication of research about the Parade of Homes phenomena would contribute to an understanding of how New Zealand families became familiar with innovations in house designs and also shed light on the process by which modern architectural thinking 'trickled down' to the housing market, of which builders have always had the lion's share.



Winifred Davies '1958 Parade of Homes – held at Haverstock Road, Mt. Albert, Auckland'  
*The Mirror* Vol. 37, No. 10, April 1958 pp. 28-9, 35, 84.

<https://www.kahurumanu.co.nz/atlas>

For further information refer to Archives New Zealand holdings for the 1957 Parade of Homes available at <http://www.archway.archives.govt.nz/>

REPORT COMPLETED 1 February 2022

AUTHOR Dr Ann McEwan / Heritage Consultancy Services

#### Schedule of Individual Items to be included in the HA

<i>Name of Building / Structure / Site</i>	<i>Address</i>	<i>Contribution to Heritage Area</i>
House	1 Wayside Avenue	Defining
House	3 Wayside Avenue	Defining
House	5 Wayside Avenue	Defining
House	7 Wayside Avenue	Contributory
House	9 Wayside Avenue	Contributory
House	11 Wayside Avenue	Defining
House	15 Wayside Avenue	Defining
House	17 Wayside Avenue	Contributory
House	21 Wayside Avenue	Defining
House	23 Wayside Avenue	Defining
House	25 Wayside Avenue	Defining
House	27 Wayside Avenue	Defining
House	29 Wayside Avenue	Defining
House	31 Wayside Avenue	Contributory
House	2 Wayside Avenue	Contributory
House	4 Wayside Avenue	Defining
House	6 Wayside Avenue	Defining
House	8 Wayside Avenue	Defining
House	10 Wayside Avenue	Contributory
House	12 Wayside Avenue	Defining

House	14 Wayside Avenue	Contributory
House	16A Wayside Avenue	Contributory
House	18 Wayside Avenue	Neutral
House	20 Wayside Avenue	Defining
House	22 Wayside Avenue	Contributory
House	24 Wayside Avenue	Contributory
House	26 Wayside Avenue	Neutral
House	28 Wayside Avenue	Defining
House	30 Wayside Avenue	Contributory
House	32 Wayside Avenue	Defining
House	34 Wayside Avenue	Contributory
Accessway	36 Wayside Avenue	Contributory

## Key for Contribution to RHA

### *Defining*

Buildings, structures and other features that establish the historic heritage values of the Residential Heritage Area. Defining buildings, structures and features embody the heritage values of the area and retain a level of authenticity and integrity sufficient to demonstrate these values.

\* Any building or structure that is individually scheduled within Appendix 9.3.7.2 of the Christchurch District Plan is deemed, regardless of its group ranking, to be making a defining contribution to the historic heritage values of the area.

### *Contributory*

Buildings, structures and other features that support the historic heritage values of the Residential Heritage Area. Contributory buildings, structures and features are consistent with the heritage values of the area and may be either modified or modern buildings, structures and features in sympathy with the design and typology of their neighbours.

### *Neutral*

Buildings, structures and other features that neither establish, support nor detract from the historic heritage values of the Heritage Area. Neutral buildings, structures and features may be modern buildings that introduce a new typology (for example a cluster of flats or townhouses) or a new pattern of land development (such as cross-leasing); they generally respect the overall scale and density of the area.

### *Intrusive*

Buildings, structures and other features that detract from the historic heritage values of the Residential Heritage Area. Intrusive buildings, structures and features are developments and typologies that are inconsistent with the historic heritage values of the area, including, but not limited to, non-residential uses and/or high-rise buildings. Vacant lots, from which buildings have been demolished or removed, are also considered intrusive within the streetscape of the Heritage Area.



## CONTEXT RECORD FORM WAYSIDE AVENUE HERITAGE CONSERVATION AREA

### CONTEXT/SETTING/LANDSCAPE FEATURES: WAYSIDE AVENUE RECORD FORM

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**HERITAGE ITEM ADDRESS(S)/LOCATION:**

Wayside avenue from the intersection with Guildford street Flay Crescent.

**AREA/ELEMENT DESCRIPTION**

A suburban street developed in 1957.

**CONTRIBUTING LANDSCAPES**

Wairarapa Stream

**STREET AND BLOCK PATTERN**

Crescent and irregular grid

**SECTION LAYOUTS**

Fairly regular sections layouts with change in size from the east to the west side of the street, high level of subdivision on the west side of the street.

**KEY LONG VIEWS**

N/A

**KEY SHORT VIEWS**

N/A

**CONTEXTUAL SIGNIFICANCE**

Designed in a manner highly representative of the era, and while there is some demarcation between public and private space, the elements of both have been designed to work in conjunction with each other, anticipating a high level of interaction between public and private space. This is illustrated through the lack of boundary fencing or low walls designed in conjunction with the style of housing and still present in the street.

**PHOTOS**



### INVENTORY OF PUBLIC AND PRIVATE REALM FEATURES

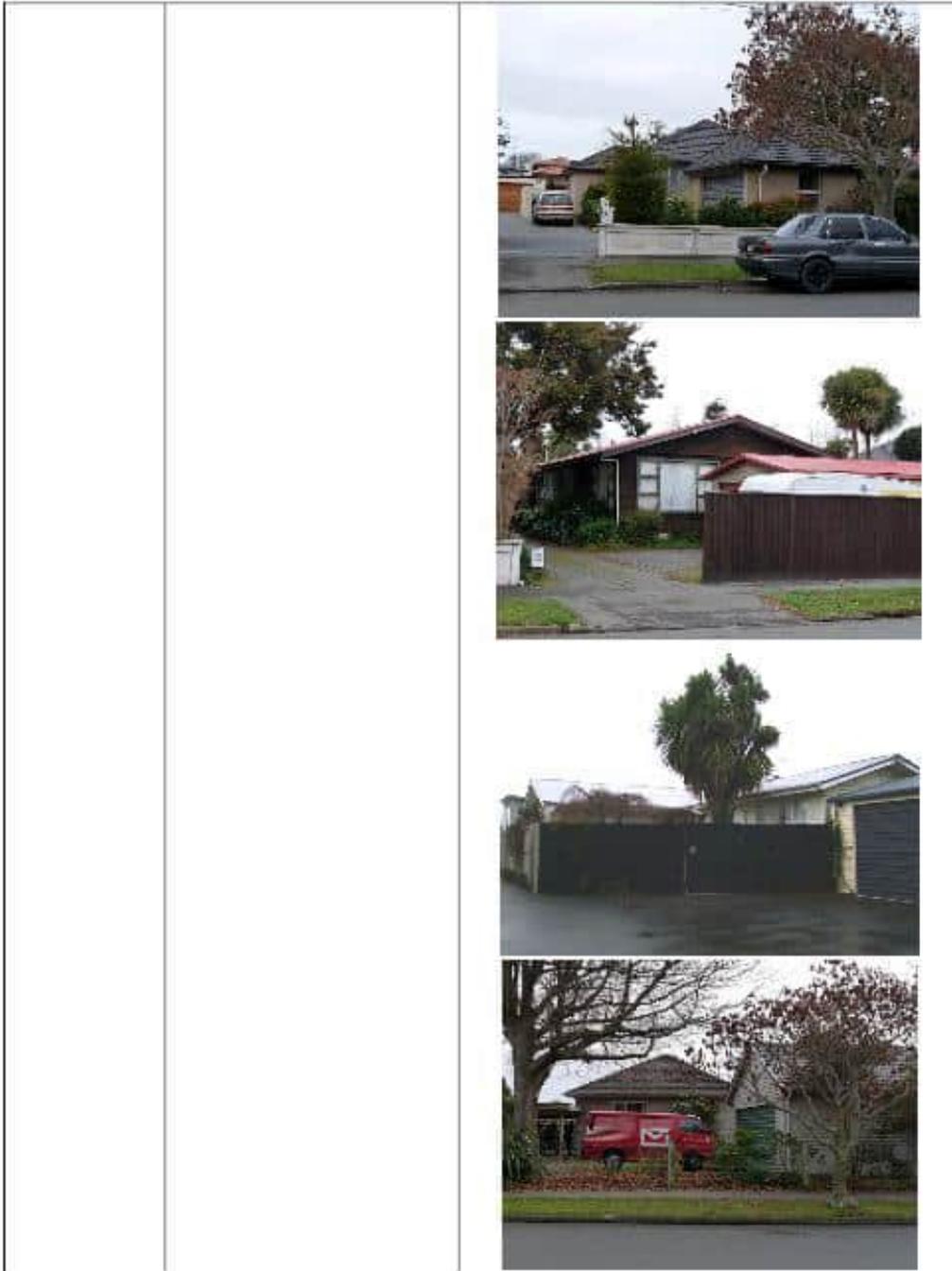
FEATURE	DESCRIPTION	
<b>OPEN SPACE</b>	Accessway to Wairarapa Stream and Seven Oaks Drive (Rating: Contributory)	
<b>STREAMS</b>	Wairarapa Stream (Rating: Primary)	
<b>CEMETERY</b>	N/A	
<b>LANDMARKS</b>	N/A	
<b>MEMORIALS</b>	N/A	
<b>PLAQUES</b>	N/A	
<b>GATES/PILLARS</b>	N/A	
<b>PATHS</b>	Refer to open space above	
<b>STRUCTURES</b>	N/A	
<b>FENCES</b>	Various timber paling contrasting with the open nature and intent of the original development (Rating: Intrusive)	

		 
<p><b>WALLS</b></p>	<p>Brick, block and concrete, many developed as an integral element of the house and site design (Rating: Primary) and more recent</p>	 

		
<b>WHARFS / PIERS</b>	N/A	
<b>STEPS</b>	N/A	
<b>SEATS</b>	N/A	
<b>SIGNS</b>	N/A	
<b>LIGHTING</b>	Luminaries on arm, timber posts (Rating: Neutral)	
<b>STREET</b>	Intact curvilinear street, simple form consistent with era (Rating: Primary)	
• <b>WIDTH</b>	Carriageway 8m, road reserve 15.1m (Rating: Primary)	
• <b>ALIGNMENT</b>	Curvilinear (Rating: )	

AND LAYOUT	Primary)	
• MATERIAL	Concrete, chip seal (Rating: Neutral)	
• KERB AND CHANNEL	Constructed in 1958 (Rating: Primary)	
• FOOTPATH	Footpath both sides 1.4m wide (Rating: Primary)	
• BERM	Both sides (Rating: Primary)	
<b>STREET TREES</b>		
• CLUSTER		
• AVENUE	Fraxinus sp (Ash) (Rating: Contributory)	
• INTERMITTENT		
• SIZE		
• SPECIES		
<b>GARDEN PLANTING</b>	N/A	
<b>Private Realm Features</b>		
<b>PRIVATE SPACE MATERIALS</b>	Brick, concrete, timber, block (rating: Primary)	

<p><b>BUILDING SETBACK</b></p>	<p>Variable, but predominantly 7m (Rating: Primary)</p>	
<p><b>ANCILLARY BUILDINGS</b></p>	<p>Original garages in conjunction with house style (Rating: Primary)  Front yard garages as the result of subdivision (Rating: Intrusive)</p>	



		
<p><b>TREES</b></p>	<p>Variety, exotic and native (Rating: Contributory)</p>	 
<p><b>VEGETATION</b></p>	<p>Variety, exotic and native, very simple garden forms (Rating: Contributory)</p>	

		
<b>VEWS</b>	N/A	

CHRISTCHURCH DISTRICT PLAN  
WAYSIDE AVENUE RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                    House  
ADDRESS                    1 Wayside Avenue  
                                  Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Griffiths and Moffat (Don Donnithorne)
DATE OF CONSTRUCTION	1957

STYLE

Regional Modernism

PHYSICAL DESCRIPTION

Single-storey dwelling with rectangular footprint and low-pitched gable roof; minimal eaves and casement windows. Paling fence on northern section of Wayside Avenue road boundary; vegetation marks remainder of boundary. Vehicle access to stand-alone garage off Guildford Street.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house is located on the west side of Wayside Avenue and the property is bounded to the south by Guildford Street.

MATERIALS/STRUCTURE

Cavity brick, rough sawn weatherboards, corrugated metal roof, concrete floor.

ALTERATIONS

Garage extended / rebuilt (c.1980).

RATING

Defining

REASON FOR RATING

One of the original 29 houses that made up the 1957 Parade of Homes in Bryndwr, Christchurch.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The heritage area has historical and social significance as the first full-scale Parade of Homes to be held in Christchurch. The housing development promoted the government of the day's housing policy and showcased the work of local building firms to the thousands of visitors who inspected the 29 show homes. By the end of the week all of the houses in the exhibition had been sold. The local branch of the NZ Institute of Architects held a competition for a house to be built on their allocated section, at 1 Wayside Avenue; the winning design by Griffiths and Moffat was selected from five entries. The house was built by Stan Muirson Ltd and furnished by D.I.C; its sale price was £3,686.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The house has cultural value as it demonstrates the way of life of its past and present residents and expresses the importance of single-family home ownership to New Zealanders' sense of identity and way of life.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The Parade of Homes showcased modern trends in domestic architecture applied to homes of moderate means. Designed by Don Donnithorne, a leading Christchurch architect, this house applies the principles of Regional Modernism to a middle-class family home. The house's aesthetic qualities are enhanced through its treatment of natural materials.

#### CONTEXTUAL SIGNIFICANCE

The area has contextual significance as a post-war Garden Suburb style development featuring grassed berms and street trees. The generous house lots are consistent with the post-war ideal of a single-family detached home on a property sufficiently large to offer opportunities for recreational and productive gardening, as well as garaging for the family car.

#### ARCHAEOLOGICAL SIGNIFICANCE

The site may have the potential to reveal archaeological information relating to its 20<sup>th</sup> century residential development, as well as to its pre-1957 agricultural use and development.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the houses may be described as both typical of the period in which they were built and also exemplary, given that every house in the Parade was built as a showcase by its builder.

#### REFERENCES

*Christchurch Parade of Homes 1957* (exhibition booklet, National Archives, Christchurch).  
*Supplement to The Press - Parade of Homes 1957 March 30 to April 7* (29 March 1957; 16 pages, National Archives, Christchurch).  
'Christchurch Parade of Homes' *Home & Building* 1 July 1957.

REPORT COMPLETED

26 May 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
WAYSIDE AVENUE RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                    House  
ADDRESS                    2 Wayside Avenue  
                                  Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Thwaites & Cross Ltd, builders
DATE OF CONSTRUCTION	1957

STYLE

English Cottage

PHYSICAL DESCRIPTION

Single-storey dwelling with rectangular footprint and gabled roof forms. Cross-gabled bay on principal, north-west facing elevation. Textured brick string course detailing; casement windows. Paling fence marks road boundary. Vehicle access to stand-alone garage off Guildford Street.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house is located on the east side of Wayside Avenue; the property is bounded to the south by Guildford Street.

MATERIALS/STRUCTURE

Brick, timber weatherboards, corrugated metal roof.

ALTERATIONS

Windows replaced and sun porch enclosed (date unknown).

RATING

Contributory

REASON FOR RATING

A modified 1957 Parade of Homes dwelling.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The heritage area has historical and social significance as the first full-scale Parade of Homes to be held in Christchurch. The housing development promoted the government of the day's housing policy and showcased the work of local building firms to the thousands of visitors who inspected the 29 show homes. By the end of the week all of the houses in the exhibition had been sold. Originally labelled House No. 1, this three-bedroom house was built by Thwaites and Cross and furnished for the Parade by Drages & Co. The sale price was £3,600.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The house has cultural value as it demonstrates the way of life of its past and present residents and expresses the importance of single-family home ownership to New Zealanders' sense of identity and way of life.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The Parade of Homes showcased modern trends in domestic architecture applied to homes of moderate means. This house was brick veneer, which was seen as more durable than timber, and had large windows to capture the afternoon sun, the latter being an important aspect of modern domestic planning.

#### CONTEXTUAL SIGNIFICANCE

The area has contextual significance as a post-war Garden Suburb style development featuring grassed berms and street trees. The generous house lots are consistent with the post-war ideal of a single-family detached home on a property sufficiently large to offer opportunities for recreational and productive gardening, as well as garaging for the family car.

#### ARCHAEOLOGICAL SIGNIFICANCE

The site may have the potential to reveal archaeological information relating to its 20<sup>th</sup> century residential development, as well as to its pre-1957 agricultural use and development.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the houses may be described as both typical of the period in which they were built and also exemplary, given that every house in the Parade was built as a showcase by its builder.

#### REFERENCES

- Christchurch Parade of Homes 1957* (exhibition booklet, National Archives, Christchurch).  
*Supplement to The Press - Parade of Homes 1957 March 30 to April 7* (29 March 1957; 16 pages, National Archives, Christchurch).  
'Christchurch Parade of Homes' *Home & Building* 1 July 1957.

REPORT COMPLETED

26 May 2022

AUTHOR

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CHRISTCHURCH DISTRICT PLAN  
WAYSIDE AVENUE RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                    House  
ADDRESS                    3 Wayside Avenue  
                                  Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	AA Moore, builder
DATE OF CONSTRUCTION	1957

STYLE

Post-war bungalow

PHYSICAL DESCRIPTION

Single-storey dwelling with L-shaped footprint and multiple hipped roof forms. Side entry and tripartite windows with fixed centres flanked by fanlight-and-casement type sashes. Low hedge marks road boundary.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house is located on the west side of Wayside Avenue; driveway access to a hip-roofed garage runs along the northern boundary.

MATERIALS/STRUCTURE

Brick, timber joinery, tile roof.

ALTERATIONS

Unknown, if any.

RATING

Defining

REASON FOR RATING

One of the original 29 houses that made up the 1957 Parade of Homes in Bryndwr, Christchurch.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The heritage area has historical and social significance as the first full-scale Parade of Homes to be held in Christchurch. The housing development promoted the government of the day's housing policy and showcased the work of local building firms to the thousands of visitors who inspected the 29 show homes. By the end of the week all of the houses in the exhibition had been sold. House No. 24 in the Parade of Homes, this three-bedroom house was built by AA Moore and furnished for the Parade by Smith's City Market. The sale price was £3,550.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The house has cultural value as it demonstrates the way of life of its past and present residents and expresses the importance of single-family home ownership to New Zealanders' sense of identity and way of life.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The Parade of Homes showcased modern trends in domestic architecture applied to homes of moderate means. An example of a standard modern brick-and-tile home that was favoured by the State Advances Corporation.

#### CONTEXTUAL SIGNIFICANCE

The area has contextual significance as a post-war Garden Suburb style development featuring grassed berms and street trees. The generous house lots are consistent with the post-war ideal of a single-family detached home on a property sufficiently large to offer opportunities for recreational and productive gardening, as well as garaging for the family car.

#### ARCHAEOLOGICAL SIGNIFICANCE

The site may have the potential to reveal archaeological information relating to its 20<sup>th</sup> century residential development, as well as to its pre-1957 agricultural use and development.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the houses may be described as both typical of the period in which they were built and also exemplary, given that every house in the Parade was built as a showcase by its builder.

#### REFERENCES

- Christchurch Parade of Homes 1957* (exhibition booklet, National Archives, Christchurch).  
*Supplement to The Press - Parade of Homes 1957 March 30 to April 7* (29 March 1957; 16 pages, National Archives, Christchurch).  
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REPORT COMPLETED

26 May 2022

AUTHOR

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CHRISTCHURCH DISTRICT PLAN  
WAYSIDE AVENUE RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME House  
ADDRESS 4 Wayside Avenue  
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Richardson Construction Co., builders
DATE OF CONSTRUCTION	1957

STYLE

Post-war bungalow

PHYSICAL DESCRIPTION

Single-storey dwelling with L-shaped footprint and hipped roof forms. Side entry and multi-part windows; some with fixed centres flanked by fanlight-and-casement type sashes. Paling fence atop plastered masonry base marks road boundary.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house is located on the east side of Wayside Avenue; driveway access to a gabled garage runs along the northern boundary.

MATERIALS/STRUCTURE

Brick, timber joinery, tile roof.

ALTERATIONS

Original garage replaced (c.2010?).

RATING

Defining

REASON FOR RATING

One of the original 29 houses that made up the 1957 Parade of Homes in Bryndwr, Christchurch.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The heritage area has historical and social significance as the first full-scale Parade of Homes to be held in Christchurch. The housing development promoted the government of the day's housing policy and showcased the work of local building firms to the thousands of visitors who inspected the 29 show homes. By the end of the week all of the houses in the exhibition had been sold. House No. 2 in the parade, this two-bedroom house was built by Richardson Construction Co. and furnished by Drages & Co. The sale price was £3,825.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The house has cultural value as it demonstrates the way of life of its past and present residents and expresses the importance of single-family home ownership to New Zealanders' sense of identity and way of life.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The Parade of Homes showcased modern trends in domestic architecture applied to homes of moderate means. An example of a standard modern brick-and-tile home that was favoured by the State Advances Corporation. Although only two bedrooms, this house also had a lounge, a dining room and a sunroom.

#### CONTEXTUAL SIGNIFICANCE

The area has contextual significance as a post-war Garden Suburb style development featuring grassed berms and street trees. The generous house lots are consistent with the post-war ideal of a single-family detached home on a property sufficiently large to offer opportunities for recreational and productive gardening, as well as garaging for the family car.

#### ARCHAEOLOGICAL SIGNIFICANCE

The site may have the potential to reveal archaeological information relating to its 20<sup>th</sup> century residential development, as well as to its pre-1957 agricultural use and development.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the houses may be described as both typical of the period in which they were built and also exemplary, given that every house in the Parade was built as a showcase by its builder.

#### REFERENCES

- Christchurch Parade of Homes 1957* (exhibition booklet, National Archives, Christchurch).  
*Supplement to The Press - Parade of Homes 1957 March 30 to April 7* (29 March 1957; 16 pages, National Archives, Christchurch).  
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AUTHOR

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CHRISTCHURCH DISTRICT PLAN  
WAYSIDE AVENUE RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                    House  
ADDRESS                    5 Wayside Avenue  
                                  Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	CB Drinnan, builder
DATE OF CONSTRUCTION	1957

STYLE

Modernist

PHYSICAL DESCRIPTION

Single-storey dwelling with rectangular footprint and gabled roof. Side entry, timber panel detailing beneath windows and at gable ends; chimney at north-west end. Casement windows. Paling fence marks road boundary.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house is located on the west side of Wayside Avenue; driveway access to the original garage runs along the northern boundary.

MATERIALS/STRUCTURE

Brick, timber, corrugated metal roof.

ALTERATIONS

Some windows replaced (date unknown).

RATING

Defining

REASON FOR RATING

One of the original 29 houses that made up the 1957 Parade of Homes in Bryndwr, Christchurch.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The heritage area has historical and social significance as the first full-scale Parade of Homes to be held in Christchurch. The housing development promoted the government of the day's housing policy and showcased the work of local building firms to the thousands of visitors who inspected the 29 show homes. By the end of the week all of the houses in the exhibition had been sold. House No. 23 in the parade, this three-bedroom house was built by CB Drinnan and furnished by NZ Farmers' Co-op Assn. The sale price was £3,703.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The house has cultural value as it demonstrates the way of life of its past and present residents and expresses the importance of single-family home ownership to New Zealanders' sense of identity and way of life.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The Parade of Homes showcased modern trends in domestic architecture applied to homes of moderate means. This house has a more modernist appearance than some in the street, with its low-pitched gable and floor to ceiling living room glazing.

#### CONTEXTUAL SIGNIFICANCE

The area has contextual significance as a post-war Garden Suburb style development featuring grassed berms and street trees. The generous house lots are consistent with the post-war ideal of a single-family detached home on a property sufficiently large to offer opportunities for recreational and productive gardening, as well as garaging for the family car.

#### ARCHAEOLOGICAL SIGNIFICANCE

The site may have the potential to reveal archaeological information relating to its 20<sup>th</sup> century residential development, as well as to its pre-1957 agricultural use and development.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the houses may be described as both typical of the period in which they were built and also exemplary, given that every house in the Parade was built as a showcase by its builder.

#### REFERENCES

- Christchurch Parade of Homes 1957* (exhibition booklet, National Archives, Christchurch).  
*Supplement to The Press - Parade of Homes 1957 March 30 to April 7* (29 March 1957; 16 pages, National Archives, Christchurch).  
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REPORT COMPLETED

26 May 2022

AUTHOR

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CHRISTCHURCH DISTRICT PLAN  
WAYSIDE AVENUE RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME House  
ADDRESS 6 Wayside Avenue  
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	DR Muir & Co, builders
DATE OF CONSTRUCTION	1957

STYLE

Post-war bungalow

PHYSICAL DESCRIPTION

Single-storey dwelling with rectangular footprint and low-pitched gable roof. Side entry sheltered by extension of the main roof; weatherboard gabled ends & casement windows. Low palings fence marks road boundary.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house is located on the east side of Wayside Avenue; driveway access to modern garage runs along the northern boundary.

MATERIALS/STRUCTURE

Summerhill stone, timber weatherboards, corrugated metal roof.

ALTERATIONS

New driveway (c.2015).

RATING

Defining

REASON FOR RATING

One of the original 29 houses that made up the 1957 Parade of Homes in Bryndwr, Christchurch.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The heritage area has historical and social significance as the first full-scale Parade of Homes to be held in Christchurch. The housing development promoted the government of the day's housing policy and showcased the work of local building firms to the thousands of visitors who inspected the 29 show homes. By the end of the week all of the houses in the exhibition had been sold. House No. 3 in the Parade of Homes, this three-bedroom house was built by DR Muir & Co. and furnished by McKenzie & Willis. The sale price was £3,785

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The house has cultural value as it demonstrates the way of life of its past and present residents and expresses the importance of single-family home ownership to New Zealanders' sense of identity and way of life.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The Parade of Homes showcased modern trends in domestic architecture applied to homes of moderate means. The side entry, low-pitched roof, timber detailing and generous windows are typical of the post-war bungalow style.

#### CONTEXTUAL SIGNIFICANCE

The area has contextual significance as a post-war Garden Suburb style development featuring grassed berms and street trees. The generous house lots are consistent with the post-war ideal of a single-family detached home on a property sufficiently large to offer opportunities for recreational and productive gardening, as well as garaging for the family car.

#### ARCHAEOLOGICAL SIGNIFICANCE

The site may have the potential to reveal archaeological information relating to its 20<sup>th</sup> century residential development, as well as to its pre-1957 agricultural use and development.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the houses may be described as both typical of the period in which they were built and also exemplary, given that every house in the Parade was built as a showcase by its builder. Summerhill stone was a new building material that became popular in the 1950s and 1960s with builders, particularly for residential buildings.

#### REFERENCES

*Christchurch Parade of Homes 1957* (exhibition booklet, National Archives, Christchurch).

*Supplement to The Press - Parade of Homes 1957 March 30 to April 7* (29 March 1957; 16 pages, National Archives, Christchurch).

'Christchurch Parade of Homes' *Home & Building* 1 July 1957.

REPORT COMPLETED

26 May 2022

AUTHOR

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CHRISTCHURCH DISTRICT PLAN  
WAYSIDE AVENUE RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME House  
ADDRESS 7 Wayside Avenue  
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Paramount Building Co, builders
DATE OF CONSTRUCTION	1957

STYLE

English Cottage

PHYSICAL DESCRIPTION

Single-storey dwelling with rectangular footprint and hip roof. Side entry, attached carport at south corner, casement windows. Post and wire fence with vegetation marks road boundary.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house is located on the west side of Wayside Avenue; a modern garage stands close to road boundary in the north corner of the lot.

MATERIALS/STRUCTURE

Timber weatherboards, tile roof.

ALTERATIONS

House extended at north-east corner (later 1970s?); garage erected (c.2010?).

RATING

Contributory

REASON FOR RATING

A modified 1957 Parade of Homes dwelling.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The heritage area has historical and social significance as the first full-scale Parade of Homes to be held in Christchurch. The housing development promoted the government of the day's housing policy and showcased the work of local building firms to the thousands of visitors who inspected the 29 show homes. By the end of the week all of the houses in the exhibition had been sold. House No. 22 in the Parade of Homes, this two-bedroom house was built by Paramount Building Co. and furnished for the Parade by Harris Bros. The sale price was £3,470.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The house has cultural value as it demonstrates the way of life of its past and present residents and expresses the importance of single-family home ownership to New Zealanders' sense of identity and way of life.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The Parade of Homes showcased modern trends in domestic architecture applied to homes of moderate means. This English Cottage style house conforms to the standard style used for state housing at the time.

#### CONTEXTUAL SIGNIFICANCE

The area has contextual significance as a post-war Garden Suburb style development featuring grassed berms and street trees. The generous house lots are consistent with the post-war ideal of a single-family detached home on a property sufficiently large to offer opportunities for recreational and productive gardening, as well as garaging for the family car.

#### ARCHAEOLOGICAL SIGNIFICANCE

The site may have the potential to reveal archaeological information relating to its 20<sup>th</sup> century residential development, as well as to its pre-1957 agricultural use and development.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the houses may be described as both typical of the period in which they were built and also exemplary, given that every house in the Parade was built as a showcase by its builder.

#### REFERENCES

- Christchurch Parade of Homes 1957* (exhibition booklet, National Archives, Christchurch).  
*Supplement to The Press - Parade of Homes 1957 March 30 to April 7* (29 March 1957; 16 pages, National Archives, Christchurch).  
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REPORT COMPLETED

26 May 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
WAYSIDE AVENUE RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                    House  
ADDRESS                    8 Wayside Avenue  
                                  Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Southern Builders, builders
DATE OF CONSTRUCTION	1957

STYLE

Post-war Bungalow

PHYSICAL DESCRIPTION

Single-storey dwelling with T-shaped footprint and hip roof forms. Side entry, textured brick string course detailing, casement windows. Matching low brick wall and vegetation mark road boundary.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house is located on the east side of Wayside Avenue; driveway access to stand-alone garage runs along northern boundary.

MATERIALS/STRUCTURE

Brick cladding, tile roof.

ALTERATIONS

Windows replaced (date unknown); extended to rear/south (c.1990). Tile roof replaced (c.2015).

RATING

Defining

REASON FOR RATING

One of the original 29 houses that made up the 1957 Parade of Homes in Bryndwr, Christchurch.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The heritage area has historical and social significance as the first full-scale Parade of Homes to be held in Christchurch. The housing development promoted the government of the day's housing policy and showcased the work of local building firms to the thousands of visitors who inspected the 29 show homes. By the end of the week all of the houses in the exhibition had been sold. House No. 4 in the Parade of Homes, this two-bedroom house was built by Southern Builders and furnished by Victoria Furnishers. The sale price was £3,650.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The house has cultural value as it demonstrates the way of life of its past and present residents and expresses the importance of single-family home ownership to New Zealanders' sense of identity and way of life.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The Parade of Homes showcased modern trends in domestic architecture applied to homes of moderate means. An example of a standard brick-and-tile home that was favoured by the State Advances Corporation in the post-war era.

#### CONTEXTUAL SIGNIFICANCE

The area has contextual significance as a post-war Garden Suburb style development featuring grassed berms and street trees. The generous house lots are consistent with the post-war ideal of a single-family detached home on a property sufficiently large to offer opportunities for recreational and productive gardening, as well as garaging for the family car.

#### ARCHAEOLOGICAL SIGNIFICANCE

The site may have the potential to reveal archaeological information relating to its 20<sup>th</sup> century residential development, as well as to its pre-1957 agricultural use and development.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the houses may be described as both typical of the period in which they were built and also exemplary, given that every house in the Parade was built as a showcase by its builder.

#### REFERENCES

- Christchurch Parade of Homes 1957* (exhibition booklet, National Archives, Christchurch).  
*Supplement to The Press - Parade of Homes 1957 March 30 to April 7* (29 March 1957; 16 pages, National Archives, Christchurch).  
'Christchurch Parade of Homes' *Home & Building* 1 July 1957.

REPORT COMPLETED

26 May 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
WAYSIDE AVENUE RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                    House  
ADDRESS                    9 Wayside Avenue  
                                  Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	[Unnamed architect]
DATE OF CONSTRUCTION	1957

STYLE

Modernist

PHYSICAL DESCRIPTION

Single-storey dwelling with rectangular footprint and low-pitched gable roof. Overhanging roof on south side forms carport. Veranda on north side, casement windows. Garage attached to north-east corner of house. Palings and trellis fence marks road boundary.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house is located on the west side of Wayside Avenue and is built close to the south boundary of the lot.

MATERIALS/STRUCTURE

Timber (rimu, red beech, radiata), corrugated metal roof.

ALTERATIONS

Attached garage erected in front yard (c.2000).

RATING

Contributory

REASON FOR RATING

A modified 1957 Parade of Homes dwelling.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The heritage area has historical and social significance as the first full-scale Parade of Homes to be held in Christchurch. The housing development promoted the government of the day's housing policy and showcased the work of local building firms to the thousands of visitors who inspected the 29 show homes. By the end of the week all of the houses in the exhibition had been sold. This house was presented by the Canterbury Timber Merchants' Association to showcase the use of New Zealand timbers. The house was built by the Paramount Building Company; its sale price was £3790.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The house has cultural value as it demonstrates the way of life of its past and present residents and expresses the importance of single-family home ownership to New Zealanders' sense of identity and way of life.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The Parade of Homes showcased modern trends in domestic architecture applied to homes of moderate means. According to *The Parade of Homes* booklet this house was 'Architect planned and designed'. It is Modernist in its appearance and planning with a fully glazed north wall, open plan living and integrated carport.

#### CONTEXTUAL SIGNIFICANCE

The area has contextual significance as a post-war Garden Suburb style development featuring grassed berms and street trees. The generous house lots are consistent with the post-war ideal of a single-family detached home on a property sufficiently large to offer opportunities for recreational and productive gardening, as well as garaging for the family car.

#### ARCHAEOLOGICAL SIGNIFICANCE

The site may have the potential to reveal archaeological information relating to its 20<sup>th</sup> century residential development, as well as to its pre-1957 agricultural use and development.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the houses may be described as both typical of the period in which they were built and also exemplary, given that every house in the Parade was built as a showcase by its builder. Special attention given to the use of New Zealand timbers in the construction and finishing of this house.

#### REFERENCES

- Christchurch Parade of Homes 1957* (exhibition booklet, National Archives, Christchurch).  
*Supplement to The Press - Parade of Homes 1957 March 30 to April 7* (29 March 1957; 16 pages, National Archives, Christchurch).  
'Christchurch Parade of Homes' *Home & Building* 1 July 1957.

REPORT COMPLETED

26 May 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
WAYSIDE AVENUE RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                    House  
ADDRESS                    10 Wayside Avenue  
                                  Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	c.1960

STYLE

Post-war Bungalow

PHYSICAL DESCRIPTION

Single-storey dwelling with L-shaped footprint and hipped roof forms. Casement windows. Stand-alone garage adjacent to south-west corner of house. Asphalt driveway lined with hedging.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house is located on a rear section on the east side of Wayside Avenue; driveway access runs along the northern boundary of the neighbouring property (#8).

MATERIALS/STRUCTURE

Brick cladding, corrugated metal roof.

ALTERATIONS

Extended at north-east corner (later 1980s?).

RATING

Contributory

REASON FOR RATING

The section is contemporary with, and the house was built soon after, the 1957 Parade of Homes in Bryndwr, Christchurch.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The heritage area has historical and social significance as the first full-scale Parade of Homes to be held in Christchurch. The housing development promoted the government of the day's housing policy and showcased the work of local building firms to the thousands of visitors who inspected the 29 show homes. By the end of the week all of the houses in the exhibition had been sold. This house, although not part of the Parade of Homes, except as the site for visitor 'conveniences', was planned as part of the original development. Its street number is in sequence with the rest of the street and the driveway is shown on site plans of the Parade of Houses.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The house has cultural value as it demonstrates the way of life of its past and present residents and expresses the importance of single-family home ownership to New Zealanders' sense of identity and way of life.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The Parade of Homes showcased modern trends in domestic architecture applied to homes of moderate means. This house appears to conform to the design standards showcased in the Parade.

#### CONTEXTUAL SIGNIFICANCE

The area has contextual significance as a post-war Garden Suburb style development featuring grassed berms and street trees. The generous house lots are consistent with the post-war ideal of a single-family detached home on a property sufficiently large to offer opportunities for recreational and productive gardening, as well as garaging for the family car.

#### ARCHAEOLOGICAL SIGNIFICANCE

The site may have the potential to reveal archaeological information relating to its 20<sup>th</sup> century residential development, as well as to its pre-1957 agricultural use and development.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the house is typical of the period in which it was built.

#### REFERENCES

*Christchurch Parade of Homes 1957* (exhibition booklet, National Archives, Christchurch).  
*Supplement to The Press - Parade of Homes 1957 March 30 to April 7* (29 March 1957; 16 pages, National Archives, Christchurch).  
'Christchurch Parade of Homes' *Home & Building* 1 July 1957.

REPORT COMPLETED

26 May 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
WAYSIDE AVENUE RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                    House  
ADDRESS                    11 Wayside Avenue  
                                  Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	BK Smart, builder
DATE OF CONSTRUCTION	1957

STYLE

Post-war Bungalow

PHYSICAL DESCRIPTION

Single-storey dwelling with L-shaped footprint and hipped roof forms. Side entry, large casement windows. Open to the street.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house is located on the west side of Wayside Avenue; driveway access to the original garage runs along the northern boundary.

MATERIALS/STRUCTURE

Brick cladding, tile roof.

ALTERATIONS

Fence erected across driveway (c.2012?).

RATING

Defining

REASON FOR RATING

One of the original 29 houses that made up the 1957 Parade of Homes in Bryndwr, Christchurch.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The heritage area has historical and social significance as the first full-scale Parade of Homes to be held in Christchurch. The housing development promoted the government of the day's housing policy and showcased the work of local building firms to the thousands of visitors who inspected the 29 show homes. By the end of the week all of the houses in the exhibition had been sold. House No. 20 in the Parade of Homes, this two-bedroom house was built by BK Smart and furnished by Simpson Bros. The sale price was £3,225.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The house has cultural value as it demonstrates the way of life of its past and present residents and expresses the importance of single-family home ownership to New Zealanders' sense of identity and way of life.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The Parade of Homes showcased modern trends in domestic architecture applied to homes of moderate means. This house is an example of the modern brick-and-tile home that was favoured by the State Advances Corporation.

#### CONTEXTUAL SIGNIFICANCE

The area has contextual significance as a post-war Garden Suburb style development featuring grassed berms and street trees. The generous house lots are consistent with the post-war ideal of a single-family detached home on a property sufficiently large to offer opportunities for recreational and productive gardening, as well as garaging for the family car.

#### ARCHAEOLOGICAL SIGNIFICANCE

The site may have the potential to reveal archaeological information relating to its 20<sup>th</sup> century residential development, as well as to its pre-1957 agricultural use and development.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the houses may be described as both typical of the period in which they were built and also exemplary, given that every house in the Parade was built as a showcase by its builder.

#### REFERENCES

- Christchurch Parade of Homes 1957* (exhibition booklet, National Archives, Christchurch).  
*Supplement to The Press - Parade of Homes 1957 March 30 to April 7* (29 March 1957; 16 pages, National Archives, Christchurch).  
'Christchurch Parade of Homes' *Home & Building* 1 July 1957.

REPORT COMPLETED

26 May 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
WAYSIDE AVENUE RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

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ITEM NAME House  
ADDRESS 12 Wayside Avenue  
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	HF Willis, architect
DATE OF CONSTRUCTION	1957

STYLE

Modernist

PHYSICAL DESCRIPTION

Single-storey dwelling with rectangular footprint and low-pitched gabled roof. Largely glazed west wall; casement windows. Low block wall with pierced block inset marks road boundary.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house is located on the east side of Wayside Avenue; driveway access to the original garage runs along the northern boundary.

MATERIALS/STRUCTURE

Rusticated and vertical shiplap timber weatherboards, corrugated metal roof.

ALTERATIONS

Unknown, if any.

RATING

Defining

REASON FOR RATING

One of the original 29 houses that made up the 1957 Parade of Homes in Bryndwr, Christchurch.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The heritage area has historical and social significance as the first full-scale Parade of Homes to be held in Christchurch. The housing development promoted the government of the day's housing policy and showcased the work of local building firms to the thousands of visitors who inspected the 29 show homes. By the end of the week all of the houses in the exhibition had been sold. It appears that the subject lot was allocated to the Canterbury Builders' Association. House No. 5 in the Parade of Homes, this three-bedroom house was built by John C Bills and furnished by Calder Mackay Ltd. The sale price was £3,570.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The house has cultural value as it demonstrates the way of life of its past and present residents and expresses the importance of single-family home ownership to New Zealanders' sense of identity and way of life.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The Parade of Homes showcased modern trends in domestic architecture applied to homes of moderate means. This house, designed by noted Christchurch architect Francis Willis, has a more modernist appearance than some in the street, with its low-pitched gable and floor to ceiling living room glazing.

#### CONTEXTUAL SIGNIFICANCE

The area has contextual significance as a post-war Garden Suburb style development featuring grassed berms and street trees. The generous house lots are consistent with the post-war ideal of a single-family detached home on a property sufficiently large to offer opportunities for recreational and productive gardening, as well as garaging for the family car.

#### ARCHAEOLOGICAL SIGNIFICANCE

The site may have the potential to reveal archaeological information relating to its 20<sup>th</sup> century residential development, as well as to its pre-1957 agricultural use and development.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the houses may be described as both typical of the period in which they were built and also exemplary, given that every house in the Parade was built as a showcase by its builder.

#### REFERENCES

- Christchurch Parade of Homes 1957* (exhibition booklet, National Archives, Christchurch).  
*Supplement to The Press - Parade of Homes 1957 March 30 to April 7* (29 March 1957; 16 pages, National Archives, Christchurch).  
'Christchurch Parade of Homes' *Home & Building* 1 July 1957.

REPORT COMPLETED

26 May 2022

AUTHOR

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CHRISTCHURCH DISTRICT PLAN  
WAYSIDE AVENUE RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                    House  
ADDRESS                    14 Wayside Avenue  
                                  Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	E King, builder
DATE OF CONSTRUCTION	1957

STYLE

Post-war bungalow

PHYSICAL DESCRIPTION

Single-storey dwelling with irregular L-shaped footprint and low-pitched gabled roof forms. Vertical boarding in gable end; side entry and casement windows. Metal, batten effect fence marks road boundary.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house is located on the east side of Wayside Avenue; driveway access to the original garage runs along the northern boundary.

MATERIALS/STRUCTURE

Timber weatherboards, aluminium joinery, corrugated metal roof.

ALTERATIONS

Extended to rear (later 1990s?). Windows replaced (date unknown).

RATING

Contributory

REASON FOR RATING

A modified 1957 Parade of Homes dwelling.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The heritage area has historical and social significance as the first full-scale Parade of Homes to be held in Christchurch. The housing development promoted the government of the day's housing policy and showcased the work of local building firms to the thousands of visitors who inspected the 29 show homes. By the end of the week all of the houses in the exhibition had been sold. House No. 6 in the Parade of Homes, this two-bedroom house was built by E King Ltd and furnished for the parade by Drayton Jones Ltd. The sale price was £3,250.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The house has cultural value as it demonstrates the way of life of its past and present residents and expresses the importance of single-family home ownership to New Zealanders' sense of identity and way of life.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The Parade of Homes showcased modern trends in domestic architecture applied to homes of moderate means.

#### CONTEXTUAL SIGNIFICANCE

The area has contextual significance as a post-war Garden Suburb style development featuring grassed berms and street trees. The generous house lots are consistent with the post-war ideal of a single-family detached home on a property sufficiently large to offer opportunities for recreational and productive gardening, as well as garaging for the family car.

#### ARCHAEOLOGICAL SIGNIFICANCE

The site may have the potential to reveal archaeological information relating to its 20<sup>th</sup> century residential development, as well as to its pre-1957 agricultural use and development.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the houses may be described as both typical of the period in which they were built and also exemplary, given that every house in the Parade was built as a showcase by its builder.

#### REFERENCES

*Christchurch Parade of Homes 1957* (exhibition booklet, National Archives, Christchurch).

*Supplement to The Press - Parade of Homes 1957 March 30 to April 7* (29 March 1957; 16 pages, National Archives, Christchurch).

'Christchurch Parade of Homes' *Home & Building* 1 July 1957.

REPORT COMPLETED

26 May 2022

AUTHOR

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CHRISTCHURCH DISTRICT PLAN  
WAYSIDE AVENUE RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME House  
ADDRESS 15 Wayside Avenue  
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS N/A  
HNZPT LIST ENTRY STATUS N/A  
ARCHITECT/DESIGNER ML Paynter, designer/builder  
DATE OF CONSTRUCTION 1957

STYLE

Modern Bungalow

PHYSICAL DESCRIPTION

Single-storey dwelling with L-shaped footprint and gable roof. Detailing includes timbered gable ends and brick feature wall on north elevation. Large floor to ceiling windows. Open to the street with stone edging marking the road boundary.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house is located on the west side of Wayside Avenue; driveway access to the original, matching garage runs along the northern boundary.

MATERIALS/STRUCTURE

Brick, timber, tile roof.

ALTERATIONS

Unknown, if any.

RATING

Defining

REASON FOR RATING

One of the original 29 houses that made up the 1957 Parade of Homes in Bryndwr, Christchurch.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The heritage area has historical and social significance as the first full-scale Parade of Homes to be held in Christchurch. The housing development promoted the government of the day's housing policy and showcased the work of local building firms to the thousands of visitors who inspected the 29 show homes. By the end of the week all of the houses in the exhibition had been sold. House No. 19 in the Parade of Homes, this three-bedroom house was built by ML Paynter Ltd and furnished by J. Ballantyne & Co. Ltd. The sale price was £3,890. The house was advertised in the Parade of Homes booklet as incorporating 'a few new features recently seen in Great Britain and the U.S.A.', including an automatic garage door opening device; 'definitely new to New Zealand'.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The house has cultural value as it demonstrates the way of life of its past and present residents and expresses the importance of single-family home ownership to New Zealanders' sense of identity and way of life.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The Parade of Homes showcased modern trends in domestic architecture applied to homes of moderate means. The house is of the brick-and-tile typology favoured by the State Advances Corporation but with a more Modernist L-shaped plan.

#### CONTEXTUAL SIGNIFICANCE

The area has contextual significance as a post-war Garden Suburb style development featuring grassed berms and street trees. The generous house lots are consistent with the post-war ideal of a single-family detached home on a property sufficiently large to offer opportunities for recreational and productive gardening, as well as garaging for the family car.

#### ARCHAEOLOGICAL SIGNIFICANCE

The site may have the potential to reveal archaeological information relating to its 20<sup>th</sup> century residential development, as well as to its pre-1957 agricultural use and development.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the houses may be described as both typical of the period in which they were built and also exemplary, given that every house in the Parade was built as a showcase by its builder. Detailing such as the vertical brickwork panel add to the level of craftsmanship evident in this house.

#### REFERENCES

- Christchurch Parade of Homes 1957* (exhibition booklet, National Archives, Christchurch).  
*Supplement to The Press - Parade of Homes 1957 March 30 to April 7* (29 March 1957; 16 pages, National Archives, Christchurch).  
'Christchurch Parade of Homes' *Home & Building* 1 July 1957.

REPORT COMPLETED

26 May 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
WAYSIDE AVENUE RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

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ITEM NAME                    House  
ADDRESS                    16A Wayside Avenue  
                                  Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Link & Fifield, builders
DATE OF CONSTRUCTION	1957

STYLE

Post-war bungalow

PHYSICAL DESCRIPTION

Single-storey dwelling with rectangular footprint and hipped roof forms. Hipped bay projects from north elevation, casement windows. Garage in front yard, immediately to the west of house. Paling fence marks road boundary and driveway.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house is located on the east side of Wayside Avenue; driveway accessing rear section runs along the northern boundary.

MATERIALS/STRUCTURE

Concrete block, timber joinery, tile roof.

ALTERATIONS

Section subdivided and new garage built in front yard (later 2000s?). Some windows replaced (c.2022).

RATING

Contributing

REASON FOR RATING

One of the original 29 houses that made up the 1957 Parade of Homes in Bryndwr, Christchurch, the site of which has been subdivided.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The heritage area has historical and social significance as the first full-scale Parade of Homes to be held in Christchurch. The housing development promoted the government of the day's housing policy and showcased the work of local building firms to the thousands of visitors who inspected the 29 show homes. By the end of the week all of the houses in the exhibition had been sold. House No. 7 in the Parade of Homes, this three-bedroom house was built by Link & Fifield Ltd and furnished for the Parade by Bradford & Rae. The sale price was £3,535.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The house has cultural value as it demonstrates the way of life of its past and present residents and expresses the importance of single-family home ownership to New Zealanders' sense of identity and way of life.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The Parade of Homes showcased modern trends in domestic architecture applied to homes of moderate means. An example of a standard block and tile home that was favoured by the State Advances Corporation.

#### CONTEXTUAL SIGNIFICANCE

The area has contextual significance as a post-war Garden Suburb style development featuring grassed berms and street trees. The generous house lots are consistent with the post-war ideal of a single-family detached home on a property sufficiently large to offer opportunities for recreational and productive gardening, as well as garaging for the family car.

#### ARCHAEOLOGICAL SIGNIFICANCE

The site may have the potential to reveal archaeological information relating to its 20<sup>th</sup> century residential development, as well as to its pre-1957 agricultural use and development.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the houses may be described as both typical of the period in which they were built and also exemplary, given that every house in the Parade was built as a showcase by its builder.

#### REFERENCES

- Christchurch Parade of Homes 1957* (exhibition booklet, National Archives, Christchurch).  
*Supplement to The Press - Parade of Homes 1957 March 30 to April 7* (29 March 1957; 16 pages, National Archives, Christchurch).  
'Christchurch Parade of Homes' *Home & Building* 1 July 1957.

REPORT COMPLETED

26 May 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
WAYSIDE AVENUE RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

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ITEM NAME House  
ADDRESS 17 Wayside Avenue  
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	A Evans, builder
DATE OF CONSTRUCTION	1957

STYLE

Post-war bungalow

PHYSICAL DESCRIPTION

Single-storey dwelling with irregular L-shaped footprint and multiple hipped roof forms. Casement windows. Tall paling style fence marks road boundary.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house is located on the west side of Wayside Avenue and the property is bordered to the north by Flay Crescent; access to the garage is via the latter.

MATERIALS/STRUCTURE

Timber weatherboards, tile roof.

ALTERATIONS

Addition to north-west corner (c.1970); sunroom extension to north-east corner (date unknown); one-and-a-half storey garage extension (c.2010?). House reroofed (c.2015).

RATING

Contributory

REASON FOR RATING

A modified 1957 Parade of Homes dwelling.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The heritage area has historical and social significance as the first full-scale Parade of Homes to be held in Christchurch. The housing development promoted the government of the day's housing policy and showcased the work of local building firms to the thousands of visitors who inspected the 29 show homes. By the end of the week all of the houses in the exhibition had been sold. House No. 18 in the Parade of Homes, this, initially, two-bedroom house was built by A Evans and furnished for the Parade by Direct Furniture Co. The sale price was £3,325.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The house has cultural value as it demonstrates the way of life of its past and present residents and expresses the importance of single-family home ownership to New Zealanders' sense of identity and way of life.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The Parade of Homes showcased modern trends in domestic architecture applied to homes of moderate means. This house conforms to the contemporary state house style.

#### CONTEXTUAL SIGNIFICANCE

The area has contextual significance as a post-war Garden Suburb style development featuring grassed berms and street trees. The generous house lots are consistent with the post-war ideal of a single-family detached home on a property sufficiently large to offer opportunities for recreational and productive gardening, as well as garaging for the family car.

#### ARCHAEOLOGICAL SIGNIFICANCE

The site may have the potential to reveal archaeological information relating to its 20<sup>th</sup> century residential development, as well as to its pre-1957 agricultural use and development.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the houses may be described as both typical of the period in which they were built and also exemplary, given that every house in the Parade was built as a showcase by its builder.

#### REFERENCES

- Christchurch Parade of Homes 1957* (exhibition booklet, National Archives, Christchurch).  
*Supplement to The Press - Parade of Homes 1957 March 30 to April 7* (29 March 1957; 16 pages, National Archives, Christchurch).  
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REPORT COMPLETED

26 May 2022

AUTHOR

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CHRISTCHURCH DISTRICT PLAN  
WAYSIDE AVENUE RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

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ITEM NAME                    House  
ADDRESS                    18 Wayside Avenue  
                                  Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	2000s

STYLE

Contemporary bungalow

PHYSICAL DESCRIPTION

Single-storey dwelling with irregular rectangular footprint and hipped roof forms. Cross-gabled bay on south side shelters main entry. Casement windows. Paling fence marks road boundary and front garden along driveway.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house is located on the east side of Wayside Avenue; a shared driveway accessing garaging and another dwelling runs along the southern boundary.

MATERIALS/STRUCTURE

Brick, corrugated metal roof.

ALTERATIONS

Unknown, if any.

RATING

Neutral

REASON FOR RATING

A new home on the former site of a 1957 Parade of Homes dwelling.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The heritage area has historical and social significance as the first full-scale Parade of Homes to be held in Christchurch. The housing development promoted the government of the day's housing policy and showcased the work of local building firms to the thousands of visitors who inspected the 29 show homes. By the end of the week all of the houses in the exhibition had been sold. House No. 8 in the Parade of Homes was demolished in the 2000s and replaced by two dwellings; #s 18 and 18A.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

Houses in the area have cultural value as they demonstrates the way of life of its past and present residents and express the importance of single-family home ownership to New Zealanders' sense of identity and way of life.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The Parade of Homes showcased modern trends in domestic architecture applied to homes of moderate means. This modern house is in sympathy with the design of the historic parade homes on the street.

#### CONTEXTUAL SIGNIFICANCE

The area has contextual significance as a post-war Garden Suburb style development featuring grassed berms and street trees. The generous house lots are consistent with the post-war ideal of a single-family detached home on a property sufficiently large to offer opportunities for recreational and productive gardening, as well as garaging for the family car.

#### ARCHAEOLOGICAL SIGNIFICANCE

The site may have the potential to reveal archaeological information relating to its 20<sup>th</sup> century residential development, as well as to its pre-1957 agricultural use and development.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the houses may be described as both typical of the period in which they were built and also exemplary, given that every house in the Parade was built as a showcase by its builder.

#### REFERENCES

- Christchurch Parade of Homes 1957* (exhibition booklet, National Archives, Christchurch).  
*Supplement to The Press - Parade of Homes 1957 March 30 to April 7* (29 March 1957; 16 pages, National Archives, Christchurch).  
'Christchurch Parade of Homes' *Home & Building* 1 July 1957.

REPORT COMPLETED

26 May 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
WAYSIDE AVENUE RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                    House  
ADDRESS                    20 Wayside Avenue  
                                  Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	RG Mauger, builder
DATE OF CONSTRUCTION	1957

STYLE

Post-war Bungalow

PHYSICAL DESCRIPTION

Single-storey dwelling with L-shaped footprint and hipped roof forms. Side entry, modern casement windows. Open to the street.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house is located on the east side of Wayside Avenue; driveway access to original, stand-alone garage runs along the northern boundary.

MATERIALS/STRUCTURE

Plastered brick, tile roof.

ALTERATIONS

Extended to rear (c.1980?). Windows replaced (date unknown).

RATING

Defining

REASON FOR RATING

One of the original 29 houses that made up the 1957 Parade of Homes in Bryndwr, Christchurch.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The heritage area has historical and social significance as the first full-scale Parade of Homes to be held in Christchurch. The housing development promoted the government of the day's housing policy and showcased the work of local building firms to the thousands of visitors who inspected the 29 show homes. By the end of the week all of the houses in the exhibition had been sold. House No. 9 in the Parade of Homes, this, initially, two-bedroom house was built by RG Mauger and furnished for the Parade by Hay's department store. The sale price was £3,425.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The house has cultural value as it demonstrates the way of life of its past and present residents and expresses the importance of single-family home ownership to New Zealanders' sense of identity and way of life.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The Parade of Homes showcased modern trends in domestic architecture applied to homes of moderate means. The house is an example of the standard brick-and-tile home that was favoured by the State Advances Corporation in the post-war era.

#### CONTEXTUAL SIGNIFICANCE

The area has contextual significance as a post-war Garden Suburb style development featuring grassed berms and street trees. The generous house lots are consistent with the post-war ideal of a single-family detached home on a property sufficiently large to offer opportunities for recreational and productive gardening, as well as garaging for the family car.

#### ARCHAEOLOGICAL SIGNIFICANCE

The site may have the potential to reveal archaeological information relating to its 20<sup>th</sup> century residential development, as well as to its pre-1957 agricultural use and development.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the houses may be described as both typical of the period in which they were built and also exemplary, given that every house in the Parade was built as a showcase by its builder.

#### REFERENCES

- Christchurch Parade of Homes 1957* (exhibition booklet, National Archives, Christchurch).  
*Supplement to The Press - Parade of Homes 1957 March 30 to April 7* (29 March 1957; 16 pages, National Archives, Christchurch).  
'Christchurch Parade of Homes' *Home & Building* 1 July 1957.

REPORT COMPLETED

26 May 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
WAYSIDE AVENUE RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

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ITEM NAME                    House  
ADDRESS                    21 Wayside Avenue  
                                  Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	MA Toomer & Sons, builders
DATE OF CONSTRUCTION	1957

STYLE

Post-war Bungalow

PHYSICAL DESCRIPTION

Single-storey dwelling with L-shaped footprint and hipped roof forms. Large floor to ceiling window wall on east elevation. Side entry and casement windows. Tall paling fence marks the road boundary.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house is located on the west side of Wayside Avenue and the property is bordered by Flay Crescent to the south. Driveway access to the stand-alone garage runs along the northern boundary.

MATERIALS/STRUCTURE

Timber weatherboards, tile roof.

ALTERATIONS

New fencing (c.2010). Summerhill stone feature wall beside entry removed and replaced by weatherboards; new garage (c.2012?).

RATING

Defining

REASON FOR RATING

One of the original 29 houses that made up the 1957 Parade of Homes in Bryndwr, Christchurch.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The heritage area has historical and social significance as the first full-scale Parade of Homes to be held in Christchurch. The housing development promoted the government of the day's housing policy and showcased the work of local building firms to the thousands of visitors who inspected the 29 show homes. By the end of the week all of the houses in the exhibition had been sold. House No. 17 in the Parade of Homes, this three-bedroom house was built by MA Toomer & Sons and furnished by T Cocks & Sons. The sale price was £3,560.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The house has cultural value as it demonstrates the way of life of its past and present residents and expresses the importance of single-family home ownership to New Zealanders' sense of identity and way of life.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The Parade of Homes showcased modern trends in domestic architecture applied to homes of moderate means. The house is reminiscent of a post-war state house in its design but with the glazed east wall suggesting a Modernist influence.

#### CONTEXTUAL SIGNIFICANCE

The area has contextual significance as a post-war Garden Suburb style development featuring grassed berms and street trees. The generous house lots are consistent with the post-war ideal of a single-family detached home on a property sufficiently large to offer opportunities for recreational and productive gardening, as well as garaging for the family car.

#### ARCHAEOLOGICAL SIGNIFICANCE

The site may have the potential to reveal archaeological information relating to its 20<sup>th</sup> century residential development, as well as to its pre-1957 agricultural use and development.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the houses may be described as both typical of the period in which they were built and also exemplary, given that every house in the Parade was built as a showcase by its builder.

#### REFERENCES

- Christchurch Parade of Homes 1957* (exhibition booklet, National Archives, Christchurch).  
*Supplement to The Press - Parade of Homes 1957 March 30 to April 7* (29 March 1957; 16 pages, National Archives, Christchurch).  
'Christchurch Parade of Homes' *Home & Building* 1 July 1957.

REPORT COMPLETED

26 May 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
WAYSIDE AVENUE RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                    House  
ADDRESS                    22 Wayside Avenue  
                                  Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	EJ Easter & Co., builder
DATE OF CONSTRUCTION	1957

STYLE

Post-war Bungalow

PHYSICAL DESCRIPTION

Single-storey dwelling with rectangular footprint and gabled roof. Side entry; triple stack casement windows framing large, fixed panes. Board-and-batten fence along road boundary.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house is located on the east side of Wayside Avenue; driveway access to neighbouring property runs along northern boundary.

MATERIALS/STRUCTURE

Timber weatherboards, corrugated metal roof.

ALTERATIONS

Extended to rear (later 1970s). Garage erected in front yard (later 1990s). Section subdivided and new house built on rear lot (c.2000). Metal framed oriel window installed in north elevation (date unknown).

RATING

Contributory

REASON FOR RATING

A modified 1957 Parade of Homes dwelling on a subdivided site.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The heritage area has historical and social significance as the first full-scale Parade of Homes to be held in Christchurch. The housing development promoted the government of the day's housing policy and showcased the work of local building firms to the thousands of visitors who inspected the 29 show homes. By the end of the week all of the houses in the exhibition had been sold. House No. 10 in the Parade of Homes, this two-bedroom house was built by EJ Easter & Co. and furnished for the Parade by Farmers' Co-Op Assn. The sale price was £4,000.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The house has cultural value as it demonstrates the way of life of its past and present residents and expresses the importance of single-family home ownership to New Zealanders' sense of identity and way of life.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The Parade of Homes showcased modern trends in domestic architecture applied to homes of moderate means.

#### CONTEXTUAL SIGNIFICANCE

The area has contextual significance as a post-war Garden Suburb style development featuring grassed berms and street trees. The generous house lots are consistent with the post-war ideal of a single-family detached home on a property sufficiently large to offer opportunities for recreational and productive gardening, as well as garaging for the family car.

#### ARCHAEOLOGICAL SIGNIFICANCE

The site may have the potential to reveal archaeological information relating to its 20<sup>th</sup> century residential development, as well as to its pre-1957 agricultural use and development.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the house is typical of the period in which it was built.

#### REFERENCES

*Christchurch Parade of Homes 1957* (exhibition booklet, National Archives, Christchurch).  
*Supplement to The Press - Parade of Homes 1957 March 30 to April 7* (29 March 1957; 16 pages, National Archives, Christchurch).  
'Christchurch Parade of Homes' *Home & Building* 1 July 1957.

REPORT COMPLETED

26 May 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
WAYSIDE AVENUE RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

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ITEM NAME House  
ADDRESS 23 Wayside Avenue  
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS N/A  
HNZPT LIST ENTRY STATUS N/A  
ARCHITECT/DESIGNER Maurice R. Carter, builder  
DATE OF CONSTRUCTION 1957

STYLE

Post-war Bungalow

PHYSICAL DESCRIPTION

Single-storey dwelling with irregular footprint and multiple hipped roof forms. Side entry, decorative pointing on brickwork, large casement windows. Paling fence marks road boundary.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house is located on the west side of Wayside Avenue; driveway access to stand-alone garage runs along northern boundary.

MATERIALS/STRUCTURE

Brick cladding, tile roof.

ALTERATIONS

Extended to rear/west & garage replaced (c.1980). Low boundary wall replaced by paling fence (mid-2010s).

RATING

Defining

REASON FOR RATING

One of the original 29 houses that made up the 1957 Parade of Homes in Bryndwr, Christchurch.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The heritage area has historical and social significance as the first full-scale Parade of Homes to be held in Christchurch. The housing development promoted the government of the day's housing policy and showcased the work of local building firms to the thousands of visitors who inspected the 29 show homes. By the end of the week all of the houses in the exhibition had been sold. House No. 16 in the Parade of Homes, this two-bedroom house was built by Maurice R. Carter Ltd. and furnished for the Parade by Victoria Furnishers. The sale price was £3,530.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The house has cultural value as it demonstrates the way of life of its past and present residents and expresses the importance of single-family home ownership to New Zealanders' sense of identity and way of life.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The Parade of Homes showcased modern trends in domestic architecture applied to homes of moderate means. This house is an example of the standard brick-and-tile design favoured by the State Advances Corporation in the post-war era. The house has been sympathetically extended to the rear.

#### CONTEXTUAL SIGNIFICANCE

The area has contextual significance as a post-war Garden Suburb style development featuring grassed berms and street trees. The generous house lots are consistent with the post-war ideal of a single-family detached home on a property sufficiently large to offer opportunities for recreational and productive gardening, as well as garaging for the family car.

#### ARCHAEOLOGICAL SIGNIFICANCE

The site may have the potential to reveal archaeological information relating to its 20<sup>th</sup> century residential development, as well as to its pre-1957 agricultural use and development.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the houses may be described as both typical of the period in which they were built and also exemplary, given that every house in the Parade was built as a showcase by its builder.

#### REFERENCES

- Christchurch Parade of Homes 1957* (exhibition booklet, National Archives, Christchurch).  
*Supplement to The Press - Parade of Homes 1957 March 30 to April 7* (29 March 1957; 16 pages, National Archives, Christchurch).  
'Christchurch Parade of Homes' *Home & Building* 1 July 1957.

REPORT COMPLETED

26 May 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
WAYSIDE AVENUE RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

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ITEM NAME                    House  
ADDRESS                    24 Wayside Avenue  
                                  Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Regent Builders, builders
DATE OF CONSTRUCTION	1957

STYLE

Post-war bungalow

PHYSICAL DESCRIPTION

Single-storey dwelling with irregular rectangular footprint and hipped roof forms. Casement windows; attached garage on west elevation. Low cement plastered wall marks road boundary.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house is located on the east side of Wayside Avenue; driveway accessing rear section runs along the northern boundary.

MATERIALS/STRUCTURE

Timber weatherboards with plaster cladding, tile roof.

ALTERATIONS

Section subdivided and new garage built on to front of house (2000s). Windows replaced (date unknown).

RATING

Contributory

REASON FOR RATING

A modified 1957 Parade of Homes dwelling on a site that has been subdivided.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The heritage area has historical and social significance as the first full-scale Parade of Homes to be held in Christchurch. The housing development promoted the government of the day's housing policy and showcased the work of local building firms to the thousands of visitors who inspected the 29 show homes. By the end of the week all of the houses in the exhibition had been sold. House No. 11 in the Parade of Homes, this three-bedroom house was built by Regent Builders and furnished by D.I.C. The sale price was £3,557.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The house has cultural value as it demonstrates the way of life of its past and present residents and expresses the importance of single-family home ownership to New Zealanders' sense of identity and way of life.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The Parade of Homes showcased modern trends in domestic architecture applied to homes of moderate means.

#### CONTEXTUAL SIGNIFICANCE

The area has contextual significance as a post-war Garden Suburb style development featuring grassed berms and street trees. The generous house lots are consistent with the post-war ideal of a single-family detached home on a property sufficiently large to offer opportunities for recreational and productive gardening, as well as garaging for the family car.

#### ARCHAEOLOGICAL SIGNIFICANCE

The site may have the potential to reveal archaeological information relating to its 20<sup>th</sup> century residential development, as well as to its pre-1957 agricultural use and development.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the houses may be described as both typical of the period in which they were built and also exemplary, given that every house in the Parade was built as a showcase by its builder. Regent Builders Ltd advertised their houses as 'constructed to State Advances specifications'.

#### REFERENCES

*Christchurch Parade of Homes 1957* (exhibition booklet, National Archives, Christchurch).  
*Supplement to The Press - Parade of Homes 1957 March 30 to April 7* (29 March 1957; 16 pages, National Archives, Christchurch).  
'Christchurch Parade of Homes' *Home & Building* 1 July 1957.

REPORT COMPLETED

26 May 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
WAYSIDE AVENUE RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

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ITEM NAME                    House  
ADDRESS                    25 Wayside Avenue  
                                  Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	FH Newman, MOW Housing Division, architect; Maurice R Carter, builder
DATE OF CONSTRUCTION	1957

STYLE

Modernist

PHYSICAL DESCRIPTION

Single-storey dwelling with rectangular footprint and low-pitched gabled roof. Side entry, triangular windows in gable ends; small, shed dormer skylight on south side of roof, casement windows. Open to the street with vegetation along boundary; privacy trellis at north-east corner of house.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house is located on the west side of Wayside Avenue; driveway access to the garage runs along the northern boundary.

MATERIALS/STRUCTURE

Timber weatherboards and vertical boarding, corrugated metal roof.

ALTERATIONS

New garage (c.1970?). Extended to rear (later 1980s?).

RATING

Defining

REASON FOR RATING

One of the original 29 houses that made up the 1957 Parade of Homes in Bryndwr, Christchurch.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The heritage area has historical and social significance as the first full-scale Parade of Homes to be held in Christchurch. The housing development promoted the government of the day's housing policy and showcased the work of local building firms to the thousands of visitors who inspected the 29 show homes. By the end of the week all of the houses in the exhibition had been sold. This house was designed by the Housing Construction Division of the Ministry of Works. It was built by Maurice R Carter and furnished by Beath and Co. Ltd; its sale price was £3,075.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The house has cultural value as it demonstrates the way of life of its past and present residents and expresses the importance of single-family home ownership to New Zealanders' sense of identity and way of life.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The Parade of Homes showcased modern trends in domestic architecture applied to homes of moderate means. This house was designed by émigré architect Frederick Neumann (FH Newman) of the MOW Housing Division in Wellington. Newman designed four houses in the parade (nos. 25, 27, 29 & 31) to showcase the idea of expandable houses. No. 25 is stage one of the single storey expandable house, with no. 27 next door showing the expanded version. The idea was that the house could be expanded without undertaking major structural alterations as the needs of the family increased.

#### CONTEXTUAL SIGNIFICANCE

The area has contextual significance as a post-war Garden Suburb style development featuring grassed berms and street trees. The generous house lots are consistent with the post-war ideal of a single-family detached home on a property sufficiently large to offer opportunities for recreational and productive gardening, as well as garaging for the family car.

#### ARCHAEOLOGICAL SIGNIFICANCE

The site may have the potential to reveal archaeological information relating to its 20<sup>th</sup> century residential development, as well as to its pre-1957 agricultural use and development.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the houses may be described as both typical of the period in which they were built and also exemplary, given that every house in the Parade was built as a showcase by its builder.

#### REFERENCES

- Christchurch Parade of Homes 1957* (exhibition booklet, National Archives, Christchurch).  
*Supplement to The Press - Parade of Homes 1957 March 30 to April 7* (29 March 1957; 16 pages, National Archives, Christchurch).  
'Christchurch Parade of Homes' *Home & Building* 1 July 1957.

REPORT COMPLETED

26 May 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
WAYSIDE AVENUE RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

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ITEM NAME House  
ADDRESS 26 Wayside Avenue  
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	c.2015

STYLE

Contemporary bungalow

PHYSICAL DESCRIPTION

Single-storey dwelling with irregular rectangular footprint and multiple hipped roof forms. Integrated garage, side entry, casement windows. Batten effect metal fencing marks road boundary and runs along driveway to rear section.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house is located on the east side of Wayside Avenue; a shared driveway accessing garaging and another dwelling runs along the northern boundary.

MATERIALS/STRUCTURE

Weatherboard and plaster finish cladding, corrugated metal roof.

ALTERATIONS

Unknown, if any.

RATING

Neutral

REASON FOR RATING

A new home on the former site of a 1957 Parade of Homes dwelling.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The heritage area has historical and social significance as the first full-scale Parade of Homes to be held in Christchurch. The housing development promoted the government of the day's housing policy and showcased the work of local building firms to the thousands of visitors who inspected the 29 show homes. By the end of the week all of the houses in the exhibition had been sold. The site of House No. 12 in the Parade of Homes was subdivided in the later 2000s and then the original house was demolished and replaced in c.2015.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

Houses in the area have cultural value as they demonstrates the way of life of its past and present residents and express the importance of single-family home ownership to New Zealanders' sense of identity and way of life.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The Parade of Homes showcased modern trends in domestic architecture applied to homes of moderate means. This modern house is in sympathy with the design of the historic parade homes on the street.

#### CONTEXTUAL SIGNIFICANCE

The area has contextual significance as a post-war Garden Suburb style development featuring grassed berms and street trees. The generous house lots are consistent with the post-war ideal of a single-family detached home on a property sufficiently large to offer opportunities for recreational and productive gardening, as well as garaging for the family car.

#### ARCHAEOLOGICAL SIGNIFICANCE

The site may have the potential to reveal archaeological information relating to its 20<sup>th</sup> century residential development, as well as to its pre-1957 agricultural use and development.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the houses may be described as both typical of the period in which they were built and also exemplary, given that every house in the Parade was built as a showcase by its builder.

#### REFERENCES

- Christchurch Parade of Homes 1957* (exhibition booklet, National Archives, Christchurch).  
*Supplement to The Press - Parade of Homes 1957 March 30 to April 7* (29 March 1957; 16 pages, National Archives, Christchurch).  
'Christchurch Parade of Homes' *Home & Building* 1 July 1957.

REPORT COMPLETED

27 May 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
WAYSIDE AVENUE RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

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ITEM NAME                    House  
ADDRESS                    27 Wayside Avenue  
                                  Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	FH Newman, MOW Housing Division, architect; Maurice R Carter, builder
DATE OF CONSTRUCTION	1957

STYLE

Modernist

PHYSICAL DESCRIPTION

Single-storey dwelling with U-shaped footprint and low-pitched gabled roof forms. Side entry, triangular window in gable end; small, shed dormer skylight on south side of roof, casement windows. Open to the street with one boxed cabbage tree on the road boundary.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house is located on the west side of Wayside Avenue; driveway access to the garage runs along the northern boundary.

MATERIALS/STRUCTURE

Timber weatherboards and panel detailing, corrugated metal roof.

ALTERATIONS

Garage (c.1970?).

RATING

Defining

REASON FOR RATING

One of the original 29 houses that made up the 1957 Parade of Homes in Bryndwr, Christchurch.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The heritage area has historical and social significance as the first full-scale Parade of Homes to be held in Christchurch. The housing development promoted the government of the day's housing policy and showcased the work of local building firms to the thousands of visitors who inspected the 29 show homes. By the end of the week all of the houses in the exhibition had been sold. This house was designed by the Housing Construction Division of the Ministry of Works. It was built by Maurice R Carter and furnished by JM Mitchell Ltd; its sale price was £3,700.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The house has cultural value as it demonstrates the way of life of its past and present residents and expresses the importance of single-family home ownership to New Zealanders' sense of identity and way of life.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The Parade of Homes showcased modern trends in domestic architecture applied to homes of moderate means. This house was designed by émigré architect Frederick Neumann (FH Newman) of the MOW Housing Division in Wellington. Newman designed four houses in the parade (nos. 25,27,29 & 31) to showcase the idea of expandable houses. No. 25 is stage one of the single storey expandable house, with no. 27 next door showing the expanded version. The idea was that the house could be expanded without undertaking major structural alterations as the needs of the family increased.

#### CONTEXTUAL SIGNIFICANCE

The area has contextual significance as a post-war Garden Suburb style development featuring grassed berms and street trees. The generous house lots are consistent with the post-war ideal of a single-family detached home on a property sufficiently large to offer opportunities for recreational and productive gardening, as well as garaging for the family car.

#### ARCHAEOLOGICAL SIGNIFICANCE

The site may have the potential to reveal archaeological information relating to its 20<sup>th</sup> century residential development, as well as to its pre-1957 agricultural use and development.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the houses may be described as both typical of the period in which they were built and also exemplary, given that every house in the Parade was built as a showcase by its builder.

#### REFERENCES

- Christchurch Parade of Homes 1957* (exhibition booklet, National Archives, Christchurch).  
*Supplement to The Press - Parade of Homes 1957 March 30 to April 7* (29 March 1957; 16 pages, National Archives, Christchurch).  
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REPORT COMPLETED

27 May 2022

AUTHOR

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CHRISTCHURCH DISTRICT PLAN  
WAYSIDE AVENUE RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

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ITEM NAME House  
ADDRESS 28 Wayside Avenue  
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	John W Blance, builder
DATE OF CONSTRUCTION	1957

STYLE

Post-war Bungalow

PHYSICAL DESCRIPTION

Single-storey dwelling with T-shaped footprint and hipped roof forms. Side entry, modern casement windows. Low, plaster-finish concrete block wall along road boundary is topped by paling fence that extends part way along the shared drive.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house is located on the east side of Wayside Avenue; driveway access to garage and rear section runs along the northern boundary.

MATERIALS/STRUCTURE

Concrete block with plaster finish, tile roof.

ALTERATIONS

Section subdivided (later 2000s?). Windows replaced (date unknown).

RATING

Defining

REASON FOR RATING

One of the original 29 houses that made up the 1957 Parade of Homes in Bryndwr, Christchurch.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The heritage area has historical and social significance as the first full-scale Parade of Homes to be held in Christchurch. The housing development promoted the government of the day's housing policy and showcased the work of local building firms to the thousands of visitors who inspected the 29 show homes. By the end of the week all of the houses in the exhibition had been sold. House No. 13 in the Parade of Homes, this three-bedroom house was built by John W Blance Ltd and furnished for the Parade by Drages & Co. The sale price was £3,970.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The house has cultural value as it demonstrates the way of life of its past and present residents and expresses the importance of single-family home ownership to New Zealanders' sense of identity and way of life.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The Parade of Homes showcased modern trends in domestic architecture applied to homes of moderate means. The house is an example of the standard brick-and-tile home that was favoured by the State Advances Corporation in the post-war era.

#### CONTEXTUAL SIGNIFICANCE

The area has contextual significance as a post-war Garden Suburb style development featuring grassed berms and street trees. The generous house lots are consistent with the post-war ideal of a single-family detached home on a property sufficiently large to offer opportunities for recreational and productive gardening, as well as garaging for the family car.

#### ARCHAEOLOGICAL SIGNIFICANCE

The site may have the potential to reveal archaeological information relating to its 20<sup>th</sup> century residential development, as well as to its pre-1957 agricultural use and development.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the houses may be described as both typical of the period in which they were built and also exemplary, given that every house in the Parade was built as a showcase by its builder.

#### REFERENCES

- Christchurch Parade of Homes 1957* (exhibition booklet, National Archives, Christchurch).  
*Supplement to The Press - Parade of Homes 1957 March 30 to April 7* (29 March 1957; 16 pages, National Archives, Christchurch).  
'Christchurch Parade of Homes' *Home & Building* 1 July 1957.

REPORT COMPLETED

27 May 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
WAYSIDE AVENUE RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

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ITEM NAME                    House  
ADDRESS                    29 Wayside Avenue  
                                  Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	FH Newman, MOW Housing Division, architect; Maurice R Carter, builder
DATE OF CONSTRUCTION	1957

STYLE

English Cottage

PHYSICAL DESCRIPTION

One-and-a-half-storey dwelling with square footprint and steeply-pitched gabled roof containing upper floor. Entry on south side sheltered by lean-to carport; first floor dormers and oriel windows, casement windows. Tall palings fence on the road boundary.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house is located on the west side of Wayside Avenue; driveway access to the garage runs along the southern boundary.

MATERIALS/STRUCTURE

Brick, timber weatherboards, tile roof.

ALTERATIONS

House expanded as per original design, including first floor windows on north side of roof (1973). Oriel window and portico added on east elevation (pre-2012).

RATING

Defining

REASON FOR RATING

One of the original 29 houses that made up the 1957 Parade of Homes in Bryndwr, Christchurch.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The heritage area has historical and social significance as the first full-scale Parade of Homes to be held in Christchurch. The housing development promoted the government of the day's housing policy and showcased the work of local building firms to the thousands of visitors who inspected the 29 show homes. By the end of the week all of the houses in the exhibition had been sold. This house was designed by the Housing Construction Division of the Ministry of Works. It was built by Maurice R Carter and furnished by Hays Ltd; its sale price was £3,525. The house was extended in 1973 by owner/builder RTC Harman.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The house has cultural value as it demonstrates the way of life of its past and present residents and expresses the importance of single-family home ownership to New Zealanders' sense of identity and way of life.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The Parade of Homes showcased modern trends in domestic architecture applied to homes of moderate means. This house was designed by émigré architect Frederick Neumann (FH Newman) of the MOW Housing Division in Wellington. Newman designed four houses in the parade (nos. 25,27,29 & 31) to showcase the idea of expandable houses. No. 29 was stage one of the two-storey expandable house, with no. 31 next door showing the expanded version. The idea was that the house could be expanded without undertaking major structural alterations as the needs of the family increased.

#### CONTEXTUAL SIGNIFICANCE

The area has contextual significance as a post-war Garden Suburb style development featuring grassed berms and street trees. The generous house lots are consistent with the post-war ideal of a single-family detached home on a property sufficiently large to offer opportunities for recreational and productive gardening, as well as garaging for the family car.

#### ARCHAEOLOGICAL SIGNIFICANCE

The site may have the potential to reveal archaeological information relating to its 20<sup>th</sup> century residential development, as well as to its pre-1957 agricultural use and development.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the houses may be described as both typical of the period in which they were built and also exemplary, given that every house in the Parade was built as a showcase by its builder.

#### REFERENCES

- Christchurch Parade of Homes 1957* (exhibition booklet, National Archives, Christchurch).  
*Supplement to The Press - Parade of Homes 1957 March 30 to April 7* (29 March 1957; 16 pages, National Archives, Christchurch).  
'Christchurch Parade of Homes' *Home & Building* 1 July 1957.

REPORT COMPLETED

27 May 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
WAYSIDE AVENUE RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

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ITEM NAME                    House  
ADDRESS                    30 Wayside Avenue  
                                  Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Renwick Construction, builder
DATE OF CONSTRUCTION	1957

STYLE  
English Cottage

PHYSICAL DESCRIPTION

Single-storey dwelling with T-shaped footprint and hipped roof forms. Side entry and overhanging eaves; multi-part casement windows framed by shutters. Paling fence along road boundary and shared drive.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house is located on the east side of Wayside Avenue; driveway access to rear section runs along the northern boundary.

MATERIALS/STRUCTURE

Summerhill stone (painted), tile roof.

ALTERATIONS

Section subdivided and house built on rear lot; Summerhill stone boundary wall replaced by tall paling fence (c.2015).

RATING

Contributory

REASON FOR RATING

One of the original 1957 Parade of Homes dwellings that now stands on a subdivided lot.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The heritage area has historical and social significance as the first full-scale Parade of Homes to be held in Christchurch. The housing development promoted the government of the day's housing policy and showcased the work of local building firms to the thousands of visitors who inspected the 29 show homes. By the end of the week all of the houses in the exhibition had been sold. House No. 14 in the Parade of Homes, this three-bedroom house was built by Renwick Construction Co. and furnished by Lace Web Furnishers. The sale price was £3,620.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The house has cultural value as it demonstrates the way of life of its past and present residents and expresses the importance of single-family home ownership to New Zealanders' sense of identity and way of life.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The Parade of Homes showcased modern trends in domestic architecture applied to homes of moderate means. The house is an example of the standard brick-and-tile design that was favoured by the State Advances Corporation in the post-war era.

#### CONTEXTUAL SIGNIFICANCE

The area has contextual significance as a post-war Garden Suburb style development featuring grassed berms and street trees. The generous house lots are consistent with the post-war ideal of a single-family detached home on a property sufficiently large to offer opportunities for recreational and productive gardening, as well as garaging for the family car.

#### ARCHAEOLOGICAL SIGNIFICANCE

The site may have the potential to reveal archaeological information relating to its 20<sup>th</sup> century residential development, as well as to its pre-1957 agricultural use and development.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the houses may be described as both typical of the period in which they were built and also exemplary, given that every house in the Parade was built as a showcase by its builder. Although conventional in style, this house used the new building material of Summerhill stone in place of the more common weatherboard or brick. It was advertised as veneered in copper red Summerhill stone, with a wall section in 'random bond, random colour'.

#### REFERENCES

- Christchurch Parade of Homes 1957* (exhibition booklet, National Archives, Christchurch).  
*Supplement to The Press - Parade of Homes 1957 March 30 to April 7* (29 March 1957; 16 pages, National Archives, Christchurch).  
'Christchurch Parade of Homes' *Home & Building* 1 July 1957.

REPORT COMPLETED

27 May 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
WAYSIDE AVENUE RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

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ITEM NAME                    House  
ADDRESS                    31 Wayside Avenue  
                                  Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	FH Newman, MOW Housing Division, architect; Maurice R Carter, builder
DATE OF CONSTRUCTION	1957

STYLE

English Cottage

PHYSICAL DESCRIPTION

One-and-a-half-storey dwelling with rectangular footprint and steeply-pitched gabled roofs forms containing upper floor. Entry and first floor dormer on south side; casement windows. Low paling fence and vegetation on the road boundary largely screens the house from view.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house is located on the west side of Wayside Avenue with the northern boundary of the property formed by Flay Crescent; driveway access to the garage is via the latter.

MATERIALS/STRUCTURE

Brick, timber weatherboards, tile roof.

ALTERATIONS

Addition at south-west corner (earlier 1960s?); at north-west corner (c.1970?). Extension at north-east corner (c.2015).

RATING

Contributory

REASON FOR RATING

A modified 1957 Parade of Homes dwelling.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The heritage area has historical and social significance as the first full-scale Parade of Homes to be held in Christchurch. The housing development promoted the government of the day's housing policy and showcased the work of local building firms to the thousands of visitors who inspected the 29 show homes. By the end of the week all of the houses in the exhibition had been sold. This house was designed by the Housing Construction Division of the Ministry of Works. It was built by Maurice R Carter and furnished by T Cocks & Son; its sale price was £4,225.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The house has cultural value as it demonstrates the way of life of its past and present residents and expresses the importance of single-family home ownership to New Zealanders' sense of identity and way of life.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The Parade of Homes showcased modern trends in domestic architecture applied to homes of moderate means. This house was designed by émigré architect Frederick Neumann (FH Newman) of the MOW Housing Division in Wellington. Newman designed four houses in the parade (nos. 25, 27, 29 & 31) to showcase the idea of expandable houses. No. 31 is the expanded version of the two-storey model; no. 29 next door originally demonstrated stage one of the design. The idea was that the house could be expanded without undertaking major structural alterations as the needs of the family increased.

#### CONTEXTUAL SIGNIFICANCE

The area has contextual significance as a post-war Garden Suburb style development featuring grassed berms and street trees. The generous house lots are consistent with the post-war ideal of a single-family detached home on a property sufficiently large to offer opportunities for recreational and productive gardening, as well as garaging for the family car.

#### ARCHAEOLOGICAL SIGNIFICANCE

The site may have the potential to reveal archaeological information relating to its 20<sup>th</sup> century residential development, as well as to its pre-1957 agricultural use and development.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the houses may be described as both typical of the period in which they were built and also exemplary, given that every house in the Parade was built as a showcase by its builder.

#### REFERENCES

- Christchurch Parade of Homes 1957* (exhibition booklet, National Archives, Christchurch).  
*Supplement to The Press - Parade of Homes 1957 March 30 to April 7* (29 March 1957; 16 pages, National Archives, Christchurch).  
'Christchurch Parade of Homes' *Home & Building* 1 July 1957.

REPORT COMPLETED

27 May 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
WAYSIDE AVENUE RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

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ITEM NAME                    House  
ADDRESS                    32 Wayside Avenue  
                                  Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Reg Muirson, builder
DATE OF CONSTRUCTION	1957

STYLE

Modern Bungalow

PHYSICAL DESCRIPTION

Single-storey dwelling with irregular rectangular footprint and hipped roof forms. Hipped roof wings project from north elevation; side entry has vertical board panel detailing. Large, multi-part casement windows. Low brick wall with matching textured brick detail marks the road boundary on both sides of driveway.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house is located on the east side of Wayside Avenue; driveway access to the original, garage runs along the northern boundary.

MATERIALS/STRUCTURE

Brick, vertical timber boarding, tile roof.

ALTERATIONS

Extended to front and rear (later 1980s?). Pergola extension to west wall (c.2020).

RATING

Defining

REASON FOR RATING

A sympathetically extended 1957 Parade of Homes dwelling.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The heritage area has historical and social significance as the first full-scale Parade of Homes to be held in Christchurch. The housing development promoted the government of the day's housing policy and showcased the work of local building firms to the thousands of visitors who inspected the 29 show homes. By the end of the week all of the houses in the exhibition had been sold. House No. 15 in the Parade of Homes, this three-bedroom house was built by Reg Muirson Ltd and furnished for the Parade by Beaths Ltd. The sale price was £3,950.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The house has cultural value as it demonstrates the way of life of its past and present residents and expresses the importance of single-family home ownership to New Zealanders' sense of identity and way of life.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The Parade of Homes showcased modern trends in domestic architecture applied to homes of moderate means. The house is of the brick-and-tile typology favoured by the State Advances Corporation.

#### CONTEXTUAL SIGNIFICANCE

The area has contextual significance as a post-war Garden Suburb style development featuring grassed berms and street trees. The generous house lots are consistent with the post-war ideal of a single-family detached home on a property sufficiently large to offer opportunities for recreational and productive gardening, as well as garaging for the family car.

#### ARCHAEOLOGICAL SIGNIFICANCE

The site may have the potential to reveal archaeological information relating to its 20<sup>th</sup> century residential development, as well as to its pre-1957 agricultural use and development.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the houses may be described as both typical of the period in which they were built and also exemplary, given that every house in the Parade was built as a showcase by its builder.

#### REFERENCES

- Christchurch Parade of Homes 1957* (exhibition booklet, National Archives, Christchurch).  
*Supplement to The Press - Parade of Homes 1957 March 30 to April 7* (29 March 1957; 16 pages, National Archives, Christchurch).  
'Christchurch Parade of Homes' *Home & Building* 1 July 1957.

REPORT COMPLETED

26 May 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
WAYSIDE AVENUE RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

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ITEM NAME                    House  
ADDRESS                    34 Wayside Avenue  
                                  Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	c.1960?

STYLE

Post-war Bungalow

PHYSICAL DESCRIPTION

Single-storey dwelling with rectangular footprint and hipped roof. Side entry and casement windows. Stand-alone garage in front yard; driveway to rear section runs along southern boundary. Low block edging marks road boundary.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house is located on the east side of Wayside Avenue; the pedestrian accessway to Sevenoaks Drive is immediately to the north.

MATERIALS/STRUCTURE

Timber weatherboard cladding, corrugated metal roof.

ALTERATIONS

Section subdivided and house built on rear lot (1980s?).

RATING

Contributory

REASON FOR RATING

The section is contemporary with, and the house was built soon after, the 1957 Parade of Homes in Bryndwr, Christchurch.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The heritage area has historical and social significance as the first full-scale Parade of Homes to be held in Christchurch. The housing development promoted the government of the day's housing policy and showcased the work of local building firms to the thousands of visitors who inspected the 29 show homes. By the end of the week all of the houses in the exhibition had been sold. The subject house was built soon after the parade.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The house has cultural value as it demonstrates the way of life of its past and present residents and expresses the importance of single-family home ownership to New Zealanders' sense of identity and way of life.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The Parade of Homes showcased modern trends in domestic architecture applied to homes of moderate means. This house appears to conform to the design standards showcased in the Parade.

#### CONTEXTUAL SIGNIFICANCE

The area has contextual significance as a post-war Garden Suburb style development featuring grassed berms and street trees. The generous house lots are consistent with the post-war ideal of a single-family detached home on a property sufficiently large to offer opportunities for recreational and productive gardening, as well as garaging for the family car.

#### ARCHAEOLOGICAL SIGNIFICANCE

The site may have the potential to reveal archaeological information relating to its 20<sup>th</sup> century residential development, as well as to its pre-1957 agricultural use and development.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the house is typical of the period in which it was built.

#### REFERENCES

- Christchurch Parade of Homes 1957* (exhibition booklet, National Archives, Christchurch).  
*Supplement to The Press - Parade of Homes 1957 March 30 to April 7* (29 March 1957; 16 pages, National Archives, Christchurch).  
'Christchurch Parade of Homes' *Home & Building* 1 July 1957.

REPORT COMPLETED

27 May 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
WAYSIDE AVENUE RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

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ITEM NAME                    Reserve  
ADDRESS                    36 Wayside Avenue  
                                  Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	1957

STYLE

Reserve

PHYSICAL DESCRIPTION

Westerly portion of Wayside Avenue/Sevenoaks Drive pedestrian accessway.

CONTEXT/SETTING/LANDSCAPE FEATURES

The reserve is located on a house lot that forms the northern extent of the 1957 Parade of Homes development. To the east of the lot is the Wairarapa Stream and the continuation of the accessway through to Sevenoaks Drive.

MATERIALS/STRUCTURE

Grass, trees, asphalt pathway; narrow metal bollards linked by chains.

ALTERATIONS

Tree planting (2000s?).

RATING

Contributory

REASON FOR RATING

A passive reserve that is in keeping with the design principals of the Garden Suburb.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The heritage area has historical and social significance as the first full-scale Parade of Homes to be held in Christchurch. The housing development promoted the government of the day's housing policy and showcased the work of local building firms to the thousands of visitors who inspected the 29 show homes. By the end of the week all of the houses in the exhibition had been sold.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The reserve has cultural value as it demonstrates the way of life of its past and present residents.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

N/A

#### CONTEXTUAL SIGNIFICANCE

The area has contextual significance as a post-war Garden Suburb style development featuring grassed berms and street trees. The generous house lots are consistent with the post-war ideal of a single-family detached home on a property sufficiently large to offer opportunities for recreational and productive gardening, as well as garaging for the family car. The reserve conforms to the Garden Suburb focus on the provision of pedestrian walkways as distinct from carriageways for vehicles.

#### ARCHAEOLOGICAL SIGNIFICANCE

The site may have the potential to reveal archaeological information relating to its 20<sup>th</sup> century residential development, as well as to its pre-1957 agricultural use and development.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

N/A

#### REFERENCES

*Christchurch Parade of Homes 1957* (exhibition booklet, National Archives, Christchurch).

*Supplement to The Press - Parade of Homes 1957 March 30 to April 7* (29 March 1957; 16 pages, National Archives, Christchurch).

'Christchurch Parade of Homes' *Home & Building* 1 July 1957.

REPORT COMPLETED

27 May 2022

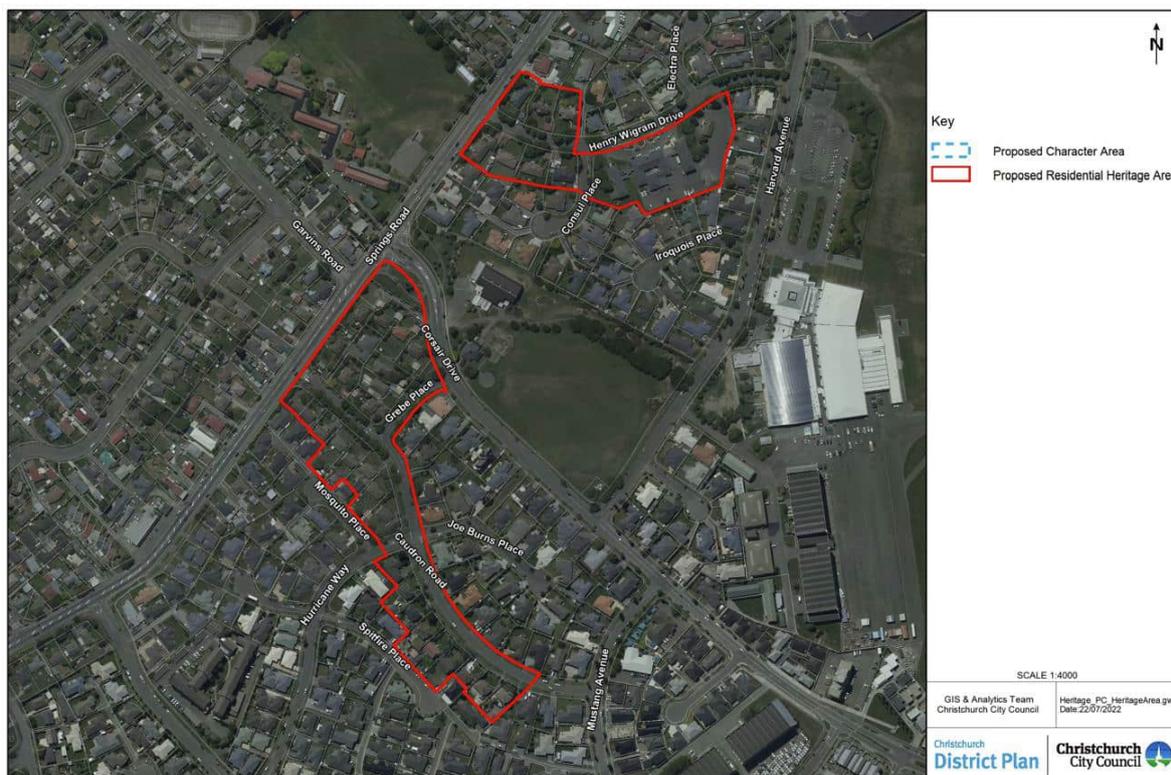
AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

## CHRISTCHURCH DISTRICT PLAN

### RNZAF STATION WIGRAM STAFF HOUSING RESIDENTIAL HERITAGE AREA RECORD FORM

#### Location



Date - 22.7.2022. Please refer to the District Plan for the most up to date mapping for the area.

The Residential Heritage Area (RHA) is located on land that was formerly part of Wigram Air Base; it comprises former officer accommodation in Henry Wigram Drive (#s 1-10), former air force personnel housing in Corsair Drive, Grebe Place, and Caudron Road, and the No 1 Officers' Mess and Brevet Garden in Henry Wigram Drive.

#### Summary of Current Heritage Protection and Recognition:

The former RNZAF Station Wigram No. 1 Officers' Mess, Brevet Garden and setting is scheduled in the Christchurch District Plan (HID 630). Outside the HA, a number of other former RNZAF Station Wigram buildings are also scheduled on the District Plan. None of these items are listed by Heritage New Zealand Pouhere Toanga. There are no scheduled trees in the area.

#### Christchurch District Plan Zoning

The RHA is zoned Residential Suburban, with the reserve on the corner of Corsair Drive and Springs Road zoned Open Space Community Parks and the Officers' Mess property having Residential Guest Accommodation zoning.

#### Summary of Heritage Values

This RHA comprises 35 residential properties and a major non-residential structure and related open space, which date from 1939. The area embodies historic, cultural, architectural and contextual heritage values that are associated with the former Wigram Air Base and the Royal New Zealand Air Force.

The Wigram Air Base was established during World War One, largely due to the efforts of Henry Wigram, who was knighted for his services to aviation in 1926. As well as hangars and other structures associated with an air base, various buildings were constructed to provide recreational facilities for Air Force personnel such as messes and a chapel. Houses were also constructed for airmen and their families, focused on a pedestrian-friendly streetscape. The majority of the houses were in place by 1939 and occupied by air force servicemen and their families until the base closed in 1995.

House designs in the area share a common English Cottage style and standardised plans but vary in size according to rank and Art Deco detailing. Contextual heritage values relate to the layout of the streets, with formal avenue planting, and to individual site layouts and landscape detailing. The landmark quality of the former No 1 Officers' Mess is also notable.

Recent subdivision (dating from 2005) has visually and physically divided the two areas of accommodation from each other. However, a clear association remains between the housing clusters and the former airbase.

### History of Subdivision and Development

The source of the Ōpāwaho - Heathcote River lies to the south of the former Wigram Air Base. The river was part of the interconnected network of traditional Ngāi Tahu travel routes that crossed the once-widespread wetland system of greater Christchurch.

The houses within the RHA date, with two exceptions, from the late 1930s but their history is intertwined with the history of the entire Wigram Airbase.

The airfield was named after Sir Henry Wigram (1857-1934). Born in Britain, Wigram settled in Christchurch in 1883. He was the first person in public life to recognise the future importance of one of the great novelties of his age – aviation. Consequently, Wigram urged the Government, before World War I, to adopt the aeroplane as a means of defence.

The Government was dilatory in the early years of World War I about establishing flying schools to train pilots. Wigram took it upon himself to found the Canterbury Aviation Company with capital of £30,000. The company established a private flying school on land purchased at Sockburn in 1916, the airfield's original 106 acres (approximately 43 hectares). It became known as the Sockburn Aerodrome and trained pilots for service in Europe during the War. Between June 1917 and February 1919, 182 pilots graduated from the company's school.

After the war, the company continued training pilots and began to develop civil aviation services. However, by 1922 the company was ready to wind itself up and in 1923 Wigram gave the government £10,000, of a total purchase price of £31,000, to help it to buy the company's airfield and equipment. The airfield became the first permanent airbase as a result of the government purchase and it was given Wigram's name in recognition of this gift.

Furthermore, in the 1930s Wigram purchased the adjoining Plumpton Park racecourse and gave it to the Government to avoid residential development on the land restricting use of the airfield.

Significant development of the airfield occurred in the 1930s with growing recognition that air power would play an important part in the war that increasingly seemed likely. New hangars were constructed in 1934-36. After the 1936 Cochrane Report, the Royal New Zealand Air Force (RNZAF) was formed in 1937 and new construction went ahead at all of New Zealand's military airfields. In 1937 the Wigram aerodrome was designated an RNZAF Station, which it remained until 1966 when it was renamed as a base.

Development at Wigram in the second half of the 1930s included the construction of two groups of houses for air force personnel. A small group of houses was provided for married officers while a second, larger group accommodated married warrant officers and sergeants.

The houses were occupied by air force personnel for nearly five decades. The base was closed in 1995 and most of the land and buildings purchased by Ngāi Tahu in 1998. It was not until this time that the site was formally subdivided.

Immediately after this purchase, the existing houses were sold individually to their first civilian owners and occupiers. Plans were put in hand to subdivide the rest of the base. The airfield was finally decommissioned in February 2009.



Officer's house in Henry Wigram Drive. Dr J Wilson.

Today, although the houses at Wigram have passed into private ownership, the integrity of the RHA has been maintained; the Canterbury earthquakes having had a minor effect on dwellings in the area.

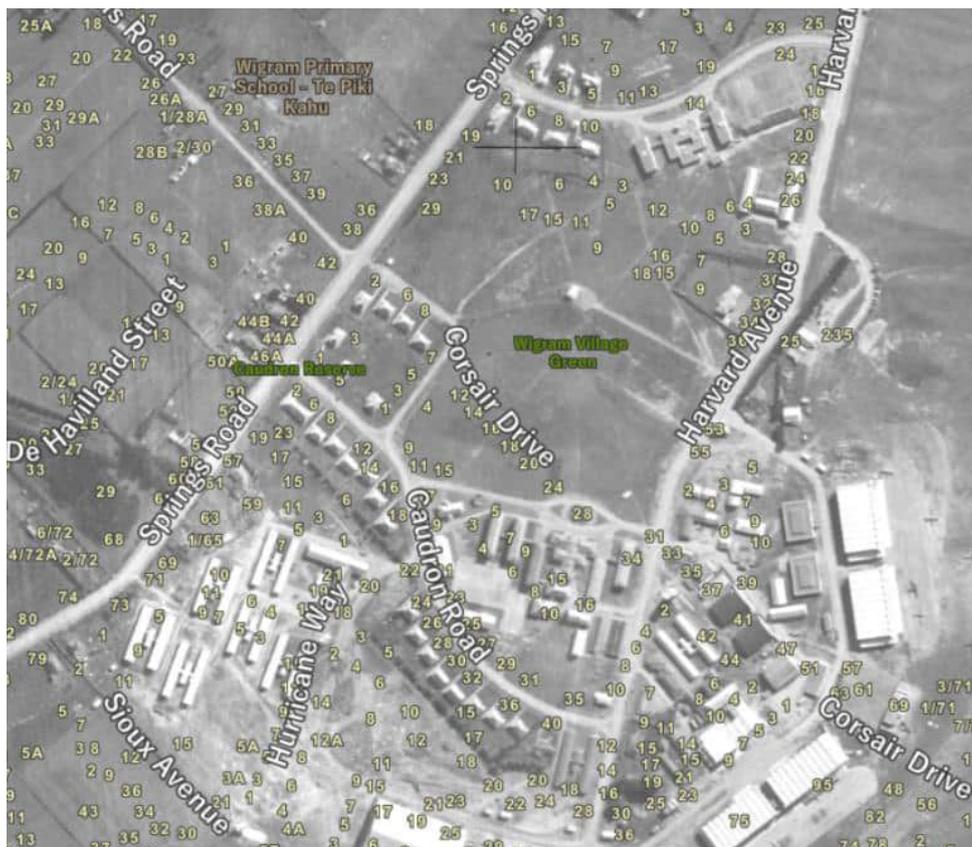
### Historic Names and Uses

Henry Wigram Drive, like the aerodrome itself and the surrounding suburb, takes its name from Sir Henry Wigram. Wigram had numerous diverse business interests and built up a substantial personal fortune. He entered public life in 1900 when he became chairman of the committee set up to celebrate the province's jubilee. In 1902 he was elected mayor of Christchurch. In 1903 he became the first mayor of a 'Greater Christchurch' when three boroughs amalgamated with the city. He sat on the Legislative Council from 1903 until 1920 and was knighted in 1926, largely because of his services to aviation.



Charles Kingsford Smith [at right] shakes hands with Sir Henry Wigram at the airfield in 1928.  
1370-17-14. Auckland Libraries Heritage Collections.

The names of the other three streets in the RHA were all taken from aircraft associated with the RNZAF and its predecessors. The Caudron was an early light bomber and reconnaissance aircraft which was manufactured in France and used by the Allies during World War I. The Gloster Grebe was a fighter aircraft introduced to the RAF in 1923. In 1926 Wigram donated £2,500 to the government, the money being used to purchase a Gloster Grebe. Two more Grebe were acquired later by the predecessor of the RNZAF. The Corsair was a World War II fighter developed in the United States. It first flew in 1940 and entered into service with the RNZAF in 1942.



Aerial view of Wigram Air Base area in 1940-44. Canterbury Maps.

#### Distinctive Physical Characteristics

- The Wigram RHA has a very direct physical and visual relationship to the former airfield and associated buildings.

- Recent subdivision has divided the areas of former air force accommodation from each other, with redevelopment and changes to the street patterns and open space within the area.
- The scale of the houses and associated elements differs between Henry Wigram Drive and Caudron Road, a reflection of the rank of the officers accommodated in them.
- The area is typically characterized by a variety of small-scale houses in limited styles giving it a uniform appearance.
- Landmark features include the No.1 Officers' Mess, the hangars surrounding the airfield, the control tower and the Air Force Museum of New Zealand.
- Each house is located on a sizeable section with consistent setbacks and is designed to address the street.
- The landscape detailing is consistent throughout the various groups of houses and includes comprehensive fencing, garages in association with the officer accommodation on Henry Wigram Drive, and pedestrian only access for most of the properties adjoining Caudron Road.
- Mature street trees in Henry Wigram Drive and at the western end of Caudron Road are avenue planted, which in conjunction with the generous front gardens, results in a spacious suburban style development.
- There are limited distant views to the Port Hills and Southern Alps.
- The Brevet Gardens (memorial garden) are outside the No 1 Officers' Mess.

### The Significance of the Area to the Heritage of Christchurch

The heritage significance of this area lies in its historical and social value for its association with the beginnings of an Air Force in New Zealand and with Henry Wigram, a prominent businessman and public figure who enabled the establishment of the Wigram Air Base. Cultural and spiritual values arise from the way of life demonstrated by the houses and the presence of St Mark's Chapel within the grounds of the former No. 1 Officers' Mess. Architectural values are demonstrated in the range of housing that was designed by the government and then purpose-built to house military personnel. The construction techniques used to create the different housing types and other buildings contribute to the technological and craftsmanship values of the RHA. Contextual values are present in the consistency of the housing styles, forms and materials and as Wigram is significant within the Christchurch area as a former airbase with a number of landmark buildings including the No 1 Officers Mess, the hangars and control tower. Archaeological values may arise from early Ngāi Tahu activity and the area's previous agricultural use as well as activities associated with the air force base.

### Historical/Social

The RHA has historical and social significance as an important element of one of New Zealand's leading RNZAF bases. It dates from a time when the government made a major effort to ready the country's fighting forces for an impending world war in the late 1930s.

The Wigram airfield is commonly described as 'the birth-place of the RNZAF' and led to the establishment of land-based military and civil aviation in New Zealand.

Staff housing was an integral part of what was New Zealand's first airfield. The different sizes of the houses in each of the groups, and their physical separation from each other, reflect the traditions, customs and social hierarchies of the RNZAF.

### Cultural/Spiritual

The New Zealand Air Force has a particular culture and this is demonstrated in the approach taken in building houses specifically for personnel and their families, with an established social hierarchy based upon rank. The social network of air force personnel and their families was and is an important part of the air force culture. The separation of the officers' homes from those of the warrant officers and sergeants' homes reflects this social hierarchy. The No 1 Officers' Mess and associated accommodation wings provides evidence of the importance of social interaction between personnel, and the stratification of this interaction, within the Air Force Community.

In 1942 a chapel, one of eight erected at different air force stations or bases throughout New Zealand, was erected on a vacant corner section on Caudron Road. It was later relocated immediately to the northwest of the No 1 Officers Mess, where it remains today.

### Architectural/Aesthetic

The Art Deco/Moderne style was favoured internationally by air forces in the 1930s and 1940s as it expressed the modernity of contemporary military technology. The style can be seen in the treatment of the former No 1 Officers' Mess and the detailing of the staff housing.

The houses in Wigram were purpose-built for air force personnel and share a common style. Most of the houses were designed by the Government Architect's office in 1937-38 and built in 1938-39; John Thomas Mair (1876-1959) was the Government Architect of the time. The roading layout, boundary walls, placement of the houses and garages were carefully designed as part of a comprehensive design approach, accounting for all of the elements that contribute to neighbourhood development and associated ideals of communal life.

The houses have a common architectural vocabulary in the English Cottage style with Art Deco detailing; two basic designs being utilized. They vary slightly in their decorative treatment, particularly around the gable ends and entrances. The details and decorative elements were varied to give the impression of individuality. The most predominant design is the hipped roof house with a small gabled bay and a decorated entrance to the side of the bay. The other basic design has a gabled roof with the roofline projecting over the bay. The bay includes the front entrance which is also similarly decorated.

The decorative features around the front entrance comprise either low relief horizontal lines at the upper level, a low relief pattern that frames the entrance or horizontal lines incised into the entrance way. These are often accompanied by a timber embellished 'pediment' provided over the entrance.

Within the housing complex were two groups of houses. The smaller group was for married officers and the larger for married warrant officers and sergeants. For the married warrant officers and sergeants, 25 single-storey houses and two semi-detached houses were

constructed some distance away from the officers' quarters, on what are now Caudron Road, Grebe Place and Corsair Drive.

Two of the houses built for married officers were two-storied and five were single-storied. These were constructed on what is now Henry Wigram Drive, near the No. 1 Officers' Mess, one of the other surviving historic buildings on the former base. The houses are similar in style to those of the warrant officers but are larger, with more embellishment. The two-storeyed version has a hipped roof with a large gabled bay which includes the front entrance.

The Officer's Mess and adjoining accommodation blocks have been modified with the addition of a pitched roof. Nevertheless, they remain as exceptional examples of institutional buildings designed in the Art Deco style with features that include vertical and horizontal lines incised into the façade. The clock tower is a distinctive element of the composition.

The residential houses remain for the most part much as they appeared when they were first built. The only significant general modification has been the replacement of the original window joinery with aluminium, which probably occurred within the last ten years that the houses were owned by the Air Force. More recently the Canterbury earthquakes had little impact on the houses within the area.

## Technological / Craftsmanship

The craftsmanship evidenced by the houses is typical of the time in which they were constructed. Building techniques that contribute to area's technological value include the use of concrete construction, rendered plaster for wall surfaces, timber to provide decorative elements at the entrances and tiles for roofing.

## Contextual

Wigram is located to the southwest of the city of Christchurch. The name is synonymous with the Air Base that was located there and the remaining buildings, including the hangars, control tower and officers mess, provide an enduring landmark within the Christchurch area.

The Wigram street layout was developed as an irregular grid, influenced by Ebenezer Howard's garden city ideals. By the 1930s the introduction of the private motor car was also influencing the New Zealand pattern of land development, producing a more suburban form.

The layout of sections, landscape elements and way in which the houses address the street is highly consistent, as is landscape detailing throughout the various groups of houses. Street trees and the openness of properties to the street results in a community focused context, consistent with the principles and reality of Air Force life.

The site layout and location of the houses on the sites allows generous front gardens, with the houses facing the street, their front doors visible and direct pedestrian access from the street. Landscape features in association with the houses including the metalwork front fences and gates, and rendered masonry walls, which were designed comprehensively, emphasising the recognition of these properties as a group and in keeping with the English Cottage/Moderne style of the houses.

The properties on Henry Wigram Drive are the more substantial of the two housing groups that comprise the HA. They include one and two-storey dwellings with associated garages designed in conjunction with the houses. In contrast the properties on and in the vicinity

of Caudron Road appear to have been designed without thought for the car and have pedestrian access only from the street frontage, except where driveways and garages have been developed retrospectively. Both sets of houses are consistent in their design, form and materials.

## Archaeological

Archaeological values may arise from the historical Ngāi Tahu activity and previous agricultural use of the area, as well as activities associated with Wigram airfield and the Air Force base.

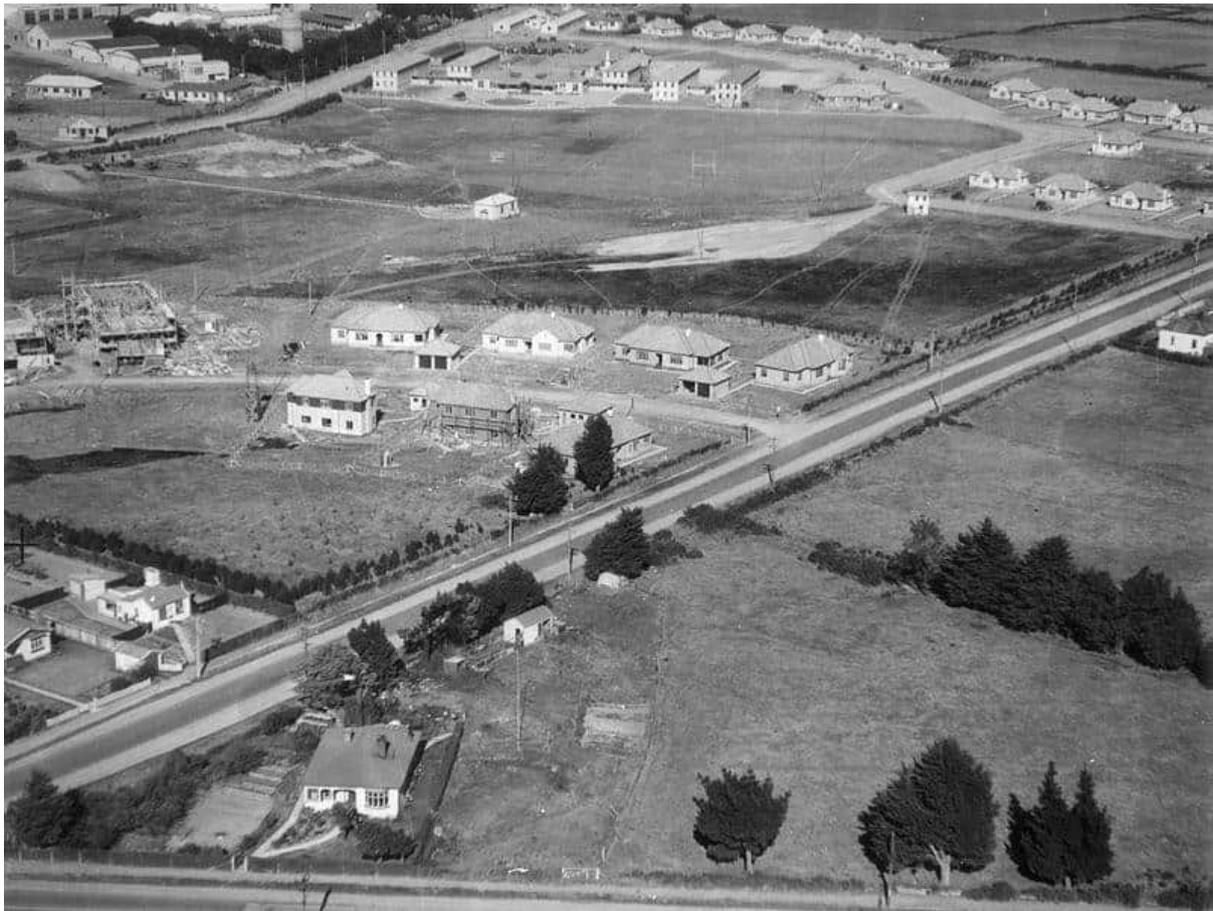
## Principal References

'Christchurch Street and Place Names', available at <http://christchurchcitylibraries.com/Heritage/PlaceNames/>

John Wilson 'Sir Henry Wigram – he forced his countrymen to take flying seriously' *The Press* 9 September 1978, p. 13.

L. Noble *Sir Henry Wigram: A Pioneer of Aviation in New Zealand*, (Whitcombe and Tombs, Christchurch, 1952)

P Harrison ed. *RNZAF Base Wigram 1916-1995: The End of an Era*, (RNZAF, 1995)



View of Henry Wigram Drive [at centre] with Officers' Mess in course of construction. WgF374, Air Force Museum of NZ Photograph Collection.

REPORT COMPLETED 1 February 2022

AUTHOR Dr Ann McEwan / Heritage Consultancy Services

Schedule of Individual Items to be included in the HA

<i>Name of Building / Structure / Site</i>	<i>Address</i>	<i>Contribution to Heritage Area</i>
House	37 Springs Road	Defining
Vacant site	4 Corsair Drive	Intrusive
House	6 Corsair Drive	Defining
House	8 Corsair Drive	Defining
House	1 Grebe Place	Defining
House	3 Grebe Place	Contributory
House	5 Grebe Place	Contributory
House	7 Grebe Place	Defining
House	1 Caudron Road	Contributory
House	2 Caudron Road	Defining
House	3 Caudron Road	Neutral
House	5 Caudron Road	Defining
House	6 Caudron Road	Defining
House	8 Caudron Road	Contributory
House	10 Caudron Road	Defining
House	12 Caudron Road	Defining
House	14 Caudron Road	Defining
House	16 Caudron Road	Defining
House	18 Caudron Road	Defining
House	22 Caudron Road	Neutral
House	24 Caudron Road	Defining
House	26 Caudron Road	Defining
House	28 Caudron Road	Defining
House	30 Caudron Road	Defining
House	32 Caudron Road	Defining
House	34 Caudron Road	Defining
House	36 Caudron Road	Defining
House	38 Caudron Road	Defining
House	1 Henry Wigram Drive	Defining
House	2 Henry Wigram Drive	Defining
House	3 Henry Wigram Drive	Defining
House	5 Henry Wigram Drive	Defining
House	6 Henry Wigram Drive	Defining

House	8 Henry Wigram Drive	Defining
House	10 Henry Wigram Drive	Defining
No. 1 Officer's Mess and Brevet Garden	14 Henry Wigram Drive	Defining [Scheduled heritage item #630]

## Key for Contribution to RHA

### *Defining*

Buildings, structures and other features that establish the historic heritage values of the Heritage Area. Defining buildings, structures and features embody the heritage values of the area and retain a level of authenticity and integrity sufficient to demonstrate these values.

\* Any building or structure that is individually scheduled within Appendix 9.3.7.2 of the Christchurch District Plan is deemed, regardless of its group ranking, to be making a defining contribution to the historic heritage values of the area.

### *Contributory*

Buildings, structures and other features that support the historic heritage values of the Heritage Area. Contributory buildings, structures and features are consistent with the heritage values of the area and may be either modified or modern buildings, structures and features in sympathy with the design and typology of their neighbours.

### *Neutral*

Buildings, structures and other features that neither establish, support nor detract from the historic heritage values of the Heritage Area. Neutral buildings, structures and features may be modern buildings that introduce a new typology (for example a cluster of flats or townhouses) or a new pattern of land development (such as cross-leasing); they generally respect the overall scale and density of the area.

### *Intrusive*

Buildings, structures and other features that detract from the historic heritage values of the Heritage Area. Intrusive buildings, structures and features are developments and typologies that are inconsistent with the historic heritage values of the area, including, but not limited to, non-residential uses and/or high-rise buildings. Vacant lots, from which buildings have been demolished or removed, are also considered intrusive within the streetscape of the Heritage Area.

CONTEXT RECORD FORM  
WIGRAM HERITAGE CONSERVATION AREA

CONTEXT/SETTING/LANDSCAPE FEATURES: WIGRAM AIR BASE RECORD FORM

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HERITAGE ITEM ADDRESS(S)/LOCATION:

Partial land area of the former Wigram Air Base including lengths of Henry Wigram Drive, Corsair Drive, Grebe Place, and Caudron Road.

AREA/ELEMENT DESCRIPTION

Areas of officer accommodation, Officers' Mess and Brevet Garden associated with the NZRAF and now incorporated into recent (post-2000) subdivision. Separated into two distinct areas – warrant officers and sergeants housing in Caudron Road/Grebe Place and officers' quarters on Henry Wigram Drive.

CONTRIBUTING LANDSCAPES

Wigram Airbase, Port Hills

STREET AND BLOCK PATTERN

Developed as an irregular grid, although there has been road stopping and changes to the layout with the recent subdivision, which is largely based a upon cul de sac layout.

SECTION LAYOUTS

Regular widths of sections, particularly on Caudron Road, while section area is variable.

KEY LONG VIEWS

Port Hills

KEY SHORT VIEWS

Within the Air Base itself to landmark features including the No.1 Officers' Mess, the hangars surrounding the airfield and the control tower.

CONTEXTUAL SIGNIFICANCE

The layout of sections, landscape elements and way in which the houses address the street is highly consistent, as is landscape detailing, throughout the various groups of houses. This includes comprehensive fencing, garages in association with the officer accommodation on Henry Wigram Drive, and pedestrian only access for most of the properties adjoining Caudron Road. Street trees and the openness of properties to the street results in a community focused context, consistent with the principles and reality of Air Force life.



The No 1 Officers Mess and housing in 1941.



Caudron Road, Wigram in 2009. J Schroder.

# INVENTORY OF PUBLIC AND REALM FEATURES

FEATURE	DESCRIPTION	
Open space	<p>Land adjoining Corsair Drive, part of Wigram Village Green and including tree planting, stone entry features and gardens (Rating: Contributory)</p> <p>Open space in association with the No. 1 Officers' Mess, Chapel and Brevet Garden (Rating: Defining)</p>	
STREAMS	N/A	
CEMETERY	N/A	
LANDMARKS	Officers' Mess (Rating: Defining), Control Tower (Rating: Defining), Hangar (Rating: Defining) Museum (Rating: Defining)	

		
MEMORIALS	Brevet Gardens (see Open Space)	
PLAQUES	N/A	
GATES/PILLARS	Domestic gates to properties in consistent materials and style and catch detail (Rating: Defining)	  
PATHS	N/A	
STRUCTURES	N/A	





STREET

Small scale streets with mature tree planting  
(Rating: Defining)



With the exception of Grebe Street and the east end of Caudron Road which have few new or no street trees  
(Rating: Contributory)



		
<ul style="list-style-type: none"> <li>• WIDTH</li> </ul>	<p>Henry Wigram Drive road reserve 16m, carriageway 8m (Rating: Defining)</p> <p>Grebe Place road reserve variable 18-27m, carriageway 7.5m (Rating: Contributory)</p> <p>Caudron Road road reserve 19m, carriageway 7.5m (Rating: Defining)</p>	
<ul style="list-style-type: none"> <li>• ALIGNMENT AND LAYOUT</li> </ul>	<p>Short straight sections with the remainder curving (Rating: Defining)</p>	
<ul style="list-style-type: none"> <li>• MATERIAL</li> </ul>	<p>Asphalt (Rating: Contributory)</p>	
<ul style="list-style-type: none"> <li>• KERB AND CHANNEL</li> </ul>	<p>Concrete kerb and channel renewed with new subdivision (post 2000) (Rating: Neutral)</p>	
<ul style="list-style-type: none"> <li>• FOOTPATH</li> </ul>	<p>Both sides and one side (Rating: Contributory)</p>	
<ul style="list-style-type: none"> <li>• BERM</li> </ul>	<p>Both sides (Rating: Defining)</p>	
<p>Street trees</p>	<p>Mature street trees in Henry Wigram Drive and the western section of Caudron Road. (Rating: Defining)</p> <p>Some birches to the eastern end of Caudron Road but otherwise new or intermittent (Rating: Neutral)</p>	

		
• CLUSTER		
• AVENUE	Unidentified species (Rating: Defining)	
• INTERMITTENT	Birches and mixed species (Rating: Neutral)	
• SIZE	Up to 12m in height (rating: Defining)	
• SPECIES	Unknown	
<i>Private Realm Features</i>		
Garden planting	Mix of exotic and native planting (Rating: Contributory)	 

<p>MATERIALS</p>	<p>Iron, masonry, concrete, timber (Rating: Defining)</p>	
<p>BUILDING SETBACK</p>	<p>Consistent building setbacks (Rating: Defining) with the exception of Grebe Place which is irregular (Rating: Neutral)</p> <p>Henry Wigram Drive 13-15m</p> <p>Caudron Road 14-18m</p>	
<p>ANCILLARY BUILDINGS</p>	<p>Front garages in Henry Wigram Drive built in conjunction with the Officer houses (Rating: Defining)</p> <p>Rear garages built retrospectively in Caudron Drive (Rating: Neutral)</p>	

	<p>Front garages built retrospectively in Corsair Drive and Grebe Place (rating: Intrusive)</p>	
<p>TREES</p>	<p>Mix of small-scale exotic and deciduous trees (Rating: Contributory)</p>	
<p>VIEWS</p>	<p>Port Hills (Rating: Neutral)</p>	<p>Image unavailable</p>

CHRISTCHURCH DISTRICT PLAN  
RNZAF STATION WIGRAM STAFF HOUSING RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME            House  
ADDRESS            1 Caudron Road  
                          Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Government Architect; Public Works Department
DATE OF CONSTRUCTION	1938-39

STYLE

English Cottage style

PHYSICAL DESCRIPTION

Single-storey dwelling with rectangular footprint and hipped roof. Cross-gabled bay with battened gable end flanks former entry on west elevation; roof extends over bay on east elevation. Low trellis fence, multi-level plastered wall and tall paling fence demarcate the road boundary.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house is situated on the north-east side of Caudron Road; the lot is bounded by Springs Road to the west.

MATERIALS/STRUCTURE

Plaster rendered walls, timber, aluminium joinery, tiled roof.

ALTERATIONS

Window joinery has been changed to aluminium (date unknown). Main entry replaced by window, French doors installed beside former entry (later 2000s?). Solar panels erected on roof (c.2018).

RATING

Contributory

REASON FOR RATING

A modified original house built to house staff at Wigram air base.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The RHA has historical and social significance as an important element of one of New Zealand's leading RNZAF bases. It dates from a time when the government was making a major effort to ready the country's fighting forces for an impending world war in the late 1930s. Staff housing was an integral part of what was New Zealand's first airfield. The different sizes of the houses in each of the groups, and their physical separation from each other, reflect the traditions, customs and social hierarchies of the RNZAF.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The house demonstrates the way of life of its past and present residents and embodies the culture of the RNZAF, its personnel and their families.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The RNZAF housing at Wigram has architectural and aesthetic significance for its English Cottage style design with Art Deco detailing by the Government Architect's office.

#### CONTEXTUAL SIGNIFICANCE

The contextual significance of this heritage area is due to its overarching 'Garden City' suburb design and the highly consistent layout of individual sections and the relationship of the houses to the streetscape.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values arise from the historical Ngāi Tahu activity and previous agricultural use of the area, as well as activities associated with Wigram airfield and the Air Force base.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship value of the houses in this heritage area is generally typical of the period in which they were built. Building techniques that contribute to area's technological value include the use of concrete construction, rendered plaster for wall surfaces, timber to provide decorative elements at the entrances and tiles for roofing.

#### REFERENCES

P Harrison ed. *RNZAF Base Wigram 1916-1995: The End of an Era*, (RNZAF, 1995)

REPORT COMPLETED

25 May 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
RNZAF STATION WIGRAM STAFF HOUSING RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME Duplex  
ADDRESS 2 Caudron Road  
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Government Architect; Public Works Department
DATE OF CONSTRUCTION	1938-39

STYLE

English Cottage style

PHYSICAL DESCRIPTION

Single-storey duplex dwelling with rectangular footprint and hipped roof. Cross-gabled bay with battened gable end flanks recessed entry with decorative detailing. Solid panel fencing along road boundary.

CONTEXT/SETTING/LANDSCAPE FEATURES

The duplex, comprising dwellings at 2 and 6 Caudron Road, is on the south side of the roadway; the site is bounded by Springs Road to the west.

MATERIALS/STRUCTURE

Plaster rendered walls, timber, aluminium joinery, tiled roof.

ALTERATIONS

Window joinery has been changed to aluminium (date unknown). New fence (c.2020).

RATING

Defining

REASON FOR RATING

An original house built to house staff at Wigram air base.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The RHA has historical and social significance as an important element of one of New Zealand's leading RNZAF bases. It dates from a time when the government was making a major effort to ready the country's fighting forces for an impending world war in the late 1930s. Staff housing was an integral part of what was New Zealand's first airfield. The different sizes of the houses in each of the groups, and their physical separation from each other, reflect the traditions, customs and social hierarchies of the RNZAF.

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The craftsmanship value of the houses in this heritage area is generally typical of the period in which they were built. Building techniques that contribute to area's technological value include the use of concrete construction, rendered plaster for wall surfaces, timber to provide decorative elements at the entrances and tiles for roofing.

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REPORT COMPLETED

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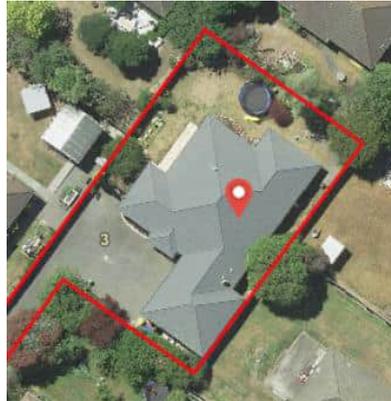
Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
RNZAF STATION WIGRAM STAFF HOUSING RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME            House  
ADDRESS            3 Caudron Road  
                         Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	Later 1990s

STYLE

Modern bungalow

PHYSICAL DESCRIPTION

Single-storey dwelling with irregular L-shaped footprint and hipped roof forms. Integrated garage. Paling fence lines driveway.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house is situated on a rear section with its driveway running along the north-western boundary of 5 Caudron Road.

MATERIALS/STRUCTURE

Brick [?], aluminium joinery, tiled roof.

ALTERATIONS

Unknown, if any.

RATING

Neutral

REASON FOR RATING

Modern infill housing; designed in sympathy to defining houses.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The RHA has historical and social significance as an important element of one of New Zealand's leading RNZAF bases. It dates from a time when the government was making a major effort to ready the country's fighting forces for an impending world war in the late 1930s. Staff housing was an integral part of what was New Zealand's first airfield. The different sizes of the houses in each of the groups, and their physical separation from each other, reflect the traditions, customs and social hierarchies of the RNZAF.

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The contextual significance of this heritage area is due to its overarching 'Garden City' suburb design and the highly consistent layout of individual sections and the relationship of the houses to the streetscape.

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CHRISTCHURCH DISTRICT PLAN  
RNZAF STATION WIGRAM STAFF HOUSING RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                    House  
ADDRESS                    5 Caudron Road  
                                  Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Government Architect; Public Works Department
DATE OF CONSTRUCTION	1938-39

STYLE

English Cottage style

PHYSICAL DESCRIPTION

Single-storey dwelling with rectangular footprint and hipped roof. Cross-gabled bay flanks main entry on west elevation; roof extends over bay on east elevation. Low metal, balustrade style fencing along road boundary.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house is situated on the north-east side of Caudron Road; a double garage is located in the south corner of lot.

MATERIALS/STRUCTURE

Plaster rendered walls, timber, aluminium joinery, tiled roof.

ALTERATIONS

Window joinery has been changed to aluminium (date unknown).

RATING

Defining

REASON FOR RATING

An original house built to house staff at Wigram air base.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The RHA has historical and social significance as an important element of one of New Zealand's leading RNZAF bases. It dates from a time when the government was making a major effort to ready the country's fighting forces for an impending world war in the late 1930s. Staff housing was an integral part of what was New Zealand's first airfield. The different sizes of the houses in each of the groups, and their physical separation from each other, reflect the traditions, customs and social hierarchies of the RNZAF.

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REPORT COMPLETED

25 May 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
RNZAF STATION WIGRAM STAFF HOUSING RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME Duplex house  
ADDRESS 6 Caudron Road  
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Government Architect; Public Works Department
DATE OF CONSTRUCTION	1938-39
STYLE	
English Cottage style	
PHYSICAL DESCRIPTION	
Single-storey duplex dwelling with rectangular footprint and hipped roof. Cross-gabled bay with battened gable end flanks recessed entry with decorative detailing. Solid panel fencing along road boundary.	
CONTEXT/SETTING/LANDSCAPE FEATURES	
The duplex, comprising dwellings at 2 and 6 Caudron Road, is on the south side of the roadway; the site is bounded by Springs Road to the west.	
MATERIALS/STRUCTURE	
Plaster rendered walls, timber, aluminium joinery, tiled roof.	
ALTERATIONS	
Window joinery has been changed to aluminium (date unknown). New fence (c.2020).	
RATING	
Defining	
REASON FOR RATING	
An original house built to house staff at Wigram air base.	

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The RHA has historical and social significance as an important element of one of New Zealand's leading RNZAF bases. It dates from a time when the government was making a major effort to ready the country's fighting forces for an impending world war in the late 1930s. Staff housing was an integral part of what was New Zealand's first airfield. The different sizes of the houses in each of the groups, and their physical separation from each other, reflect the traditions, customs and social hierarchies of the RNZAF.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The house demonstrates the way of life of its past and present residents and embodies the culture of the RNZAF, its personnel and their families.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The RNZAF housing at Wigram has architectural and aesthetic significance for its English Cottage style design with Art Deco detailing by the Government Architect's office.

#### CONTEXTUAL SIGNIFICANCE

The contextual significance of this heritage area is due to its overarching 'Garden City' suburb design and the highly consistent layout of individual sections and the relationship of the houses to the streetscape.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values arise from the historical Ngāi Tahu activity and previous agricultural use of the area, as well as activities associated with Wigram airfield and the Air Force base.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship value of the houses in this heritage area is generally typical of the period in which they were built. Building techniques that contribute to area's technological value include the use of concrete construction, rendered plaster for wall surfaces, timber to provide decorative elements at the entrances and tiles for roofing.

#### REFERENCES

P Harrison ed. *RNZAF Base Wigram 1916-1995: The End of an Era*, (RNZAF, 1995)

REPORT COMPLETED

25 May 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
RNZAF STATION WIGRAM STAFF HOUSING RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                    House  
ADDRESS                    8 Caudron Road  
                                  Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Government Architect; Public Works Department
DATE OF CONSTRUCTION	1938-39

STYLE

English Cottage style

PHYSICAL DESCRIPTION

Single-storey dwelling with rectangular footprint and hipped roof. Cross-gabled bay with battened end flanks recessed entrance porch with decorative detailing. Tall paling fence along road boundary.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house is situated on the south-west side of Caudron Road; a modern garage and shed are located in the east corner of lot.

MATERIALS/STRUCTURE

Plaster rendered walls, timber, aluminium joinery, tiled roof.

ALTERATIONS

Window joinery has been changed to aluminium (date unknown). Garage and paling fence erected (c.2012). Shed erected (later 2010s).

RATING

Contributory

REASON FOR RATING

An original house, built to house staff at Wigram air base, obscured by modern garage and shed.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The RHA has historical and social significance as an important element of one of New Zealand's leading RNZAF bases. It dates from a time when the government was making a major effort to ready the country's fighting forces for an impending world war in the late 1930s. Staff housing was an integral part of what was New Zealand's first airfield. The different sizes of the houses in each of the groups, and their physical separation from each other, reflect the traditions, customs and social hierarchies of the RNZAF.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The house demonstrates the way of life of its past and present residents and embodies the culture of the RNZAF, its personnel and their families.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The RNZAF housing at Wigram has architectural and aesthetic significance for its English Cottage style design with Art Deco detailing by the Government Architect's office.

#### CONTEXTUAL SIGNIFICANCE

The contextual significance of this heritage area is due to its overarching 'Garden City' suburb design and the highly consistent layout of individual sections and the relationship of the houses to the streetscape.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values arise from the historical Ngāi Tahu activity and previous agricultural use of the area, as well as activities associated with Wigram airfield and the Air Force base.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship value of the houses in this heritage area is generally typical of the period in which they were built. Building techniques that contribute to area's technological value include the use of concrete construction, rendered plaster for wall surfaces, timber to provide decorative elements at the entrances and tiles for roofing.

#### REFERENCES

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REPORT COMPLETED

25 May 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
RNZAF STATION WIGRAM STAFF HOUSING RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME            House  
ADDRESS            10 Caudron Road  
                          Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Government Architect; Public Works Department

DATE OF CONSTRUCTION            1938-39

STYLE

English Cottage style

PHYSICAL DESCRIPTION

Single-storey dwelling with rectangular footprint and hipped roof forms. Cross-gabled bay with weatherboard gable end flanks recessed entrance porch with decorative detailing. Low trellis fencing along road boundary.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house is situated on the south-west side of Caudron Road. The house is largely screened from view by vegetation; garaging is accessed via Mosquito Place.

MATERIALS/STRUCTURE

Plaster rendered walls, timber, aluminium joinery, tiled roof.

ALTERATIONS

Window joinery has been changed to aluminium (date unknown).

RATING

Defining

REASON FOR RATING

An original house built to house staff at Wigram air base.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The RHA has historical and social significance as an important element of one of New Zealand's leading RNZAF bases. It dates from a time when the government was making a major effort to ready the country's fighting forces for an impending world war in the late 1930s. Staff housing was an integral part of what was New Zealand's first airfield. The different sizes of the houses in each of the groups, and their physical separation from each other, reflect the traditions, customs and social hierarchies of the RNZAF.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The house demonstrates the way of life of its past and present residents and embodies the culture of the RNZAF, its personnel and their families.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The RNZAF housing at Wigram has architectural and aesthetic significance for its English Cottage style design with Art Deco detailing by the Government Architect's office.

#### CONTEXTUAL SIGNIFICANCE

The contextual significance of this heritage area is due to its overarching 'Garden City' suburb design and the highly consistent layout of individual sections and the relationship of the houses to the streetscape.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values arise from the historical Ngāi Tahu activity and previous agricultural use of the area, as well as activities associated with Wigram airfield and the Air Force base.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship value of the houses in this heritage area is generally typical of the period in which they were built. Building techniques that contribute to area's technological value include the use of concrete construction, rendered plaster for wall surfaces, timber to provide decorative elements at the entrances and tiles for roofing.

#### REFERENCES

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REPORT COMPLETED

25 May 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
RNZAF STATION WIGRAM STAFF HOUSING RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                    House  
ADDRESS                    12 Caudron Road  
                                  Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Government Architect; Public Works Department

DATE OF CONSTRUCTION                    1938-39

STYLE

English Cottage style

PHYSICAL DESCRIPTION

Single-storey dwelling with rectangular footprint and gabled roof forms. Roof extends over bay window and recessed entrance porch with decorative detailing on principal, north-facing elevation. Low metal balustrade style fencing along road boundary.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house is situated on the south-west side of Caudron Road overlooking its intersection with Grebe Place; garaging is accessed via Mosquito Place.

MATERIALS/STRUCTURE

Plaster rendered walls, aluminium joinery, tiled roof.

ALTERATIONS

Window joinery has been changed to aluminium (date unknown).

RATING

Defining

REASON FOR RATING

An original house built to house staff at Wigram air base.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The RHA has historical and social significance as an important element of one of New Zealand's leading RNZAF bases. It dates from a time when the government was making a major effort to ready the country's fighting forces for an impending world war in the late 1930s. Staff housing was an integral part of what was New Zealand's first airfield. The different sizes of the houses in each of the groups, and their physical separation from each other, reflect the traditions, customs and social hierarchies of the RNZAF.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The house demonstrates the way of life of its past and present residents and embodies the culture of the RNZAF, its personnel and their families.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The RNZAF housing at Wigram has architectural and aesthetic significance for its English Cottage style design with Art Deco detailing by the Government Architect's office.

#### CONTEXTUAL SIGNIFICANCE

The contextual significance of this heritage area is due to its overarching 'Garden City' suburb design and the highly consistent layout of individual sections and the relationship of the houses to the streetscape.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values arise from the historical Ngāi Tahu activity and previous agricultural use of the area, as well as activities associated with Wigram airfield and the Air Force base.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship value of the houses in this heritage area is generally typical of the period in which they were built. Building techniques that contribute to area's technological value include the use of concrete construction, rendered plaster for wall surfaces, timber to provide decorative elements at the entrances and tiles for roofing.

#### REFERENCES

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REPORT COMPLETED

25 May 2022

AUTHOR

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CHRISTCHURCH DISTRICT PLAN  
RNZAF STATION WIGRAM STAFF HOUSING RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME            House  
ADDRESS            14 Caudron Road  
                          Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Government Architect; Public Works Department
DATE OF CONSTRUCTION	1938-39

STYLE

English Cottage style

PHYSICAL DESCRIPTION

Single-storey dwelling with rectangular footprint and hipped roof forms. Cross-gabled bay with weatherboard gable end set with narrow vent window flanks recessed entrance porch with decorative detailing. Low metal balustrade style fencing along road boundary.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house is situated on the south-west side of Caudron Road near its intersection with Grebe Place.

MATERIALS/STRUCTURE

Plaster rendered walls, timber, aluminium joinery, tiled roof.

ALTERATIONS

Window joinery has been changed to aluminium (date unknown). Rear of property subdivided and developed (later 2000s).

RATING

Defining

REASON FOR RATING

An original house built to house staff at Wigram air base.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The RHA has historical and social significance as an important element of one of New Zealand's leading RNZAF bases. It dates from a time when the government was making a major effort to ready the country's fighting forces for an impending world war in the late 1930s. Staff housing was an integral part of what was New Zealand's first airfield. The different sizes of the houses in each of the groups, and their physical separation from each other, reflect the traditions, customs and social hierarchies of the RNZAF.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The house demonstrates the way of life of its past and present residents and embodies the culture of the RNZAF, its personnel and their families.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The RNZAF housing at Wigram has architectural and aesthetic significance for its English Cottage style design with Art Deco detailing by the Government Architect's office.

#### CONTEXTUAL SIGNIFICANCE

The contextual significance of this heritage area is due to its overarching 'Garden City' suburb design and the highly consistent layout of individual sections and the relationship of the houses to the streetscape.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values arise from the historical Ngāi Tahu activity and previous agricultural use of the area, as well as activities associated with Wigram airfield and the Air Force base.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship value of the houses in this heritage area is generally typical of the period in which they were built. Building techniques that contribute to area's technological value include the use of concrete construction, rendered plaster for wall surfaces, timber to provide decorative elements at the entrances and tiles for roofing.

#### REFERENCES

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REPORT COMPLETED

25 May 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
RNZAF STATION WIGRAM STAFF HOUSING RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                    House  
ADDRESS                    16 Caudron Road  
                                  Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Government Architect; Public Works Department
DATE OF CONSTRUCTION	1938-39

STYLE

English Cottage style

PHYSICAL DESCRIPTION

Single-storey dwelling with rectangular footprint and hipped roof forms. Cross-gabled bay with narrow vent window flanks recessed entrance porch with decorative detailing. Low paling fence along road boundary.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house is situated on the west side of Caudron Road and is partially screened from view by vegetation.

MATERIALS/STRUCTURE

Plaster rendered walls, aluminium joinery, tiled roof.

ALTERATIONS

Window joinery has been changed to aluminium (date unknown).

RATING

Defining

REASON FOR RATING

An original house built to house staff at Wigram air base.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The RHA has historical and social significance as an important element of one of New Zealand's leading RNZAF bases. It dates from a time when the government was making a major effort to ready the country's fighting forces for an impending world war in the late 1930s. Staff housing was an integral part of what was New Zealand's first airfield. The different sizes of the houses in each of the groups, and their physical separation from each other, reflect the traditions, customs and social hierarchies of the RNZAF.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The house demonstrates the way of life of its past and present residents and embodies the culture of the RNZAF, its personnel and their families.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The RNZAF housing at Wigram has architectural and aesthetic significance for its English Cottage style design with Art Deco detailing by the Government Architect's office.

#### CONTEXTUAL SIGNIFICANCE

The contextual significance of this heritage area is due to its overarching 'Garden City' suburb design and the highly consistent layout of individual sections and the relationship of the houses to the streetscape.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values arise from the historical Ngāi Tahu activity and previous agricultural use of the area, as well as activities associated with Wigram airfield and the Air Force base.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship value of the houses in this heritage area is generally typical of the period in which they were built. Building techniques that contribute to area's technological value include the use of concrete construction, rendered plaster for wall surfaces, timber to provide decorative elements at the entrances and tiles for roofing.

#### REFERENCES

P Harrison ed. *RNZAF Base Wigram 1916-1995: The End of an Era*, (RNZAF, 1995)

REPORT COMPLETED

25 May 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
RNZAF STATION WIGRAM STAFF HOUSING RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                    House  
ADDRESS                    18 Caudron Road  
                                  Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Government Architect; Public Works Department
DATE OF CONSTRUCTION	1938-39
STYLE	
English Cottage style	
PHYSICAL DESCRIPTION	
Single-storey dwelling with rectangular footprint and hipped roof forms. Cross-gabled bay with battened gable end and narrow vent window flanks recessed entrance porch with decorative detailing. Low trellis fence along road boundary.	
CONTEXT/SETTING/LANDSCAPE FEATURES	
The house is situated on the west side of Caudron Road, immediately adjacent to its intersection with Hurricane Way.	
MATERIALS/STRUCTURE	
Plaster rendered walls, aluminium joinery, tiled roof.	
ALTERATIONS	
Window joinery has been changed to aluminium (date unknown). Garage erected (c.2010?).	
RATING	
Defining	
REASON FOR RATING	
An original house built to house staff at Wigram air base.	

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The RHA has historical and social significance as an important element of one of New Zealand's leading RNZAF bases. It dates from a time when the government was making a major effort to ready the country's fighting forces for an impending world war in the late 1930s. Staff housing was an integral part of what was New Zealand's first airfield. The different sizes of the houses in each of the groups, and their physical separation from each other, reflect the traditions, customs and social hierarchies of the RNZAF.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The house demonstrates the way of life of its past and present residents and embodies the culture of the RNZAF, its personnel and their families.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The RNZAF housing at Wigram has architectural and aesthetic significance for its English Cottage style design with Art Deco detailing by the Government Architect's office.

#### CONTEXTUAL SIGNIFICANCE

The contextual significance of this heritage area is due to its overarching 'Garden City' suburb design and the highly consistent layout of individual sections and the relationship of the houses to the streetscape.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values arise from the historical Ngāi Tahu activity and previous agricultural use of the area, as well as activities associated with Wigram airfield and the Air Force base.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship value of the houses in this heritage area is generally typical of the period in which they were built. Building techniques that contribute to area's technological value include the use of concrete construction, rendered plaster for wall surfaces, timber to provide decorative elements at the entrances and tiles for roofing.

#### REFERENCES

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REPORT COMPLETED

25 May 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
RNZAF STATION WIGRAM STAFF HOUSING RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME House  
ADDRESS 22 Caudron Road  
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	c.2005

STYLE

Modern bungalow

PHYSICAL DESCRIPTION

Single-storey dwelling with L-shaped footprint and hipped roof forms. Integrated garage, recessed entry. Tall paling fence along road boundary.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house is situated on the west side of Caudron Road, immediately adjacent to its intersection with Hurricane Way.

MATERIALS/STRUCTURE

Brick, aluminium joinery, tiled roof.

ALTERATIONS

Unknown, if any.

RATING

Neutral

REASON FOR RATING

Modern dwelling on redeveloped site; designed in sympathy to defining houses.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The RHA has historical and social significance as an important element of one of New Zealand's leading RNZAF bases. It dates from a time when the government was making a major effort to ready the country's fighting forces for an impending world war in the late 1930s. Staff housing was an integral part of what was New Zealand's first airfield. The different sizes of the houses in each of the groups, and their physical separation from each other, reflect the traditions, customs and social hierarchies of the RNZAF.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The house demonstrates the way of life of its past and present residents and embodies the culture of the RNZAF, its personnel and their families.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The RNZAF housing at Wigram has architectural and aesthetic significance for its English Cottage style design with Art Deco detailing by the Government Architect's office.

#### CONTEXTUAL SIGNIFICANCE

The contextual significance of this heritage area is due to its overarching 'Garden City' suburb design and the highly consistent layout of individual sections and the relationship of the houses to the streetscape.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values arise from the historical Ngāi Tahu activity and previous agricultural use of the area, as well as activities associated with Wigram airfield and the Air Force base.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship value of the houses in this heritage area is generally typical of the period in which they were built. Building techniques that contribute to area's technological value include the use of concrete construction, rendered plaster for wall surfaces, timber to provide decorative elements at the entrances and tiles for roofing.

#### REFERENCES

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REPORT COMPLETED

25 May 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
RNZAF STATION WIGRAM STAFF HOUSING RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                    House  
ADDRESS                    24 Caudron Road  
                                  Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Government Architect; Public Works Department
DATE OF CONSTRUCTION	1938-39

STYLE

English Cottage style

PHYSICAL DESCRIPTION

Single-storey dwelling with rectangular footprint and hipped roof forms. Cross-gabled bay with weatherboard gable end flanks recessed entrance porch with decorative detailing. Low paling fence along road boundary.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house is situated on the south side of Caudron Road and extends almost the full width of the lot.

MATERIALS/STRUCTURE

Plaster rendered walls, aluminium joinery, tiled roof.

ALTERATIONS

Window joinery has been changed to aluminium (date unknown). Section subdivided and new house built on rear section; garage erected (later 2000s).

RATING

Defining

REASON FOR RATING

An original house built to house staff at Wigram air base.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The RHA has historical and social significance as an important element of one of New Zealand's leading RNZAF bases. It dates from a time when the government was making a major effort to ready the country's fighting forces for an impending world war in the late 1930s. Staff housing was an integral part of what was New Zealand's first airfield. The different sizes of the houses in each of the groups, and their physical separation from each other, reflect the traditions, customs and social hierarchies of the RNZAF.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The house demonstrates the way of life of its past and present residents and embodies the culture of the RNZAF, its personnel and their families.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The RNZAF housing at Wigram has architectural and aesthetic significance for its English Cottage style design with Art Deco detailing by the Government Architect's office.

#### CONTEXTUAL SIGNIFICANCE

The contextual significance of this heritage area is due to its overarching 'Garden City' suburb design and the highly consistent layout of individual sections and the relationship of the houses to the streetscape.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values arise from the historical Ngāi Tahu activity and previous agricultural use of the area, as well as activities associated with Wigram airfield and the Air Force base.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship value of the houses in this heritage area is generally typical of the period in which they were built. Building techniques that contribute to area's technological value include the use of concrete construction, rendered plaster for wall surfaces, timber to provide decorative elements at the entrances and tiles for roofing.

#### REFERENCES

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REPORT COMPLETED

25 May 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
RNZAF STATION WIGRAM STAFF HOUSING RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                    House  
ADDRESS                    26 Caudron Road  
                                  Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Government Architect; Public Works Department
DATE OF CONSTRUCTION	1938-39

STYLE

English Cottage style

PHYSICAL DESCRIPTION

Single-storey dwelling with rectangular footprint and hipped roof forms. Cross-gabled bay with narrow vent window flanks recessed entrance porch with scalloped relief detailing. Low paling fence and wrought iron gates along road boundary.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house is situated on the south side of Caudron Road and extends almost the full width of the lot.

MATERIALS/STRUCTURE

Plaster rendered walls, aluminium joinery, tiled roof.

ALTERATIONS

Window joinery has been changed to aluminium (date unknown). Section subdivided and new house built on rear section; garage erected (later 2000s).

RATING

Defining

REASON FOR RATING

An original house built to house staff at Wigram air base.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The RHA has historical and social significance as an important element of one of New Zealand's leading RNZAF bases. It dates from a time when the government was making a major effort to ready the country's fighting forces for an impending world war in the late 1930s. Staff housing was an integral part of what was New Zealand's first airfield. The different sizes of the houses in each of the groups, and their physical separation from each other, reflect the traditions, customs and social hierarchies of the RNZAF.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The house demonstrates the way of life of its past and present residents and embodies the culture of the RNZAF, its personnel and their families.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The RNZAF housing at Wigram has architectural and aesthetic significance for its English Cottage style design with Art Deco detailing by the Government Architect's office.

#### CONTEXTUAL SIGNIFICANCE

The contextual significance of this heritage area is due to its overarching 'Garden City' suburb design and the highly consistent layout of individual sections and the relationship of the houses to the streetscape.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values arise from the historical Ngāi Tahu activity and previous agricultural use of the area, as well as activities associated with Wigram airfield and the Air Force base.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship value of the houses in this heritage area is generally typical of the period in which they were built. Building techniques that contribute to area's technological value include the use of concrete construction, rendered plaster for wall surfaces, timber to provide decorative elements at the entrances and tiles for roofing.

#### REFERENCES

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REPORT COMPLETED

25 May 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
RNZAF STATION WIGRAM STAFF HOUSING RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                    House  
ADDRESS                    28 Caudron Road  
                                     Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Government Architect; Public Works Department
DATE OF CONSTRUCTION	1938-39

STYLE  
English Cottage style

PHYSICAL DESCRIPTION

Single-storey dwelling with rectangular footprint and hipped roof forms. Cross-gabled bay with batted gable end and narrow vent window flanks recessed entrance porch with decorative detailing. Low paling fence along road boundary.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house is situated on the south side of Caudron Road and extends almost the full width of the lot.

MATERIALS/STRUCTURE

Plaster rendered walls, aluminium joinery, tiled roof.

ALTERATIONS

Window joinery has been changed to aluminium (date unknown).

RATING

Defining

REASON FOR RATING

An original house built to house staff at Wigram air base.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The RHA has historical and social significance as an important element of one of New Zealand's leading RNZAF bases. It dates from a time when the government was making a major effort to ready the country's fighting forces for an impending world war in the late 1930s. Staff housing was an integral part of what was New Zealand's first airfield. The different sizes of the houses in each of the groups, and their physical separation from each other, reflect the traditions, customs and social hierarchies of the RNZAF.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The house demonstrates the way of life of its past and present residents and embodies the culture of the RNZAF, its personnel and their families.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The RNZAF housing at Wigram has architectural and aesthetic significance for its English Cottage style design with Art Deco detailing by the Government Architect's office.

#### CONTEXTUAL SIGNIFICANCE

The contextual significance of this heritage area is due to its overarching 'Garden City' suburb design and the highly consistent layout of individual sections and the relationship of the houses to the streetscape.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values arise from the historical Ngāi Tahu activity and previous agricultural use of the area, as well as activities associated with Wigram airfield and the Air Force base.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship value of the houses in this heritage area is generally typical of the period in which they were built. Building techniques that contribute to area's technological value include the use of concrete construction, rendered plaster for wall surfaces, timber to provide decorative elements at the entrances and tiles for roofing.

#### REFERENCES

P Harrison ed. *RNZAF Base Wigram 1916-1995: The End of an Era*, (RNZAF, 1995)

REPORT COMPLETED

25 May 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
RNZAF STATION WIGRAM STAFF HOUSING RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                    House  
ADDRESS                    30 Caudron Road  
                                  Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Government Architect; Public Works Department

DATE OF CONSTRUCTION                    1938-39

STYLE

English Cottage style

PHYSICAL DESCRIPTION

Single-storey dwelling with rectangular footprint and gabled roof forms. Roof extends over bay window and recessed entrance porch with horizontal relief detailing and decorative lintel. Low trellis fence along road boundary.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house is situated on the south side of Caudron Road and extends almost the full width of the lot. The house is largely screened from view by vegetation; garaging is accessed via Spitfire Place.

MATERIALS/STRUCTURE

Plaster rendered walls, aluminium joinery, tiled roof.

ALTERATIONS

Window joinery has been changed to aluminium (date unknown).

RATING

Defining

REASON FOR RATING

An original house built to house staff at Wigram air base.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The RHA has historical and social significance as an important element of one of New Zealand's leading RNZAF bases. It dates from a time when the government was making a major effort to ready the country's fighting forces for an impending world war in the late 1930s. Staff housing was an integral part of what was New Zealand's first airfield. The different sizes of the houses in each of the groups, and their physical separation from each other, reflect the traditions, customs and social hierarchies of the RNZAF.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The house demonstrates the way of life of its past and present residents and embodies the culture of the RNZAF, its personnel and their families.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The RNZAF housing at Wigram has architectural and aesthetic significance for its English Cottage style design with Art Deco detailing by the Government Architect's office.

#### CONTEXTUAL SIGNIFICANCE

The contextual significance of this heritage area is due to its overarching 'Garden City' suburb design and the highly consistent layout of individual sections and the relationship of the houses to the streetscape.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values arise from the historical Ngāi Tahu activity and previous agricultural use of the area, as well as activities associated with Wigram airfield and the Air Force base.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship value of the houses in this heritage area is generally typical of the period in which they were built. Building techniques that contribute to area's technological value include the use of concrete construction, rendered plaster for wall surfaces, timber to provide decorative elements at the entrances and tiles for roofing.

#### REFERENCES

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REPORT COMPLETED

25 May 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
RNZAF STATION WIGRAM STAFF HOUSING RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                    House  
ADDRESS                    32 Caudron Road  
                                  Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Government Architect; Public Works Department
DATE OF CONSTRUCTION	1938-39

STYLE

English Cottage style

PHYSICAL DESCRIPTION

Single-storey dwelling with rectangular footprint and gabled roof forms. Roof extends over bay window and recessed entrance porch on principal, north-facing elevation. Low trellis fence along road boundary.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house is situated on the south side of Caudron Road and extends almost the full width of the lot; the house is largely screened from view by vegetation.

MATERIALS/STRUCTURE

Plaster rendered walls, aluminium joinery, tiled roof.

ALTERATIONS

Window joinery has been changed to aluminium (date unknown).

RATING

Defining

REASON FOR RATING

An original house built to house staff at Wigram air base.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The RHA has historical and social significance as an important element of one of New Zealand's leading RNZAF bases. It dates from a time when the government was making a major effort to ready the country's fighting forces for an impending world war in the late 1930s. Staff housing was an integral part of what was New Zealand's first airfield. The different sizes of the houses in each of the groups, and their physical separation from each other, reflect the traditions, customs and social hierarchies of the RNZAF.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The house demonstrates the way of life of its past and present residents and embodies the culture of the RNZAF, its personnel and their families.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The RNZAF housing at Wigram has architectural and aesthetic significance for its English Cottage style design with Art Deco detailing by the Government Architect's office.

#### CONTEXTUAL SIGNIFICANCE

The contextual significance of this heritage area is due to its overarching 'Garden City' suburb design and the highly consistent layout of individual sections and the relationship of the houses to the streetscape.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values arise from the historical Ngāi Tahu activity and previous agricultural use of the area, as well as activities associated with Wigram airfield and the Air Force base.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship value of the houses in this heritage area is generally typical of the period in which they were built. Building techniques that contribute to area's technological value include the use of concrete construction, rendered plaster for wall surfaces, timber to provide decorative elements at the entrances and tiles for roofing.

#### REFERENCES

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REPORT COMPLETED

25 May 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
RNZAF STATION WIGRAM STAFF HOUSING RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                    House  
ADDRESS                    34 Caudron Road  
                                  Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Government Architect; Public Works Department
DATE OF CONSTRUCTION	1938-39

STYLE

English Cottage style

PHYSICAL DESCRIPTION

Single-storey dwelling with rectangular footprint and hipped roof forms. Cross-gabled bay with battened gable end and narrow vent window flanks recessed entrance porch. Low paling fence along road boundary.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house is situated on the south side of Caudron Road and extends almost the full width of the lot.

MATERIALS/STRUCTURE

Plaster rendered walls, aluminium joinery, tiled roof.

ALTERATIONS

Window joinery has been changed to aluminium (date unknown). Section subdivided and new house built on rear section (c.2015).

RATING

Defining

REASON FOR RATING

An original house built to house staff at Wigram air base.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The RHA has historical and social significance as an important element of one of New Zealand's leading RNZAF bases. It dates from a time when the government was making a major effort to ready the country's fighting forces for an impending world war in the late 1930s. Staff housing was an integral part of what was New Zealand's first airfield. The different sizes of the houses in each of the groups, and their physical separation from each other, reflect the traditions, customs and social hierarchies of the RNZAF.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The house demonstrates the way of life of its past and present residents and embodies the culture of the RNZAF, its personnel and their families.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The RNZAF housing at Wigram has architectural and aesthetic significance for its English Cottage style design with Art Deco detailing by the Government Architect's office.

#### CONTEXTUAL SIGNIFICANCE

The contextual significance of this heritage area is due to its overarching 'Garden City' suburb design and the highly consistent layout of individual sections and the relationship of the houses to the streetscape.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values arise from the historical Ngāi Tahu activity and previous agricultural use of the area, as well as activities associated with Wigram airfield and the Air Force base.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship value of the houses in this heritage area is generally typical of the period in which they were built. Building techniques that contribute to area's technological value include the use of concrete construction, rendered plaster for wall surfaces, timber to provide decorative elements at the entrances and tiles for roofing.

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REPORT COMPLETED

25 May 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
RNZAF STATION WIGRAM STAFF HOUSING RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

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ITEM NAME                    House  
ADDRESS                    36 Caudron Road  
                                  Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Government Architect; Public Works Department
DATE OF CONSTRUCTION	1938-39

STYLE

English Cottage style

PHYSICAL DESCRIPTION

Single-storey dwelling with rectangular footprint and hipped roof forms. Cross-gabled bay with narrow vent in gable end flanks recessed entrance porch with scallop surround detailing. Low paling fence along road boundary.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house is situated on the south side of Caudron Road and extends almost the full width of the lot.

MATERIALS/STRUCTURE

Plaster rendered walls, aluminium joinery, tiled roof.

ALTERATIONS

Window joinery has been changed to aluminium (date unknown).

RATING

Defining

REASON FOR RATING

An original house built to house staff at Wigram air base.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The RHA has historical and social significance as an important element of one of New Zealand's leading RNZAF bases. It dates from a time when the government was making a major effort to ready the country's fighting forces for an impending world war in the late 1930s. Staff housing was an integral part of what was New Zealand's first airfield. The different sizes of the houses in each of the groups, and their physical separation from each other, reflect the traditions, customs and social hierarchies of the RNZAF.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The house demonstrates the way of life of its past and present residents and embodies the culture of the RNZAF, its personnel and their families.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The RNZAF housing at Wigram has architectural and aesthetic significance for its English Cottage style design with Art Deco detailing by the Government Architect's office.

#### CONTEXTUAL SIGNIFICANCE

The contextual significance of this heritage area is due to its overarching 'Garden City' suburb design and the highly consistent layout of individual sections and the relationship of the houses to the streetscape.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values arise from the historical Ngāi Tahu activity and previous agricultural use of the area, as well as activities associated with Wigram airfield and the Air Force base.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship value of the houses in this heritage area is generally typical of the period in which they were built. Building techniques that contribute to area's technological value include the use of concrete construction, rendered plaster for wall surfaces, timber to provide decorative elements at the entrances and tiles for roofing.

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REPORT COMPLETED

25 May 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
RNZAF STATION WIGRAM STAFF HOUSING RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                    House  
ADDRESS                    38 Caudron Road  
                                     Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Government Architect; Public Works Department

DATE OF CONSTRUCTION                    1938-39

STYLE

English Cottage style

PHYSICAL DESCRIPTION

Single-storey dwelling with rectangular footprint and hipped roof forms. Cross-gabled bay with weatherboard gable end flanks recessed entrance porch with horizontal relief and scallop detailing. Tall paling and trellis fence along road boundary.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house is situated on the south side of Caudron Road and extends almost the full width of the lot.

MATERIALS/STRUCTURE

Plaster rendered walls, aluminium joinery, tiled roof.

ALTERATIONS

Window joinery has been changed to aluminium (date unknown). New fence (c.2012).

RATING

Defining

REASON FOR RATING

An original house built to house staff at Wigram air base.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The RHA has historical and social significance as an important element of one of New Zealand's leading RNZAF bases. It dates from a time when the government was making a major effort to ready the country's fighting forces for an impending world war in the late 1930s. Staff housing was an integral part of what was New Zealand's first airfield. The different sizes of the houses in each of the groups, and their physical separation from each other, reflect the traditions, customs and social hierarchies of the RNZAF.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The house demonstrates the way of life of its past and present residents and embodies the culture of the RNZAF, its personnel and their families.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The RNZAF housing at Wigram has architectural and aesthetic significance for its English Cottage style design with Art Deco detailing by the Government Architect's office.

#### CONTEXTUAL SIGNIFICANCE

The contextual significance of this heritage area is due to its overarching 'Garden City' suburb design and the highly consistent layout of individual sections and the relationship of the houses to the streetscape.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values arise from the historical Ngāi Tahu activity and previous agricultural use of the area, as well as activities associated with Wigram airfield and the Air Force base.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship value of the houses in this heritage area is generally typical of the period in which they were built. Building techniques that contribute to area's technological value include the use of concrete construction, rendered plaster for wall surfaces, timber to provide decorative elements at the entrances and tiles for roofing.

#### REFERENCES

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REPORT COMPLETED

25 May 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services



#### HISTORICAL AND SOCIAL SIGNIFICANCE

The RHA has historical and social significance as an important element of one of New Zealand's leading RNZAF bases. It dates from a time when the government was making a major effort to ready the country's fighting forces for an impending world war in the late 1930s. Staff housing was an integral part of what was New Zealand's first airfield. The different sizes of the houses in each of the groups, and their physical separation from each other, reflect the traditions, customs and social hierarchies of the RNZAF.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The house demonstrates the way of life of its past and present residents and embodies the culture of the RNZAF, its personnel and their families.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The RNZAF housing at Wigram has architectural and aesthetic significance for its English Cottage style design with Art Deco detailing by the Government Architect's office.

#### CONTEXTUAL SIGNIFICANCE

The contextual significance of this heritage area is due to its overarching 'Garden City' suburb design and the highly consistent layout of individual sections and the relationship of the houses to the streetscape.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values arise from the historical Ngāi Tahu activity and previous agricultural use of the area, as well as activities associated with Wigram airfield and the Air Force base.

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The craftsmanship value of the houses in this heritage area is generally typical of the period in which they were built. Building techniques that contribute to area's technological value include the use of concrete construction, rendered plaster for wall surfaces, timber to provide decorative elements at the entrances and tiles for roofing.

#### REFERENCES

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REPORT COMPLETED

25 May 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
RNZAF STATION WIGRAM STAFF HOUSING RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME            House  
ADDRESS            6 Corsair Drive  
                          Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Government Architect; Public Works Department

DATE OF CONSTRUCTION            1938-39

STYLE

English Cottage style

PHYSICAL DESCRIPTION

Single-storey dwelling with rectangular footprint and hipped roof. Cross-gabled bay flanks recessed entrance porch with decorative detailing on north elevation. Roof extends over shallow bay sheltering secondary entry on south elevation. Solid paling fencing along road boundary.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house stands on the south side of a private laneway off Corsair Drive; a freestanding garage is at the east corner of the lot.

MATERIALS/STRUCTURE

Plaster rendered walls, aluminium joinery, tiled roof.

ALTERATIONS

Window joinery has been changed to aluminium (date unknown). Garage erected (c.2000?).

RATING

Defining

REASON FOR RATING

An original house built to house staff at Wigram air base.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The RHA has historical and social significance as an important element of one of New Zealand's leading RNZAF bases. It dates from a time when the government was making a major effort to ready the country's fighting forces for an impending world war in the late 1930s. Staff housing was an integral part of what was New Zealand's first airfield. The different sizes of the houses in each of the groups, and their physical separation from each other, reflect the traditions, customs and social hierarchies of the RNZAF.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The house demonstrates the way of life of its past and present residents and embodies the culture of the RNZAF, its personnel and their families.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The RNZAF housing at Wigram has architectural and aesthetic significance for its English Cottage style design with Art Deco detailing by the Government Architect's office.

#### CONTEXTUAL SIGNIFICANCE

The contextual significance of this heritage area is due to its overarching 'Garden City' suburb design and the highly consistent layout of individual sections and the relationship of the houses to the streetscape.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values arise from the historical Ngāi Tahu activity and previous agricultural use of the area, as well as activities associated with Wigram airfield and the Air Force base.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship value of the houses in this heritage area is generally typical of the period in which they were built. Building techniques that contribute to area's technological value include the use of concrete construction, rendered plaster for wall surfaces, timber to provide decorative elements at the entrances and tiles for roofing.

#### REFERENCES

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REPORT COMPLETED

25 May 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
RNZAF STATION WIGRAM STAFF HOUSING RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                    House  
ADDRESS                    8 Corsair Drive  
                                  Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Government Architect; Public Works Department
DATE OF CONSTRUCTION	1938-39

STYLE

English Cottage style

PHYSICAL DESCRIPTION

Single-storey dwelling with rectangular footprint and hipped roof. Cross-gabled bay with battened end flanks main entry framed by decorative detailing on north elevation. Roof extends over shallow bay sheltering secondary entry on south elevation. Solid paling fencing along road boundary.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house stands on the south side of a private laneway off Corsair Drive; a freestanding garage is at the east corner of the lot.

MATERIALS/STRUCTURE

Plaster rendered walls, timber, aluminium joinery, tiled roof.

ALTERATIONS

Window joinery has been changed to aluminium (date unknown).

RATING

Defining

REASON FOR RATING

An original house built to house staff at Wigram air base.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The RHA has historical and social significance as an important element of one of New Zealand's leading RNZAF bases. It dates from a time when the government was making a major effort to ready the country's fighting forces for an impending world war in the late 1930s. Staff housing was an integral part of what was New Zealand's first airfield. The different sizes of the houses in each of the groups, and their physical separation from each other, reflect the traditions, customs and social hierarchies of the RNZAF.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The house demonstrates the way of life of its past and present residents and embodies the culture of the RNZAF, its personnel and their families.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The RNZAF housing at Wigram has architectural and aesthetic significance for its English Cottage style design with Art Deco detailing by the Government Architect's office.

#### CONTEXTUAL SIGNIFICANCE

The contextual significance of this heritage area is due to its overarching 'Garden City' suburb design and the highly consistent layout of individual sections and the relationship of the houses to the streetscape.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values arise from the historical Ngāi Tahu activity and previous agricultural use of the area, as well as activities associated with Wigram airfield and the Air Force base.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship value of the houses in this heritage area is generally typical of the period in which they were built. Building techniques that contribute to area's technological value include the use of concrete construction, rendered plaster for wall surfaces, timber to provide decorative elements at the entrances and tiles for roofing.

#### REFERENCES

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REPORT COMPLETED

25 May 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
RNZAF STATION WIGRAM STAFF HOUSING RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

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ITEM NAME                    House  
ADDRESS                    1 Grebe Place  
                                  Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Government Architect; Public Works Department

DATE OF CONSTRUCTION                    1938-39

STYLE

English Cottage style

PHYSICAL DESCRIPTION

Single-storey dwelling with rectangular footprint and hipped roof. Cross-gabled bay with battened end flanks main entry framed by decorative detailing on south-east elevation. Roof extends over shallow bay sheltering secondary entry on north-west elevation. Dual-height paling fencing along road boundary.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house stands on the corner lot formed by Caudron Road to the south-west and Grebe Place to the south-east.

MATERIALS/STRUCTURE

Plaster rendered walls, timber, aluminium joinery, tiled roof.

ALTERATIONS

Window joinery has been changed to aluminium (date unknown).

RATING

Defining

REASON FOR RATING

An original house built to house staff at Wigram air base.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The RHA has historical and social significance as an important element of one of New Zealand's leading RNZAF bases. It dates from a time when the government was making a major effort to ready the country's fighting forces for an impending world war in the late 1930s. Staff housing was an integral part of what was New Zealand's first airfield. The different sizes of the houses in each of the groups, and their physical separation from each other, reflect the traditions, customs and social hierarchies of the RNZAF.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The house demonstrates the way of life of its past and present residents and embodies the culture of the RNZAF, its personnel and their families.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The RNZAF housing at Wigram has architectural and aesthetic significance for its English Cottage style design with Art Deco detailing by the Government Architect's office.

#### CONTEXTUAL SIGNIFICANCE

The contextual significance of this heritage area is due to its overarching 'Garden City' suburb design and the highly consistent layout of individual sections and the relationship of the houses to the streetscape.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values arise from the historical Ngāi Tahu activity and previous agricultural use of the area, as well as activities associated with Wigram airfield and the Air Force base.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship value of the houses in this heritage area is generally typical of the period in which they were built. Building techniques that contribute to area's technological value include the use of concrete construction, rendered plaster for wall surfaces, timber to provide decorative elements at the entrances and tiles for roofing.

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REPORT COMPLETED

25 May 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
RNZAF STATION WIGRAM STAFF HOUSING RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME            House  
ADDRESS            3 Grebe Place  
                          Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Public Works Department [?]
DATE OF CONSTRUCTION	Later 1950s

STYLE

Post-war bungalow

PHYSICAL DESCRIPTION

Single-storey dwelling with L-shaped footprint and hipped roof forms. Garaging is located on the road boundary; balustrade style fencing and vegetation largely screen house from view.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house is situated on the west side of Grebe Place.

MATERIALS/STRUCTURE

Timber weatherboard cladding, aluminium joinery, tiled roof.

ALTERATIONS

Window joinery has been changed to aluminium (date unknown). Garage erected (c.1965).

RATING

Contributory

REASON FOR RATING

A post-war house built to house staff at Wigram air base.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The RHA has historical and social significance as an important element of one of New Zealand's leading RNZAF bases. It dates from a time when the government was making a major effort to ready the country's fighting forces for an impending world war in the late 1930s. Staff housing was an integral part of what was New Zealand's first airfield. The different sizes of the houses in each of the groups, and their physical separation from each other, reflect the traditions, customs and social hierarchies of the RNZAF.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The house demonstrates the way of life of its past and present residents and embodies the culture of the RNZAF, its personnel and their families.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The RNZAF housing at Wigram has architectural and aesthetic significance for its English Cottage style design with Art Deco detailing by the Government Architect's office.

#### CONTEXTUAL SIGNIFICANCE

The contextual significance of this heritage area is due to its overarching 'Garden City' suburb design and the highly consistent layout of individual sections and the relationship of the houses to the streetscape.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values arise from the historical Ngāi Tahu activity and previous agricultural use of the area, as well as activities associated with Wigram airfield and the Air Force base.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship value of the houses in this heritage area is generally typical of the period in which they were built. Building techniques that contribute to area's technological value include the use of concrete construction, rendered plaster for wall surfaces, timber to provide decorative elements at the entrances and tiles for roofing.

#### REFERENCES

P Harrison ed. *RNZAF Base Wigram 1916-1995: The End of an Era*, (RNZAF, 1995)

REPORT COMPLETED

25 May 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
RNZAF STATION WIGRAM STAFF HOUSING RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                    House  
ADDRESS                    5 Grebe Place  
                                  Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Public Works Department [?]
DATE OF CONSTRUCTION	c.1960

STYLE

Post-war bungalow

PHYSICAL DESCRIPTION

Single-storey dwelling with L-shaped footprint and hipped roof forms. Weatherboard cladding; deck off west elevation. Garaging is located on the road boundary.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house is situated on the west side of Grebe Place.

MATERIALS/STRUCTURE

Timber, aluminium joinery, tiled roof.

ALTERATIONS

Window joinery has been changed to aluminium (date unknown). Garage erected (c.2000?).

RATING

Contributory

REASON FOR RATING

A post-war house built to house staff at Wigram air base.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The RHA has historical and social significance as an important element of one of New Zealand's leading RNZAF bases. It dates from a time when the government was making a major effort to ready the country's fighting forces for an impending world war in the late 1930s. Staff housing was an integral part of what was New Zealand's first airfield. The different sizes of the houses in each of the groups, and their physical separation from each other, reflect the traditions, customs and social hierarchies of the RNZAF.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The house demonstrates the way of life of its past and present residents and embodies the culture of the RNZAF, its personnel and their families.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The RNZAF housing at Wigram has architectural and aesthetic significance for its English Cottage style design with Art Deco detailing by the Government Architect's office.

#### CONTEXTUAL SIGNIFICANCE

The contextual significance of this heritage area is due to its overarching 'Garden City' suburb design and the highly consistent layout of individual sections and the relationship of the houses to the streetscape.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values arise from the historical Ngāi Tahu activity and previous agricultural use of the area, as well as activities associated with Wigram airfield and the Air Force base.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship value of the houses in this heritage area is generally typical of the period in which they were built. Building techniques that contribute to area's technological value include the use of concrete construction, rendered plaster for wall surfaces, timber to provide decorative elements at the entrances and tiles for roofing.

#### REFERENCES

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REPORT COMPLETED

25 May 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
RNZAF STATION WIGRAM STAFF HOUSING RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                    House  
ADDRESS                    7 Grebe Place  
                                  Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Government Architect; Public Works Department
DATE OF CONSTRUCTION	1938-39

STYLE

English Cottage style

PHYSICAL DESCRIPTION

Single-storey dwelling with rectangular footprint and hipped roof. Cross-gabled bay with weatherboard end flanks main entry with decorative detailing on north elevation; roof extends over shallow bay on south elevation. Multi-level paling fence along road boundary.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house is situated on the west side of Grebe Place immediately adjacent to its intersection with Corsair Drive; primary elevation overlooks the latter. Garaging is located at the south corner of lot.

MATERIALS/STRUCTURE

Plaster rendered walls, timber, aluminium joinery, tiled roof.

ALTERATIONS

Window joinery has been changed to aluminium (date unknown).

RATING

Defining

REASON FOR RATING

An original house built to house staff at Wigram air base.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The RHA has historical and social significance as an important element of one of New Zealand's leading RNZAF bases. It dates from a time when the government was making a major effort to ready the country's fighting forces for an impending world war in the late 1930s. Staff housing was an integral part of what was New Zealand's first airfield. The different sizes of the houses in each of the groups, and their physical separation from each other, reflect the traditions, customs and social hierarchies of the RNZAF.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The house demonstrates the way of life of its past and present residents and embodies the culture of the RNZAF, its personnel and their families.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The RNZAF housing at Wigram has architectural and aesthetic significance for its English Cottage style design with Art Deco detailing by the Government Architect's office.

#### CONTEXTUAL SIGNIFICANCE

The contextual significance of this heritage area is due to its overarching 'Garden City' suburb design and the highly consistent layout of individual sections and the relationship of the houses to the streetscape.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values arise from the historical Ngāi Tahu activity and previous agricultural use of the area, as well as activities associated with Wigram airfield and the Air Force base.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship value of the houses in this heritage area is generally typical of the period in which they were built. Building techniques that contribute to area's technological value include the use of concrete construction, rendered plaster for wall surfaces, timber to provide decorative elements at the entrances and tiles for roofing.

#### REFERENCES

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REPORT COMPLETED

25 May 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
RNZAF STATION WIGRAM STAFF HOUSING RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                    House  
ADDRESS                    1 Henry Wigram Drive  
                                  Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Government Architect; Public Works Department
DATE OF CONSTRUCTION	1938-39

STYLE

English Cottage style

PHYSICAL DESCRIPTION

Single-storey dwelling with rectangular footprint and hipped roof forms. Bay window and arched inset porch sheltering main entry on east elevation; casement type fenestration. Hip-roofed double garage on road boundary at south corner of lot. Low boundary fence with plastered piers and decorative metal panels on Henry Wigram Drive frontage; taller curved corner section and paling fence on Springs Road boundary.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house is situated on the corner of Springs Road and Henry Wigram Drive with vehicle and pedestrian access off the latter.

MATERIALS/STRUCTURE

Plaster rendered walls, aluminium joinery, tiled roof.

ALTERATIONS

Window joinery has been changed to aluminium (date unknown). Reroofed (c.2011).

RATING

Defining

REASON FOR RATING

An original house built to house staff at Wigram air base.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The RHA has historical and social significance as an important element of one of New Zealand's leading RNZAF bases. It dates from a time when the government was making a major effort to ready the country's fighting forces for an impending world war in the late 1930s. Staff housing was an integral part of what was New Zealand's first airfield. The different sizes of the houses in each of the groups, and their physical separation from each other, reflect the traditions, customs and social hierarchies of the RNZAF.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The house demonstrates the way of life of its past and present residents and embodies the culture of the RNZAF, its personnel and their families.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The RNZAF housing at Wigram has architectural and aesthetic significance for its English Cottage style design with Art Deco detailing by the Government Architect's office.

#### CONTEXTUAL SIGNIFICANCE

The contextual significance of this heritage area is due to its overarching 'Garden City' suburb design and the highly consistent layout of individual sections and the relationship of the houses to the streetscape.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values arise from the historical Ngāi Tahu activity and previous agricultural use of the area, as well as activities associated with Wigram airfield and the Air Force base.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship value of the houses in this heritage area is generally typical of the period in which they were built. Building techniques that contribute to area's technological value include the use of concrete construction, rendered plaster for wall surfaces, timber to provide decorative elements at the entrances and tiles for roofing.

#### REFERENCES

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REPORT COMPLETED

24 May 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
RNZAF STATION WIGRAM STAFF HOUSING RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                    House  
ADDRESS                    2 Henry Wigram Drive  
                                  Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Government Architect; Public Works Department

DATE OF CONSTRUCTION                    1938-39

STYLE

English Cottage style

PHYSICAL DESCRIPTION

Single-storey dwelling with rectangular footprint and hipped roof forms. Cross-gabled bay with battened end and bay window flanks recessed porch with horizontal relief detailing on east elevation; casement type fenestration. Hip-roofed garage (shared with #6) on road boundary at north corner of lot. Low boundary plastered wall on Henry Wigram Drive frontage; taller curved corner section and paling fence on Springs Road boundary.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house is situated on the corner of Springs Road and Henry Wigram Drive with vehicle and pedestrian access off the latter.

MATERIALS/STRUCTURE

Plaster rendered walls, aluminium joinery, tiled roof.

ALTERATIONS

Window joinery has been changed to aluminium (date unknown).

RATING

Defining

REASON FOR RATING

An original house built to house staff at Wigram air base.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The RHA has historical and social significance as an important element of one of New Zealand's leading RNZAF bases. It dates from a time when the government was making a major effort to ready the country's fighting forces for an impending world war in the late 1930s. Staff housing was an integral part of what was New Zealand's first airfield. The different sizes of the houses in each of the groups, and their physical separation from each other, reflect the traditions, customs and social hierarchies of the RNZAF.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The house demonstrates the way of life of its past and present residents and embodies the culture of the RNZAF, its personnel and their families.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The RNZAF housing at Wigram has architectural and aesthetic significance for its English Cottage style design with Art Deco detailing by the Government Architect's office.

#### CONTEXTUAL SIGNIFICANCE

The contextual significance of this heritage area is due to its overarching 'Garden City' suburb design and the highly consistent layout of individual sections and the relationship of the houses to the streetscape.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values arise from the historical Ngāi Tahu activity and previous agricultural use of the area, as well as activities associated with Wigram airfield and the Air Force base.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship value of the houses in this heritage area is generally typical of the period in which they were built. Building techniques that contribute to area's technological value include the use of concrete construction, rendered plaster for wall surfaces, timber to provide decorative elements at the entrances and tiles for roofing.

#### REFERENCES

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REPORT COMPLETED

24 May 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
RNZAF STATION WIGRAM STAFF HOUSING RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

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ITEM NAME                    House  
ADDRESS                    3 Henry Wigram Drive  
                                  Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Government Architect; Public Works Department
DATE OF CONSTRUCTION	1938-39

STYLE

English Cottage style

PHYSICAL DESCRIPTION

Two-storey dwelling with rectangular footprint and hipped roof forms. Cross-gabled bay on south elevation features narrow window in gable end above triangular stair window and recessed entrance porch with horizontal relief detailing; casement type fenestration. Hip-roofed garage with lean-to carport stands on road boundary at south corner of lot. Combination solid plastered wall and metal balustrade type fencing on road frontage.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house is situated on the north side of Henry Wigram Drive within a mature garden.

MATERIALS/STRUCTURE

Plaster rendered walls, aluminium joinery, tiled roof.

ALTERATIONS

Window joinery has been changed to aluminium (date unknown).

RATING

Defining

REASON FOR RATING

An original house built to house staff at Wigram air base.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The RHA has historical and social significance as an important element of one of New Zealand's leading RNZAF bases. It dates from a time when the government was making a major effort to ready the country's fighting forces for an impending world war in the late 1930s. Staff housing was an integral part of what was New Zealand's first airfield. The different sizes of the houses in each of the groups, and their physical separation from each other, reflect the traditions, customs and social hierarchies of the RNZAF.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The house demonstrates the way of life of its past and present residents and embodies the culture of the RNZAF, its personnel and their families.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The RNZAF housing at Wigram has architectural and aesthetic significance for its English Cottage style design with Art Deco detailing by the Government Architect's office.

#### CONTEXTUAL SIGNIFICANCE

The contextual significance of this heritage area is due to its overarching 'Garden City' suburb design and the highly consistent layout of individual sections and the relationship of the houses to the streetscape.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values arise from the historical Ngāi Tahu activity and previous agricultural use of the area, as well as activities associated with Wigram airfield and the Air Force base.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship value of the houses in this heritage area is generally typical of the period in which they were built. Building techniques that contribute to area's technological value include the use of concrete construction, rendered plaster for wall surfaces, timber to provide decorative elements at the entrances and tiles for roofing.

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REPORT COMPLETED

24 May 2022

AUTHOR

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CHRISTCHURCH DISTRICT PLAN  
RNZAF STATION WIGRAM STAFF HOUSING RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                    House  
ADDRESS                    5 Henry Wigram Drive  
                                  Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Government Architect; Public Works Department
DATE OF CONSTRUCTION	1938-39

STYLE

English Cottage style

PHYSICAL DESCRIPTION

Two-storey dwelling with rectangular footprint and hipped roof forms. Cross-gabled bay on south elevation features weatherboard cladding that extends round upper level of building; narrow rectangular stair window and recessed entrance porch. Casement type fenestration. Hip-roofed garage stands near road boundary at south corner of lot. Combination solid plastered wall and metal balustrade type fencing on road frontage.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house is situated on the north side of Henry Wigram Drive within a mature garden.

MATERIALS/STRUCTURE

Plaster rendered walls, timber, aluminium joinery, tiled roof.

ALTERATIONS

Window joinery has been changed to aluminium (date unknown).

RATING

Defining

REASON FOR RATING

An original house built to house staff at Wigram air base.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The RHA has historical and social significance as an important element of one of New Zealand's leading RNZAF bases. It dates from a time when the government was making a major effort to ready the country's fighting forces for an impending world war in the late 1930s. Staff housing was an integral part of what was New Zealand's first airfield. The different sizes of the houses in each of the groups, and their physical separation from each other, reflect the traditions, customs and social hierarchies of the RNZAF.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The house demonstrates the way of life of its past and present residents and embodies the culture of the RNZAF, its personnel and their families.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The RNZAF housing at Wigram has architectural and aesthetic significance for its English Cottage style design with Art Deco detailing by the Government Architect's office.

#### CONTEXTUAL SIGNIFICANCE

The contextual significance of this heritage area is due to its overarching 'Garden City' suburb design and the highly consistent layout of individual sections and the relationship of the houses to the streetscape.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values arise from the historical Ngāi Tahu activity and previous agricultural use of the area, as well as activities associated with Wigram airfield and the Air Force base.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship value of the houses in this heritage area is generally typical of the period in which they were built. Building techniques that contribute to area's technological value include the use of concrete construction, rendered plaster for wall surfaces, timber to provide decorative elements at the entrances and tiles for roofing.

#### REFERENCES

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REPORT COMPLETED

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AUTHOR

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CHRISTCHURCH DISTRICT PLAN  
RNZAF STATION WIGRAM STAFF HOUSING RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                    House  
ADDRESS                    6 Henry Wigram Drive  
                                  Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Government Architect; Public Works Department
DATE OF CONSTRUCTION	1938-39

STYLE

English Cottage style

PHYSICAL DESCRIPTION

Single-storey dwelling with rectangular footprint and hipped roof forms. Recessed entrance porch framed by horizontal relief detailing; casement type fenestration. Hip-roofed garage (shared with #2) stands near road boundary at north-west corner of lot. Low metal balustrade type fencing with solid end piers on road frontage.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house is situated on the south side of Henry Wigram Drive and is largely open to the street.

MATERIALS/STRUCTURE

Plaster rendered walls, aluminium joinery, tiled roof.

ALTERATIONS

Window joinery has been changed to aluminium (date unknown).

RATING

Defining

REASON FOR RATING

An original house built to house staff at Wigram air base.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The RHA has historical and social significance as an important element of one of New Zealand's leading RNZAF bases. It dates from a time when the government was making a major effort to ready the country's fighting forces for an impending world war in the late 1930s. Staff housing was an integral part of what was New Zealand's first airfield. The different sizes of the houses in each of the groups, and their physical separation from each other, reflect the traditions, customs and social hierarchies of the RNZAF.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The house demonstrates the way of life of its past and present residents and embodies the culture of the RNZAF, its personnel and their families.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The RNZAF housing at Wigram has architectural and aesthetic significance for its English Cottage style design with Art Deco detailing by the Government Architect's office.

#### CONTEXTUAL SIGNIFICANCE

The contextual significance of this heritage area is due to its overarching 'Garden City' suburb design and the highly consistent layout of individual sections and the relationship of the houses to the streetscape.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values arise from the historical Ngāi Tahu activity and previous agricultural use of the area, as well as activities associated with Wigram airfield and the Air Force base.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship value of the houses in this heritage area is generally typical of the period in which they were built. Building techniques that contribute to area's technological value include the use of concrete construction, rendered plaster for wall surfaces, timber to provide decorative elements at the entrances and tiles for roofing.

#### REFERENCES

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REPORT COMPLETED

24 May 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
RNZAF STATION WIGRAM STAFF HOUSING RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                    House  
ADDRESS                    8 Henry Wigram Drive  
                                  Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Government Architect; Public Works Department
DATE OF CONSTRUCTION	1938-39

STYLE

English Cottage style

PHYSICAL DESCRIPTION

Single-storey dwelling with rectangular footprint and hipped roof forms. Recessed entrance porch is flanked by cross-gabled wing with narrow window in gable end; casement type fenestration. Hip-roofed garage (shared with #10) has lean-to carport and stands near road boundary at north-east corner of lot. Low metal balustrade type fencing on road frontage.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house is situated on the south side of Henry Wigram Drive and is largely screened by vegetation.

MATERIALS/STRUCTURE

Plaster rendered walls, aluminium joinery, tiled roof.

ALTERATIONS

Window joinery has been changed to aluminium (date unknown).

RATING

Defining

REASON FOR RATING

An original house built to house staff at Wigram air base.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The RHA has historical and social significance as an important element of one of New Zealand's leading RNZAF bases. It dates from a time when the government was making a major effort to ready the country's fighting forces for an impending world war in the late 1930s. Staff housing was an integral part of what was New Zealand's first airfield. The different sizes of the houses in each of the groups, and their physical separation from each other, reflect the traditions, customs and social hierarchies of the RNZAF.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The house demonstrates the way of life of its past and present residents and embodies the culture of the RNZAF, its personnel and their families.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The RNZAF housing at Wigram has architectural and aesthetic significance for its English Cottage style design with Art Deco detailing by the Government Architect's office.

#### CONTEXTUAL SIGNIFICANCE

The contextual significance of this heritage area is due to its overarching 'Garden City' suburb design and the highly consistent layout of individual sections and the relationship of the houses to the streetscape.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values arise from the historical Ngāi Tahu activity and previous agricultural use of the area, as well as activities associated with Wigram airfield and the Air Force base.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship value of the houses in this heritage area is generally typical of the period in which they were built. Building techniques that contribute to area's technological value include the use of concrete construction, rendered plaster for wall surfaces, timber to provide decorative elements at the entrances and tiles for roofing.

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REPORT COMPLETED

24 May 2022

AUTHOR

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CHRISTCHURCH DISTRICT PLAN  
RNZAF STATION WIGRAM STAFF HOUSING RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                    House  
ADDRESS                    10 Henry Wigram Drive  
                                  Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Government Architect; Public Works Department
DATE OF CONSTRUCTION	1938-39

STYLE

English Cottage style

PHYSICAL DESCRIPTION

Single-storey dwelling with rectangular footprint and hipped roof forms. Arched recessed entrance porch on north elevation; casement type fenestration. Hip-roofed garage (shared with #8) has been extended and stands near road boundary at north-west corner of lot. Low trellis fence on Henry Wigram Drive frontage, curved plastered wall at corner and taller paling fence on Consul Place boundary.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house is situated on the south side of Henry Wigram Drive; Consul Place forms the eastern boundary of the property.

MATERIALS/STRUCTURE

Plaster rendered walls, aluminium joinery, tiled roof.

ALTERATIONS

Window joinery has been changed to aluminium; pergola erected on north elevation (date unknown). Garage extension (later 2000s).

RATING

Defining

REASON FOR RATING

An original house built to house staff at Wigram air base.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The RHA has historical and social significance as an important element of one of New Zealand's leading RNZAF bases. It dates from a time when the government was making a major effort to ready the country's fighting forces for an impending world war in the late 1930s. Staff housing was an integral part of what was New Zealand's first airfield. The different sizes of the houses in each of the groups, and their physical separation from each other, reflect the traditions, customs and social hierarchies of the RNZAF.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The house demonstrates the way of life of its past and present residents and embodies the culture of the RNZAF, its personnel and their families.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The RNZAF housing at Wigram has architectural and aesthetic significance for its English Cottage style design with Art Deco detailing by the Government Architect's office.

#### CONTEXTUAL SIGNIFICANCE

The contextual significance of this heritage area is due to its overarching 'Garden City' suburb design and the highly consistent layout of individual sections and the relationship of the houses to the streetscape.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values arise from the historical Ngāi Tahu activity and previous agricultural use of the area, as well as activities associated with Wigram airfield and the Air Force base.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship value of the houses in this heritage area is generally typical of the period in which they were built. Building techniques that contribute to area's technological value include the use of concrete construction, rendered plaster for wall surfaces, timber to provide decorative elements at the entrances and tiles for roofing.

#### REFERENCES

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REPORT COMPLETED

24 May 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

**DISTRICT PLAN – LISTED HERITAGE PLACE**  
**HERITAGE ASSESSMENT – STATEMENT OF SIGNIFICANCE**  
***FORMER RNZAF BASE WIGRAM – 69 CORSAIR DRIVE, 35***  
***MUSTANG AVENUE, 32R BENNINGTON WAY, 14& 20E***  
***HENRY WIGRAM DRIVE, 235 MAIN SOUTH ROAD,***  
***CHRISTCHURCH***

The former RNZAF Base Wigram is considered to be the historic home of military and land-based aviation in New Zealand. From its establishment in 1917 until its closure nearly eighty years later, Wigram was the primary military pilot training school in this country. The forerunner of the Royal New Zealand Air Force (RNZAF), the Permanent Air Force (PAF), was also established at Wigram in 1923. These two features saw Wigram acknowledged as the historic and spiritual home of the RNZAF. Although the base closed in 1995 and has since been extensively developed for housing by Ngai Tahu, the area of the former base still contains significant buildings and structures that link to key events, accomplishments, phases and personalities in this country's aviation history.

Flight training began at the then Sockburn Aerodrome under the auspices of the Canterbury Aviation Company in 1917. Promoted by businessman and politician Sir Henry Wigram, the company trained 182 pilots for service in WWI. Later Sir Henry's tenacity and generosity saw the government establish the PAF at the site. The **Former Canterbury Aviation Company Barracks (1917)** are the oldest aviation-related buildings in New Zealand, and represent these early phases of military aviation.

In the two decades after WWI, the public watched with great excitement as brave aviation pioneers chalked up aviation milestones and the world became a smaller place. In 1928 Fokker monoplane the *Southern Cross* touched down at Wigram, signalling the first successful trans-Tasman flight. The **Kingsford Smith Landing Site** commemorates this key event, but also the other achievements of this heroic era.

After many years of relative neglect, the changing geo-political situation of the early 1930s saw the government invest significant funds into a newly re-christened RNZAF. The first significant structures to emerge from this early phase of rearmament were **Hangars 4 and 5 (1934-1936)**. In terms of scale, form and technology, these buildings were far in advance of anything the air force had possessed to this time.

Although much was achieved in this period, the 1936 Cochrane Report underlined on-going vulnerabilities and made recommendations for further urgent improvements. As a consequence, the RNZAF's rearmament programme went into overdrive. The **No. 1 Officers' Mess (1939-1940)** and the **Instructional Building – Control Tower (1938-1939)** represent this phase, and are central in commemorating the long-term role of Wigram in RNZAF training, the RNZAF in WWII, and the central place of Wigram in the history and culture of the RNZAF generally.

**DISTRICT PLAN – LISTED HERITAGE PLACE**  
**HERITAGE ASSESSMENT – STATEMENT OF SIGNIFICANCE**  
**HERITAGE ITEM NUMBER 631**  
***FORMER CANTERBURY AVIATION COMPANY BARRACKS -***  
***235 MAIN SOUTH ROAD, CHRISTCHURCH***



**PHOTOGRAPH : M.VAIR-PIOVA, 13/01/2015**

**HISTORICAL AND SOCIAL SIGNIFICANCE**

*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.*

The former Canterbury Aviation Company Barracks has high historical and social significance as the oldest surviving aviation-related building in New Zealand, for its connection with the origins of military and land-based aviation in this country, and for its connection with aviation's early milestones and personalities.

Christchurch businessman and politician Sir Henry Wigram first recognized the potential benefits of aviation as early as 1908, and championed the cause for the rest of his life. Early in WWI, Wigram began campaigning for a separate New Zealand flying corp. The government was unresponsive but opened the door to private initiatives. Wigram subsequently set up and supported the Canterbury Aviation Company, dedicated to the patriotic duty of flying officer training at its purpose-built Sockburn Aerodrome. Between June 1917 and the end of the war 182 pilots graduated from the school, of whom 156 saw service with the Royal Flying Corp and its successor the Royal Air Force. This number included several who served with distinction, including Captain Rhodes-Moorhouse, the first ever air Victoria Cross winner. After the war demand for pilot training fell away, but the school struggled on for another four years. During this time company personnel were responsible for a number of New Zealand aviation firsts, including the first Cook Strait flight and the first scheduled airmail and passenger service. In 1923 Sir Henry persuaded the government to take over the company and its assets by generously subscribing a third of the

purchase price. The government renamed the Sockburn Aerodrome in Wigram's honour and established the Permanent Air Force (the forerunner of the RNZAF) there.

The first six cells of the Barracks were built in mid 1917 to house the first intake of pilot trainees. The block was then doubled in size with the addition of a further six cells later the same year. It continued to house RNZAF Base Wigram personnel until at least the late 1970s. In 1980 or 1981 it was relocated for the first time, into #7 Hangar. It has subsequently been relocated a number of times, and is presently at the north end of #2 Hangar.

### **CULTURAL AND SPIRITUAL SIGNIFICANCE**

*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 Tangata Whenua; and/or associations with an identifiable group and esteemed by this group for its cultural values.*

The former Canterbury Aviation Company Barracks has high cultural significance for its connection with the genesis of the RNZAF, and as a memorial to New Zealand pilots who served in WWI. This significance was recognized in 1982, when the simple timber structure was relocated rather than demolished.

### **ARCHITECTURAL AND AESTHETIC SIGNIFICANCE**

*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.*

The former Canterbury Aviation Company Barracks has architectural significance as the earliest surviving example of a building designed specifically for the purposes of an aviation related activity. The narrow weatherboard building consists of a row of match-lined cells opening onto a verandah.

### **TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE**

*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.*

The former Canterbury Aviation Company Barracks has technological and craftsmanship significance for the capacity it has to illustrate common building techniques and use of materials in the WWI period.

### **CONTEXTUAL SIGNIFICANCE**

*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.*

The former Canterbury Aviation Company Barracks have some contextual value as the building remains however on the broader Canterbury Aviation Company site, and in association with other buildings that date from the former airfield's later phases of military aviation. However this is limited on their immediate site outside a hanger at Wigram and they have been relocated on a number of occasions.

## **ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE**

*Archaeological or scientific values that demonstrate or are associated with: the potential to provide information through physical or scientific evidence an understanding about social historical, cultural, spiritual, technological or other values of past events, activities, structures or people.*

The setting and wider site are of archaeological significance as they may have the potential to provide archaeological evidence relating to past human activity on the site including that which occurred prior to 1900.

## **ASSESSMENT STATEMENT**

The former Canterbury Aviation Company Barracks has overall high significance to Christchurch, including Banks Peninsula. It has high historical and social significance as the oldest surviving aviation-related building in New Zealand, for its connection with the origins of military and land-based aviation in this country, and for its connection with aviation's early milestones and personalities, such as Sir Henry Wigram. The Barracks has high cultural significance for its connection with the genesis of the RNZAF, and as a memorial to New Zealand pilots who served in WWI. The former Canterbury Aviation Company Barracks has architectural significance as the earliest surviving example of a building designed specifically for the purposes of an aviation related activity. The Barracks has technological and craftsmanship significance for the capacity it has to illustrate common building techniques and use of materials in the WWI period. The former Canterbury Aviation Company Barracks was constructed post-1900, and has been relocated on a number of occasions, however the setting and wider site may have the potential to provide archaeological evidence relating to past human activity on the site including that which occurred prior to 1900.

## **REFERENCES:**

CCC Heritage File: Former Canterbury Aviation Company Barracks, Wigram

**REPORT DATED:** 22/08/14

**DISTRICT PLAN – LISTED HERITAGE PLACE  
HERITAGE ASSESSMENT – STATEMENT OF SIGNIFICANCE  
HERITAGE ITEM NUMBER 632**

***KINGSFORD SMITH LANDING SITE - 32R BENNINGTON WAY,  
CHRISTCHURCH***



**PHOTOGRAPH : G. WRIGHT, 24 AUGUST 2014**

**HISTORICAL AND SOCIAL SIGNIFICANCE**

*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.*

The Kingsford Smith Landing Site has high historical and social significance dating from 11 September 1928, when pioneering Australian aviator Charles Kingsford Smith (later Sir Charles) and his aircrew of three completed the first successful trans-Tasman flight in the Fokker monoplane *Southern Cross*. The flight from Sydney to Wigram Aerodrome in Christchurch took 14 hours 20 minutes. The flight captured the public's imagination, and large crowds turned out to welcome the airmen. This heightened interest boosted aero clubs and small air transport companies, led to the formation of an Aerodrome Services Division in the Public Works Department, and ultimately initiated commercial trans-Tasman aviation. The historic event is commemorated at Wigram by the Kingsford Smith Landing Site, a location on the former airfield marked by a plaque set into the ground. The first plaque on the site was laid by aviation promoter Sir Henry Wigram soon after the event. In 1982 this stone plaque was removed to storage and replaced with a metal version. This plaque is presently located in a commemorative park created within the Wigram Skies residential subdivision.

## **CULTURAL AND SPIRITUAL SIGNIFICANCE**

*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 Tangata Whenua; and/or associations with an identifiable group and esteemed by this group for its cultural values.*

The Kingsford Smith Landing Site has cultural significance as a place which commemorates the first trans-Tasman flight, an aviation landmark and one of the watershed events of inter-war New Zealand.

## **ARCHITECTURAL AND AESTHETIC SIGNIFICANCE**

*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.*

The Kingsford Smith Landing Site has some aesthetic value as the site has been recently landscaped into a commemorative park in order to provide prominence to the historic site.

## **TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE**

*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.*

The Kingsford Smith Landing Site has intangible technological significance for its association with the *Southern Cross*, an aircraft that represented the rapid progress that aviation technology had made since WWI.

## **CONTEXTUAL SIGNIFICANCE**

*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.*

The Kingsford Smith Landing Site has some contextual value in relation to its site, a section of former New Zealand Airforce airfield recently landscaped into a commemorative park, and in relation to the nearby buildings and structures of the former RNZAF Base Wigram. These structures include at least one building (the former Canterbury Aviation School barracks block) that existed at the time of the *Southern Cross* landing in 1928. The site was originally part of the airfield an open space but is now in the centre of a suburban estate development.

## **ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE**

*Archaeological or scientific values that demonstrate or are associated with: the potential to provide information through physical or scientific evidence an understanding about social historical, cultural, spiritual, technological or other values of past events, activities, structures or people.*

However the setting and wider site are of archaeological significance for the potential to provide archaeological evidence relating to past human activity on the site including that

which occurred prior to 1900. The area has been recently redeveloped for subdivision and housing.

## **ASSESSMENT STATEMENT**

The Kingsford Smith Landing Site has overall significance to Christchurch, including Banks Peninsula. The Kingsford Smith Landing Site has high historical and social significance dating from 11 September 1928, when pioneering Australian aviator Charles Kingsford Smith (later Sir Charles) and his aircrew of three completed the first successful trans-Tasman flight in the Fokker monoplane *Southern Cross*. The flight from Sydney to Wigram Aerodrome in Christchurch took 14 hours 20 minutes. It has cultural significance as a place which commemorates the first trans-Tasman flight, an aviation landmark and one of the watershed events of inter-war New Zealand. The site has intangible technological significance for its association with the rapid evolution of aviation technology and associated accomplishments that characterised the first half of the twentieth century. However the setting and wider site are of archaeological significance for the potential to provide archaeological evidence relating to past human activity on the site including that which occurred prior to 1900. The area has been recently redeveloped for subdivision and housing.

## **REFERENCES:**

CCC Heritage File: Kingsford Smith Landing Site – Wigram

**REPORT DATED:** 25/08/14

**DISTRICT PLAN – LISTED HERITAGE PLACE**  
**HERITAGE ASSESSMENT – STATEMENT OF SIGNIFICANCE**  
**HERITAGE ITEM NUMBER 1306**  
***FORMER RNZAF STATION WIGRAM HANGAR 4 AND***  
***SETTING - 35 MUSTANG AVENUE, 69 CORSAIR DRIVE,***  
***CHRISTCHURCH***



**PHOTOGRAPH : M.VAIR-PIOVA, 8/01/2015**

### **HISTORICAL AND SOCIAL SIGNIFICANCE**

*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.*

Hangar 4 and the adjacent Hangar 5 and setting have high historical and social significance as the first product of the rapid initial expansion of the RNZAF in the mid 1930s, and as a key functional component in the operation of RNZAF Station/Base Wigram, the primary training establishment and 'home' of the RNZAF, for sixty years.

For the first decade after its establishment in 1923, the New Zealand Permanent Air Force (PAF) was severely under-resourced. In 1933 however, the government decided that it would be wise to augment the capacity of the service. The following year new aircraft were ordered, additional personnel drafted and the PAF was renamed the Royal New Zealand Air Force (RNZAF). In order to accommodate these new men and machines, a building programme was initiated.

The first structures of this so-called rearmament programme were Hangars 4 and 5 at Wigram Aerodrome (renamed RNZAF Station Wigram in 1937). These hangars, the first significant new buildings at Wigram for more than a decade, had priority over other buildings because of the imminent arrival of the new Vickers aircraft. No. 4 Hangar was commenced in late 1934 and completed in early 1936. No. 5 Hangar was commenced in early 1935 and completed soon after No. 4. Further hangars were added to the station in the late 1930s and early 1940s, reaching a total of seven by the end of WWII.

For sixty years Hangars 4 and 5 accommodated RNZAF aircraft. For most of this time, Wigram was the principle training base of the RNZAF, with all airmen passing through its gates at some point in their careers. In 1995 however the base was closed as part of a defence review, with Ngai Tahu subsequently taking ownership. The hangars have been used for a variety of purposes in the intervening years, including aviation-related businesses (until the airfield closed in 2009), machinery storage and distribution, and vehicle certification.

## **CULTURAL AND SPIRITUAL SIGNIFICANCE**

*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 Tangata Whenua; and/or associations with an identifiable group and esteemed by this group for its cultural values.*

Hangar 4 and the adjacent Hangar 5 have cultural significance as a pair of buildings that (in association with the neighbouring former Instructional Building) represent flight training and operations at the former RNZAF Station Wigram, the original home of military aviation in New Zealand. The hangars are therefore a prominent symbol of the former base, and a memorial to the generations of New Zealand air force personnel who passed through their doors. As WWII-era buildings, they have a particular role in commemorating the air force personnel who served and died in that conflict.

## **ARCHITECTURAL AND AESTHETIC SIGNIFICANCE**

*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.*

Hangar 4 and the adjacent Hangar 5 have high architectural and aesthetic significance as architecturally innovative structures, the first major new buildings to be constructed at Wigram Aerodrome since the early 1920s, the first hangars in New Zealand to be constructed in permanent materials, the largest hangars to be built in New Zealand to that time, and the first of many buildings on the station to be designed in the fashionable Moderne style over the decade to 1945. As such they form part of an important chronologically and stylistically homogenous architectural group.

The hangars were designed by the Public Works Department and built by well-known Christchurch contractor the late Charles Luney between 1934 and 1936. Their scale, design, and technology were a radical departure from anything seen before at Wigram, or indeed elsewhere in the country. The large buildings were distinguished particularly by the lengthy span of the front portal and cantilevered tilting doors, which were designed to facilitate ease of aircraft access. Stylistically the hangars are utilitarian, but adopt a Moderne (or pared-back, geometric Art Deco) architectural vocabulary. The most obvious expressions of this style are the stepped pylons that frame the front elevations, and the stepped side elevations. Although influenced by contemporary structures in the UK and the US, no hangar building in these countries is believed to be quite like the Wigram structures, which are considered to be a notable local innovation. A similar but smaller hangar was also built to the same design at RNZAF Station Hobsonville at this time. The next phase of air force rearmament from 1937 saw the basic design repeated in additional hangars at Wigram (presently Nos. 2 and 3) and Hobsonville. Hangars 4 and 5 remain in near original condition and have undergone little alteration.

## **TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE**

*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.*

Hangar 4 and the adjacent Hangar 5 are of high technological significance as they were technologically innovative for the period, illustrating the rapid advance of building technology in the interwar years. The hangars, the largest in New Zealand to that time, employed reinforced concrete extensively and were the first hangars in the country to be constructed in this medium. Steel was also used extensively, with a complex truss roof developed to bridge the enormous 180 ft portal. To facilitate aircraft access, cantilevered tilting doors were developed for the hangars. These were previously unknown technology in this country in any context.

## **CONTEXTUAL SIGNIFICANCE**

*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.*

Hangar 4 and its setting has high contextual significance on its site and in relation to the other remaining WWII-era buildings at the former RNZAF Base Wigram, particularly the adjacent Hangar 5. The setting of the building includes most of the immediate land parcel, a large rectangular site which includes Hangar 5 and much of the former apron in front of the buildings as well as including the setting of the Instructional Building to the north. The large building is clearly visible from Corsair Drive, Sioux Avenue and Mustang Avenue, and therefore retains landmark significance. To the south is the identical Hangar 5. To the north are the former Instructional Building and Hangars 2 and 3. These hangars are of the same basic design as Hangars 4 and 5. Together all of these buildings form a chronologically, architecturally and functionally homogenous group, and thus constitute an important heritage group.

## **ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE**

*Archaeological or scientific values that demonstrate or are associated with: the potential to provide information through physical or scientific evidence an understanding about social historical, cultural, spiritual, technological or other values of past events, activities, structures or people.*

Hangar 4 and its setting are of archaeological significance because they have the potential to provide archaeological evidence relating to past building construction methods and materials, and human activity on the site including that which occurred prior to 1900.

## **ASSESSMENT STATEMENT**

Hangar 4 and its setting is of high heritage significance to the Christchurch district including Banks Peninsula. The building and the adjacent Hangar 5 have high historical and social significance as the first products of the rapid initial expansion of the RNZAF in the mid 1930s, and as a key functional component in the operation of RNZAF Station/Base Wigram, the primary training establishment and 'home' of the RNZAF, for sixty years. The buildings have cultural significance as a pair of structures that represent flight training and operations at the former RNZAF Station Wigram, the original home of military aviation in New Zealand. They

are a prominent symbol of the former base, and are the tangible reminders of the generations of New Zealand air force personnel who passed through their doors. The buildings have high architectural and aesthetic significance as architecturally innovative structures, the first major new buildings to be constructed at Wigram Aerodrome since the early 1920s, the first hangars in New Zealand to be constructed in permanent materials, the largest hangars to be built in New Zealand to that time, and the first of many buildings on the station to be designed in the fashionable Moderne style over the decade to 1945. As such they form part of an important chronologically and stylistically homogenous architectural group. The buildings are of high technological significance as they were technologically innovative for their period, illustrating the rapid advance of building technology in the interwar years. The extensive use of steel and reinforced concrete, and the novel cantilevered doors are noteworthy. Hangar 4 has high contextual significance on its site and within its setting, a parcel which preserves important views and includes the identical Hangar 5 and the former apron. The hangar also has high contextual significance in relation to the other remaining WWII-era buildings at the former RNZAF Station Wigram - particularly the former hangars and the former Instructional Building to the north, with which it forms an important heritage precinct. Hangar 4 has landmark significance. Hangar 4 and its setting are of archaeological significance because they have the potential to provide archaeological evidence relating to past building construction methods and materials, and human activity on the site including that which occurred prior to 1900.

#### **REFERENCES:**

CCC Heritage Files

Heritage Management Services *Hangars 4 & 5 Conservation Plan*

**REPORT DATED:** 04/12/2014

**DISTRICT PLAN – LISTED HERITAGE PLACE  
HERITAGE ASSESSMENT – STATEMENT OF SIGNIFICANCE  
HERITAGE ITEM NUMBER 629  
*FORMER RNZAF STATION WIGRAM HANGAR 5 AND  
SETTING - 35 MUSTANG AVENUE, 69 CORSAIR DRIVE,  
CHRISTCHURCH***



**PHOTOGRAPH : M.VAIR-PIOVA, 08/01/2015**

**HISTORICAL AND SOCIAL SIGNIFICANCE**

*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.*

Hangar 5 and the adjacent Hangar 4 have high historical and social significance as the first product of the rapid initial expansion of the RNZAF in the mid 1930s, and as a key functional component in the operation of RNZAF Station/Base Wigram, the primary training establishment and 'home' of the RNZAF, for sixty years.

For the first decade after its establishment in 1923, the New Zealand Permanent Air Force (PAF) was severely under-resourced. In 1933 however, the government decided that it would be wise to augment the capacity of the service. The following year new aircraft were ordered, additional personnel drafted and the PAF was renamed the Royal New Zealand Air Force (RNZAF). In order to accommodate these new men and machines, a building programme was initiated.

The first structures of this so-called rearmament programme were Hangars 4 and 5 at Wigram Aerodrome (renamed RNZAF Station Wigram in 1937). These hangars, the first significant new buildings at Wigram for more than a decade, had priority over other buildings because of the imminent arrival of the new Vickers aircraft. No. 4 Hangar was commenced in late 1934 and completed in early 1936. No. 5 Hangar was commenced in early 1935 and completed soon after No. 4. Further hangars were added to the station in the late 1930s and early 1940s, reaching a total of seven by the end of WWII.

For sixty years Hangars 4 and 5 accommodated RNZAF aircraft. For most of this time, Wigram was the principle training base of the RNZAF, with all airmen passing through its gates at some point in their careers. In 1995 however the base was closed as part of a defence review, with Ngai Tahu subsequently taking ownership. The hangars have been used for a variety of purposes in the intervening years, including aviation-related businesses (until the airfield closed in 2009), machinery storage and distribution, and vehicle certification.

### **CULTURAL AND SPIRITUAL SIGNIFICANCE**

*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 Tangata Whenua; and/or associations with an identifiable group and esteemed by this group for its cultural values.*

Hangar 5 and the adjacent Hangar 4 have cultural significance as a pair of buildings that (in association with the neighbouring former Instructional Building) represent flight training and operations at the former RNZAF Station Wigram, the original home of military aviation in New Zealand. The hangars are therefore a prominent symbol of the former base, and a memorial to the generations of New Zealand air force personnel who passed through their doors. As WWII-era buildings, they have a particular role in commemorating the air force personnel who served and died in that conflict.

### **ARCHITECTURAL AND AESTHETIC SIGNIFICANCE**

*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.*

Hangar 5 and the adjacent Hangar 4 have high architectural and aesthetic significance as architecturally innovative structures, the first major new buildings to be constructed at Wigram Aerodrome since the early 1920s, the first hangars in New Zealand to be constructed in permanent materials, the largest hangars to be built in New Zealand to that time, and the first of many buildings on the station to be designed in the fashionable Moderne style over the decade to 1945. As such they form part of an important chronologically and stylistically homogenous architectural group.

The hangars were designed by the Public Works Department and built by well-known Christchurch contractor the late Charles Luney between 1934 and 1936. Their scale, design, and technology were a radical departure from anything seen before at Wigram, or indeed elsewhere in the country. The large buildings were distinguished particularly by the lengthy span of the front portal and cantilevered tilting doors, which were designed to facilitate ease of aircraft access. Stylistically the hangars are utilitarian, but adopt a Moderne (or pared-back, geometric Art Deco) architectural vocabulary. The most obvious expressions of this style are the stepped pylons that frame the front elevations, and the stepped side elevations. Although influenced by contemporary structures in the UK and the US, no hangar building in these countries is believed to be quite like the Wigram structures, which are considered to be a notable local innovation. A similar but smaller hangar was also built to the same design at RNZAF Station Hobsonville at this time. The next phase of air force rearmament from 1937 saw the basic design repeated in additional hangars at Wigram (presently Nos. 2 and 3) and Hobsonville. Hangars 4 and 5 have remain in near original condition having had little alteration.

## **TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE**

*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.*

Hangar 5 and the adjacent Hangar 4 are of high technological significance as they were technologically innovative for the period, illustrating the rapid advance of building technology in the interwar years. The hangars, the largest in New Zealand to that time, employed reinforced concrete extensively and were the first hangars in the country to be constructed in this medium. Steel was also used extensively, with a complex truss roof developed to bridge the enormous 180 ft portal. To facilitate aircraft access, cantilevered tilting doors were developed for the hangars. These were previously unknown technology in this country in any context.

## **CONTEXTUAL SIGNIFICANCE**

*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.*

Hangar 5 and its setting has high contextual significance on its site and in relation to the other remaining WWII-era buildings at the former RNZAF Base Wigram, particularly the adjacent Hangar 4. The setting of the building includes most of the immediate land parcel, a large rectangular site which includes Hangar 4 and much of the former apron in front of the buildings as well as including the setting of the Instructional Building to the north. The large building is clearly visible from Corsair Drive, Sioux Avenue and Mustang Avenue, and therefore retains landmark significance. To the immediate north is the identical Hangar 4. Beyond this are the former Instructional Building and Hangars 2 and 3. These hangars are of the same basic design as Hangars 4 and 5. Together all of these buildings form a chronologically, architecturally and functionally homogenous group, and thus constitute an important heritage group.

## **ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE**

*Archaeological or scientific values that demonstrate or are associated with: the potential to provide information through physical or scientific evidence an understanding about social historical, cultural, spiritual, technological or other values of past events, activities, structures or people.*

Hangar 5 and its setting are of archaeological significance because they have the potential to provide archaeological evidence relating to past building construction methods and materials, and human activity on the site including that which occurred prior to 1900.

## **ASSESSMENT STATEMENT**

Hangar 5 and its setting is of high overall heritage significance to the Christchurch district including Banks Peninsula. The building and the adjacent Hangar 4 have high historical and social significance as the first products of the rapid initial expansion of the RNZAF in the mid 1930s, and as a key functional component in the operation of RNZAF Station/Base Wigram, the primary training establishment and 'home' of the RNZAF, for sixty years. The buildings have cultural significance as a pair of structures that represent flight training and operations

at the former RNZAF Station Wigram, the original home of military aviation in New Zealand. They are a prominent symbol of the former base, and are tangible reminders of the generations of New Zealand air force personnel who passed through their doors. The buildings have high architectural and aesthetic significance as architecturally innovative structures, the first major new buildings to be constructed at Wigram Aerodrome since the early 1920s, the first hangars in New Zealand to be constructed in permanent materials, the largest hangars to be built in New Zealand to that time, and the first of many buildings on the station to be designed in the fashionable Moderne style over the decade to 1945. As such they form part of an important chronologically and stylistically homogenous architectural group. The buildings are of high technological significance as they were technologically innovative for their period, illustrating the rapid advance of building technology in the interwar years. The extensive use of steel and reinforced concrete, and the novel cantilevered doors are noteworthy. Hangar 5 has high contextual significance on its site and within its setting, a parcel which preserves important views and includes the identical Hangar 4 and the former apron. The hangar has high contextual significance in relation to the other remaining WWII-era buildings at the former RNZAF Station Wigram - particularly the adjacent Hangar 4, but also Hangars 2 and 3 and the former Instructional Building, with which it forms an important contiguous heritage group. Highly visible, Hangar 5 has landmark significance. Hangar 5 and its setting are of archaeological significance because they have the potential to provide archaeological evidence relating to past building construction methods and materials, and human activity on the site including that which occurred prior to 1900.

**REFERENCES:**

CCC Heritage Files  
Heritage Management Services *Hangars 4 & 5 Conservation Plan*

**REPORT DATED:** 04/12/2014

**DISTRICT PLAN – LISTED HERITAGE PLACE  
HERITAGE ASSESSMENT – STATEMENT OF SIGNIFICANCE  
HERITAGE ITEM NUMBER 628  
*FORMER RNZAF STATION WIGRAM INSTRUCTIONAL  
BUILDING/CONTROL TOWER AND SETTING - 69 CORSAIR  
DRIVE, 35 MUSTANG AVENUE, CHRISTCHURCH***



**PHOTOGRAPH : M.VAIR-PIOVA, 8/01/2015**

**HISTORICAL AND SOCIAL SIGNIFICANCE**

*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.*

The former Instructional/Control Tower Building has high historical and social significance as a product of the rapid expansion of the RNZAF in the late 1930s and early 1940s, for its close connection with the role of Wigram as the RNZAF's primary training facility, and for its central role in the control of flight on the Wigram air field for seventy years.

The mid 1930s were an era of escalating international tension. In light of this political uncertainty, the New Zealand government commissioned the Cochrane Report in 1936. The report recommended that significant funds be invested in developing a modern air force. This led to the foundation of the RNZAF as a separate force in 1937, and a period of rapid airfield expansion.

RNZAF Station Wigram was the historical home and training hub of the New Zealand Air Force and its precursors. Under the Cochrane Report expansion, the flight training role of Wigram was significantly boosted. The Instructional Building was planned to allow the realisation of this. The building was designed in 1937, commenced in 1938 and completed in December 1939. With the outbreak of war in late 1939, training at Wigram underwent another step change. Pilot training was augmented with the establishment of training for

other air force roles. During WWII, the majority of the nearly 13,000 personnel trained by the RNZAF passed through Wigram at some point. After the war, the Instructional/ Control Tower Building maintained a training function. In the 1960s air force training was concentrated in a specialist Training Group, later renamed Support Group. This was headquartered in the Instructional/ Control Tower Building until not long before the base closed in 1995.

In addition to its training functions, the Instructional/ Control Tower Building coordinated flight at Wigram from the outset. When the building first opened in 1939, flight observation and control functions were concentrated on the third floor, with a fire tender and armoury on the ground floor. Reflecting changing technologies, a first control cab was added to the roof in 1945. This was replaced in 1974. Although RNZAF Base Wigram closed in 1995, the airfield remained open for civilian purposes and air traffic control services were provided until 2009.

The Instructional Building also provided administrative space for other air force functions through its history. These included Station Head Quarters during the latter years of the war, and the Directorate of Manning and the Air Force Recruiting Office from the late 1980s. After the base closed in 1995, Ngai Tahu assumed ownership and leased the building to various flight-related businesses until the airfield closed in 2009. Since the 2010-2011 Canterbury Earthquakes, Te Rūnanga o Ngāi Tahu have occupied the building themselves.

## **CULTURAL AND SPIRITUAL SIGNIFICANCE**

*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 Tangata Whenua; and/or associations with an identifiable group and esteemed by this group for its cultural values.*

The former Instructional/ Control Tower Building has high cultural significance as the centre of flight operations and a focus for flight training at the former RNZAF Station Wigram, the home of military aviation in New Zealand. It therefore serves as a prominent symbol of the former base, and a memorial to the generations of New Zealand air force personnel who passed through its doors. As a WWII-era building, it has a particular role in commemorating the air force personnel who served and died in that conflict.

## **ARCHITECTURAL AND AESTHETIC SIGNIFICANCE**

*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.*

The former Instructional/Control Tower Building has high architectural and aesthetic significance as one of the more significant military structures designed by the Public Works Department as part of New Zealand's preparations for WWII. It is also significant in its own right as a noteworthy Moderne building; part of an important precinct of chronologically and stylistically homogenous military buildings at the former RNZAF Base Wigram.

The former Instructional/ Control Tower Building was designed in 1937, commenced in 1938 and completed in 1939. It illustrates many of the common features of Moderne buildings, a variant of Art Deco architecture characterised by its stream-lined geometric form and decoration, and planar surfaces. The building has been altered on a number of occasions – most notably in 1945 when the first of a succession of Control Cabs was added to the roof, and in 1989 when the stepped third floor was extended out to provide additional office space. Many of these exterior alterations have been sympathetically executed however, such that

the building still retains its 1930s character. Interior-wise there have also been extensive alterations overtime as uses have changed. However sufficient form and features remain internally to understand how the building appeared originally. The metal-balustraded staircase is a particular feature.

### **TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE**

*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.*

The former Instructional/ Control Tower Building has high technological significance for its extensive use of reinforced concrete. This was characteristic of many of the late 1930s buildings on the base, which were designed to be both seismic and blast resistant. The Instructional Building also has craftsmanship significance for the quality of its design, decoration and finishes. The Labour administration of the late 1930s instituted a significant programme of public works, which included public buildings of a notably high quality.

### **CONTEXTUAL SIGNIFICANCE**

*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.*

The former Instructional/ Control Tower Building and its setting has high contextual significance on its site and in relation to the other remaining WWII-era buildings at the former RNZAF Station Wigram. The setting of the building includes the immediate land parcel and is part of the broader setting of the two hangars to the south, hangars four and five. The setting includes some of the former parade ground to the west of the Instructional Building, and a portion of the former runway area to the east. This parcel and a reserve further to the east help preserve views of the building's principal facades from Corsair Drive. To the north and south are respectively hangars two and three, and four and five. These are contemporary with the Instructional Building, and constitute an important heritage precinct. A large building surrounded by extensive open space, the Instructional Building has landmark significance.

### **ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE**

*Archaeological or scientific values that demonstrate or are associated with: the potential to provide information through physical or scientific evidence an understanding about social historical, cultural, spiritual, technological or other values of past events, activities, structures or people.*

The former Instructional/Control Tower Building and its setting are of archaeological significance because they have the potential to provide archaeological evidence relating to past building construction methods and materials, and human activity on the site including that which occurred prior to 1900.

## **ASSESSMENT STATEMENT**

The former Instructional Building is of high overall heritage significance to Christchurch, including Bank Peninsula. The building has high historical and social significance as a product of the rapid expansion of the RNZAF in the late 1930s and early 1940s, for its close connection with the role of Wigram as the RNZAF's primary training facility, and for its central role in the control of flight on the Wigram air field for seventy years. The building has high cultural significance as the centre of flight operations and a focus for flight training at the former RNZAF Station Wigram, the home of military aviation in New Zealand. It also serves to commemorate both the former base and the personnel who served there. The building has high architectural and aesthetic significance as one of the more significant military structures designed by the Public Works Department as part of New Zealand's preparations for WWII. It is also significant as a noteworthy Moderne building, part of an important precinct of chronologically and stylistically homogenous military buildings at the former RNZAF Station Wigram. The building has high technological and craftsmanship significance for its extensive use of reinforced concrete. This was characteristic of many of the late 1930s buildings on the base, which were designed to be both seismic and blast resistant. The building has craftsmanship significance for the quality of its design, decorative detail and finishes. The building has high contextual significance on its site, a parcel which preserves important sight lines and includes the former parade ground. The building and its setting has high contextual significance in relation to the other remaining WWII-era buildings at the former RNZAF Station Wigram - particularly the former hangars to the north and south, with which it forms an important heritage precinct. It has landmark significance. The former Instructional/Control Tower Building and its setting are of archaeological significance because they have the potential to provide archaeological evidence relating to past building construction methods and materials, and human activity on the site including that which occurred prior to 1900.

## **REFERENCES:**

Draft Conservation Plan and Condition Report: Former Wigram Control Tower (Heritage Management Services)

**REPORT DATED:** 28/08/2014

**DISTRICT PLAN – LISTED HERITAGE PLACE**  
**HERITAGE ASSESSMENT – STATEMENT OF SIGNIFICANCE**  
**HERITAGE ITEM NUMBER 630**  
***FORMER RNZAF STATION WIGRAM No. 1 OFFICERS’***  
***MESS, BREVET GARDEN AND SETTING- 14, 20E HENRY***  
***WIGRAM DRIVE, CHRISTCHURCH***



**PHOTOGRAPH : M.VAIR-PIOVA, 8/01/2015**

**HISTORICAL AND SOCIAL SIGNIFICANCE**

*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.*

The former No. 1 Officers' Mess, Brevet Garden and setting, has high historical and social significance as the principal mess of the Royal New Zealand Air Force (RNZAF) for over fifty years.

The mid 1930s were an era of escalating international tension. In light of this political uncertainty, the New Zealand government commissioned the Cochrane Report in 1936. The report recommended that significant funds be invested in developing a modern air force. This led to the foundation of the RNZAF as a separate force in 1937, and a period of rapid airfield expansion. Construction of the No. 1 Officers' Mess at the then Wigram Aerodrome commenced in early 1939, and although the full complex was not completed until 1940, the building was partially occupied from just before the declaration of war in September 1939. The mess quartered single officers and served as the formal and informal gathering place of all officers at RNZAF Base Wigram for more than fifty years until its closure in 1995. The RNZAF regarded Wigram as its historical home, and the Wigram No. 1 Officers' Mess as its principal mess. This special status was maintained by the presence of the RNZAF Officer Training School, which ensured that all air force officers were members of the mess in the formative years of their careers.

An aircrew brevet is the winged badge worn on the left breast by qualified aircrew. A large stylised brevet garden was created along the principal elevation of the No. 1 Officers' Mess at the time of its construction.

The former mess building continues to function, much in the use it was originally built for, as a privately-owned accommodation provider and bar/function venue.

### **CULTURAL AND SPIRITUAL SIGNIFICANCE**

*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 Tangata Whenua; and/or associations with an identifiable group and esteemed by this group for its cultural values.*

The former No. 1 Officers' Mess has high cultural and spiritual significance as the home of the RNZAF officer corps for more than fifty years. During this time, the building was central to the customs, practices and distinctive lifestyle of the group. Consequently it holds a high degree of intangible emotional and spiritual resonance. It also commemorates the generations of air force officers who passed through its doors, including many who served and died in conflict. The brevet garden has cultural significance as a stylised interpretation of the winged badge worn on the left breast by qualified aircrew.

### **ARCHITECTURAL AND AESTHETIC SIGNIFICANCE**

*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.*

The former No. 1 Officers' Mess has architectural and aesthetic significance as one of the significant structures built by the Public Works Department as part of New Zealand's preparations for WWII, as one of a number of similar mess buildings built across the then British Empire based on RAF models, and as a noteworthy Art Deco building in its own right. The building was designed by the Public Works Department in 1937-1938, based closely on RAF models in terms of form, function and style. The stripped Art Deco building consists of a single storey service block framed by two two-storey barracks wings. The central block has a rusticated entry crowned with a squat clocktower. Its Art Deco detail is noteworthy, but the impact of the composition was muted by the replacement of the original flat roof with a pitched tile roof in the 1950s. The interior of the building has been altered but its Art Deco character remains. The brevet garden has some aesthetic value for its design and interpretation based on the winged badge worn by qualified aircrew.

### **TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE**

*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.*

The former No. 1 Officers' Mess has technological and craftsmanship significance for its reinforced concrete construction and the quality of its finish. The building was reputedly designed with its use in wartime very much in the minds of its architects, and was therefore constructed of reinforced concrete to aid bomb resistance. As an officers' mess, serving the senior members of the air force, the building was also finished to a high specification. The joinery is of a particularly high quality, both in the public rooms and other areas such as the bedrooms.

## **CONTEXTUAL SIGNIFICANCE**

*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.*

The former No. 1 Officers' Mess, brevet garden and its setting is of high contextual significance on its site and in relation to the other remaining WWII era buildings at the former RNZAF Base Wigram. The setting of the building includes the immediate land parcel, a roughly rectangular plot at the corner of Henry Wigram Drive and Consul Place. The brevet garden divides the semi-circular mess drive from Henry Wigram Drive. The squash courts and garages, former elements of the heritage listing, were demolished in the 2000's. The site today consists largely of sealed carpark. The former base chapel was relocated to the east end of the mess building in the 2000s. Whilst considerably reduced in number in the twenty years since the closure of the base, there are still many WWII era buildings in the vicinity of the former No. 1 Officers' Mess. These include several dwellings in Henry Wigram Drive built to house senior base personnel.

## **ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE**

*Archaeological or scientific values that demonstrate or are associated with: the potential to provide information through physical or scientific evidence an understanding about social historical, cultural, spiritual, technological or other values of past events, activities, structures or people.*

The former No. 1 Officers' Mess and its setting are of archaeological significance because they have the potential to provide archaeological evidence relating to past building construction methods and materials, and human activity on the site including that which occurred prior to 1900.

## **ASSESSMENT STATEMENT**

The former No. 1 Officers' Mess and brevet garden and setting is of high overall heritage significance to Christchurch, including Bank Peninsula. It has high historical and social significance as the principal mess of the Royal New Zealand Air Force (RNZAF) for over fifty years. The former No. 1 Officers' Mess and brevet garden has cultural and spiritual significance as the home of the RNZAF officer corps for this period. The brevet garden has cultural significance as a stylised interpretation of the winged badge worn on the left breast by qualified aircrew. It has high architectural and aesthetic significance as one of the significant structures built by the Public Works Department as part of New Zealand's preparations for WWII, as one of a number of similar mess buildings built across the then British Empire based on RAF models, and as a noteworthy Art Deco building in its own right. The brevet garden has some aesthetic value for its design and interpretation based on the winged badge worn by qualified aircrew. The former No. 1 Officers' Mess and brevet garden has technological and craftsmanship significance for its reinforced concrete construction and the quality of its finish. The former No. 1 Officers' Mess and brevet garden and setting has high contextual significance on its site and in relation to the other remaining WWII era buildings at the former RNZAF Base Wigram, particularly the nearby former homes of the senior officers. The former No. 1 Officers' Mess and its setting are of archaeological significance because they have the potential to provide archaeological evidence relating to

past building construction methods and materials, and human activity on the site including that which occurred prior to 1900.

**REFERENCES:**

**CCC HERITAGE FILE:** No. 1 Officers' Mess – Wigram, 14 Henry Wigram Drive

**REPORT DATED:** 27/08/20

PLEASE NOTE THIS ASSESSMENT IS BASED ON INFORMATION AVAILABLE AT THE TIME OF WRITING. DUE TO THE ONGOING NATURE OF HERITAGE RESEARCH, FUTURE REASSESSMENT OF THIS HERITAGE ITEM MAY BE NECESSARY TO REFLECT ANY CHANGES IN KNOWLEDGE AND UNDERSTANDING OF ITS HERITAGE SIGNIFICANCE.

PLEASE USE IN CONJUNCTION WITH THE CCC HERITAGE FILES.

CHRISTCHURCH DISTRICT PLAN  
RNZAF STATION WIGRAM STAFF HOUSING RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                    House  
ADDRESS                    37 Springs Road  
                                  Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Government Architect; Public Works Department
DATE OF CONSTRUCTION	1938-39

STYLE

English Cottage style

PHYSICAL DESCRIPTION

Single-storey dwelling with rectangular footprint and hipped roof. Cross-gabled bay with weatherboard end flanks main entry on west elevation; roof extends over shallow bay on east elevation. Tall paling fence on road boundary.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house is situated on the south-west side of Springs Road; vehicle access is now off Springs Road rather than the Corsair Drive laneway.

MATERIALS/STRUCTURE

Plaster rendered walls, timber, aluminium joinery, tiled roof.

ALTERATIONS

Window joinery has been changed to aluminium (date unknown). Property subdivided from 4 Corsair Drive (c.2022).

RATING

Defining

REASON FOR RATING

An original house built to house staff at Wigram air base.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The RHA has historical and social significance as an important element of one of New Zealand's leading RNZAF bases. It dates from a time when the government was making a major effort to ready the country's fighting forces for an impending world war in the late 1930s. Staff housing was an integral part of what was New Zealand's first airfield. The different sizes of the houses in each of the groups, and their physical separation from each other, reflect the traditions, customs and social hierarchies of the RNZAF.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The house demonstrates the way of life of its past and present residents and embodies the culture of the RNZAF, its personnel and their families.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The RNZAF housing at Wigram has architectural and aesthetic significance for its English Cottage style design with Art Deco detailing by the Government Architect's office.

#### CONTEXTUAL SIGNIFICANCE

The contextual significance of this heritage area is due to its overarching 'Garden City' suburb design and the highly consistent layout of individual sections and the relationship of the houses to the streetscape.

#### ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values arise from the historical Ngāi Tahu activity and previous agricultural use of the area, as well as activities associated with Wigram airfield and the Air Force base.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship value of the houses in this heritage area is generally typical of the period in which they were built. Building techniques that contribute to area's technological value include the use of concrete construction, rendered plaster for wall surfaces, timber to provide decorative elements at the entrances and tiles for roofing.

#### REFERENCES

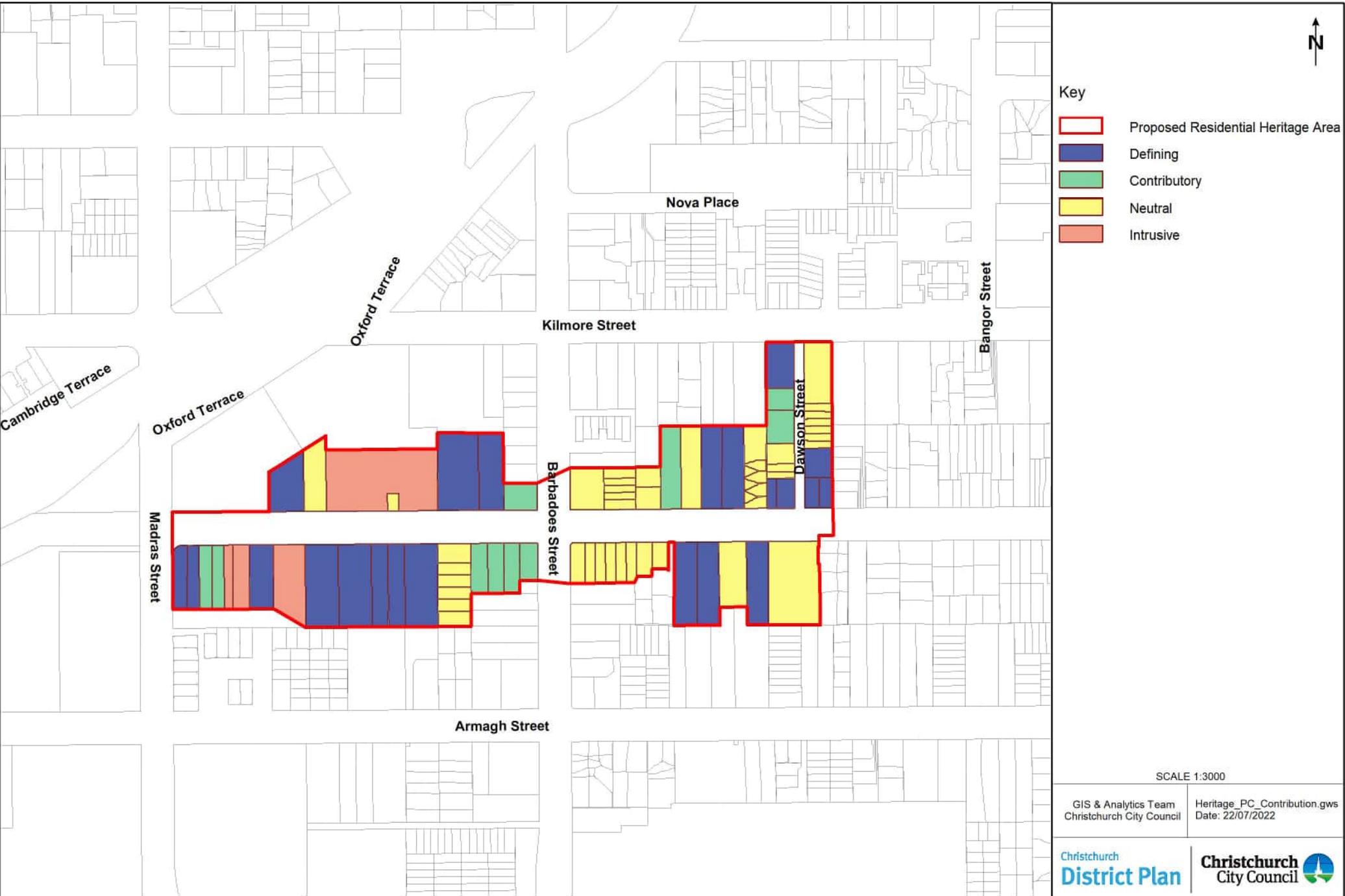
P Harrison ed. *RNZAF Base Wigram 1916-1995: The End of an Era*, (RNZAF, 1995)

REPORT COMPLETED

25 May 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services



**Key**

- Proposed Residential Heritage Area
- Defining
- Contributory
- Neutral
- Intrusive

SCALE 1:3000

GIS & Analytics Team  
 Christchurch City Council

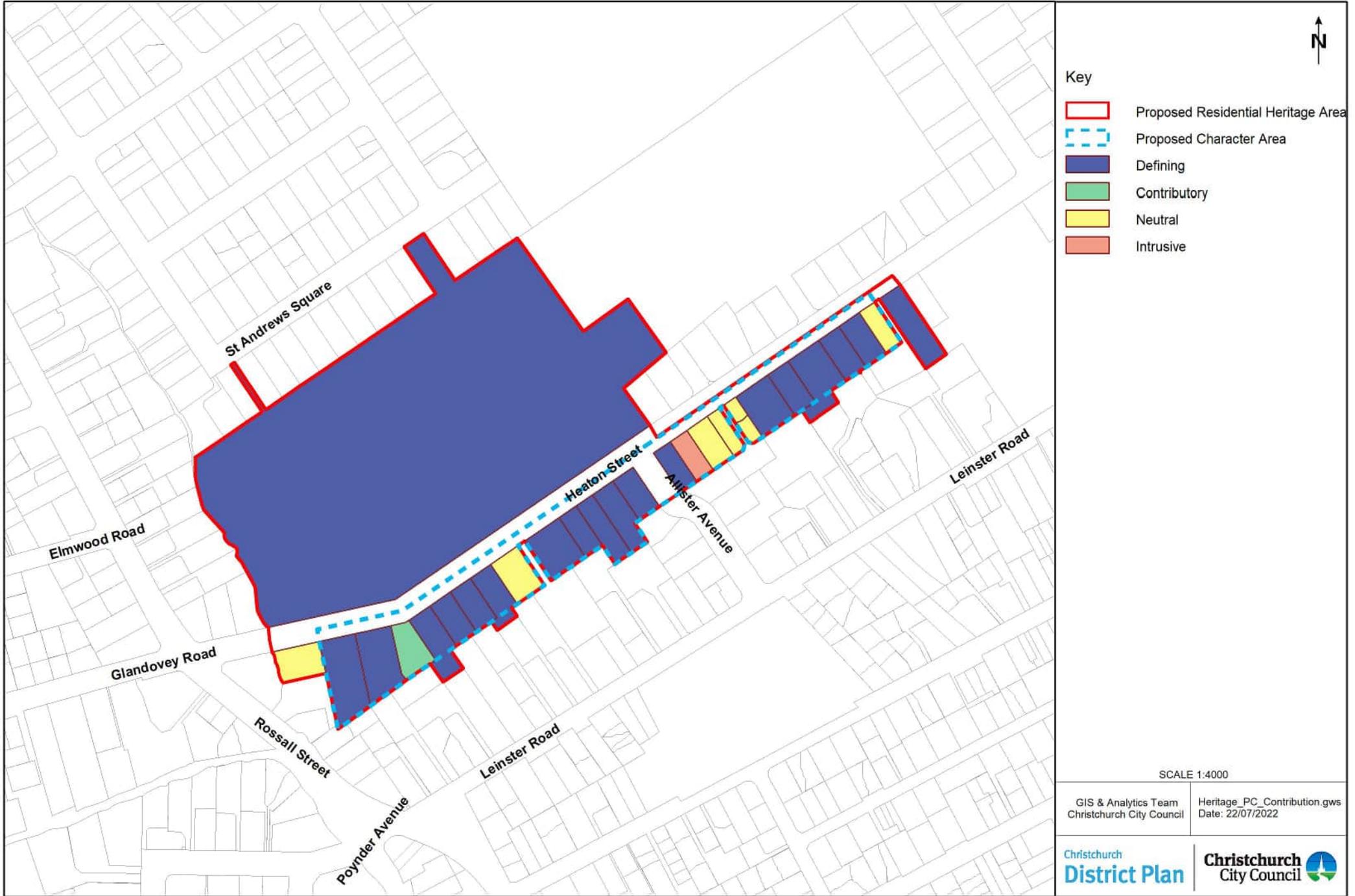
Heritage\_PC\_Contribution.gws  
 Date: 22/07/2022

Christchurch  
**District Plan**

Christchurch  
 City Council



PC13 - Englefield/Avonville



- Key
- Proposed Residential Heritage Area
  - Proposed Character Area
  - Defining
  - Contributory
  - Neutral
  - Intrusive

SCALE 1:4000

GIS & Analytics Team  
Christchurch City Council

Heritage\_PC\_Contribution.gws  
Date: 22/07/2022

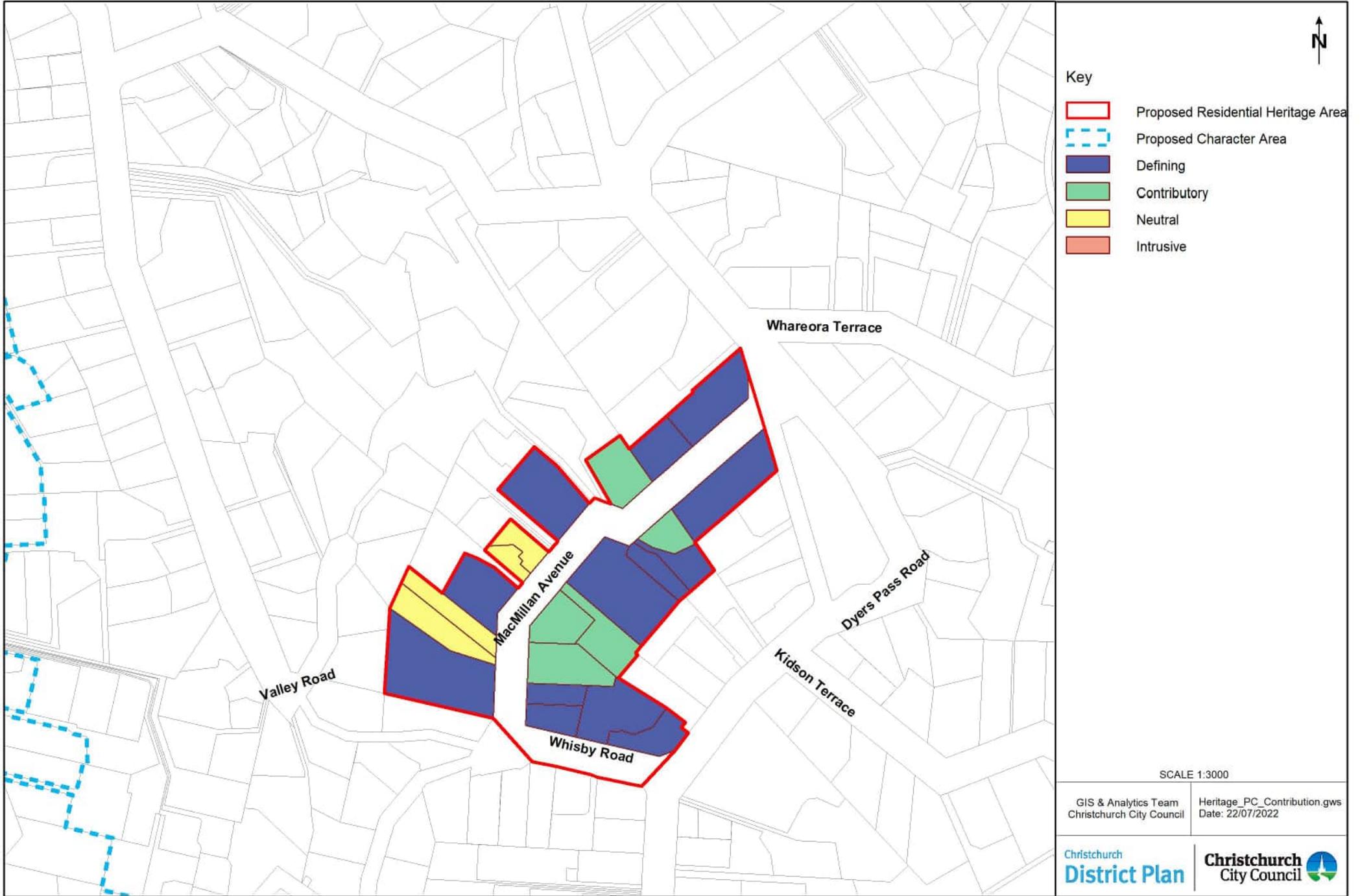
Christchurch  
**District Plan**

**Christchurch**  
City Council

PC13 - Heaton Street



PC13 - Inner City West



Key

	Proposed Residential Heritage Area
	Proposed Character Area
	Defining
	Contributory
	Neutral
	Intrusive

SCALE 1:3000

GIS & Analytics Team  
Christchurch City Council

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Date: 22/07/2022

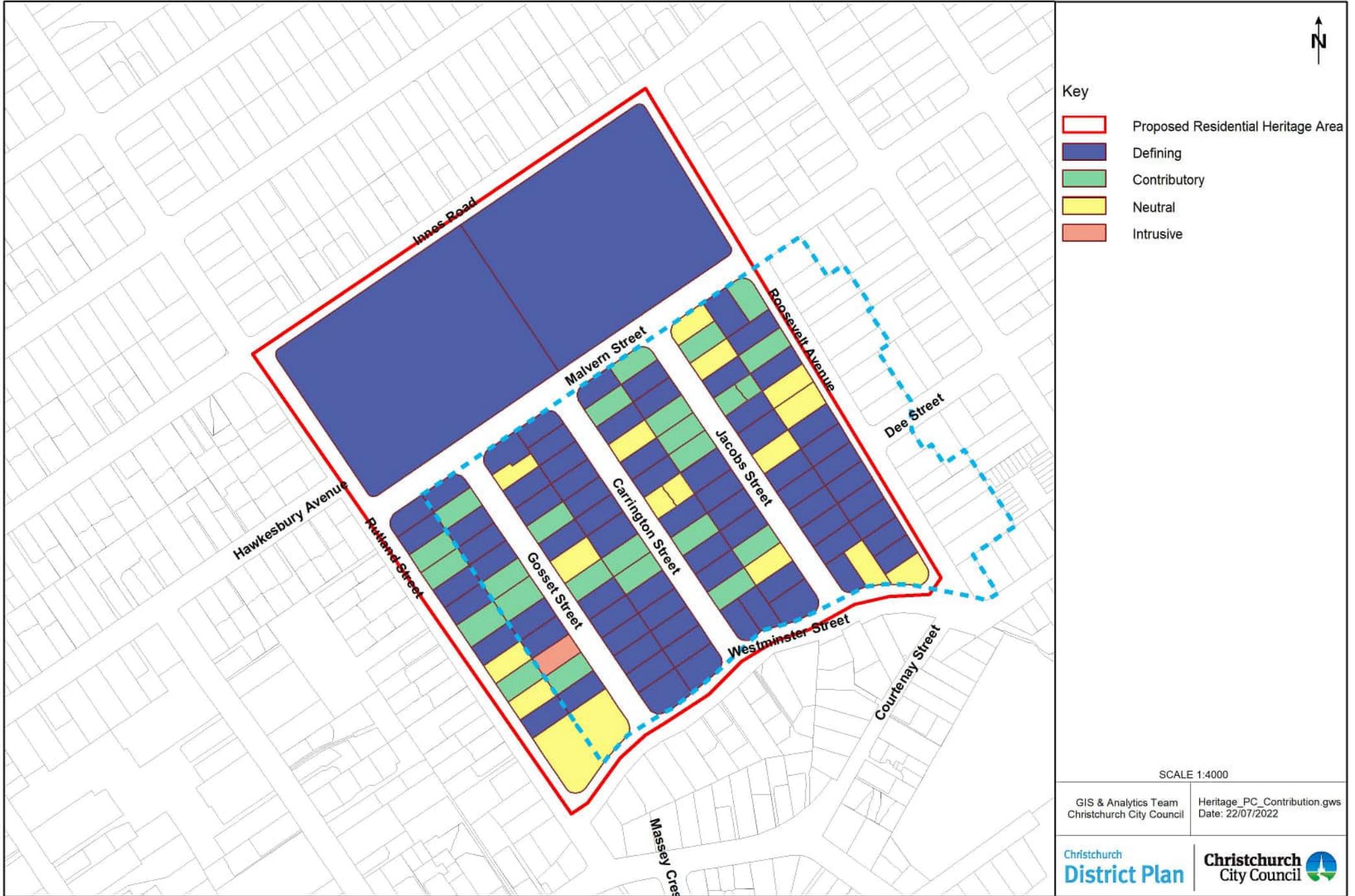
Christchurch  
**District Plan**

**Christchurch**  
City Council 

PC13 - MacMillan Avenue



PC13 - Piko/Shand (Riccarton Block) State housing



PC13 - Church Property Trustees North St Albans Subdivision (1923)



PC13 - Shelley/Forbes Street

SCALE 1:1500

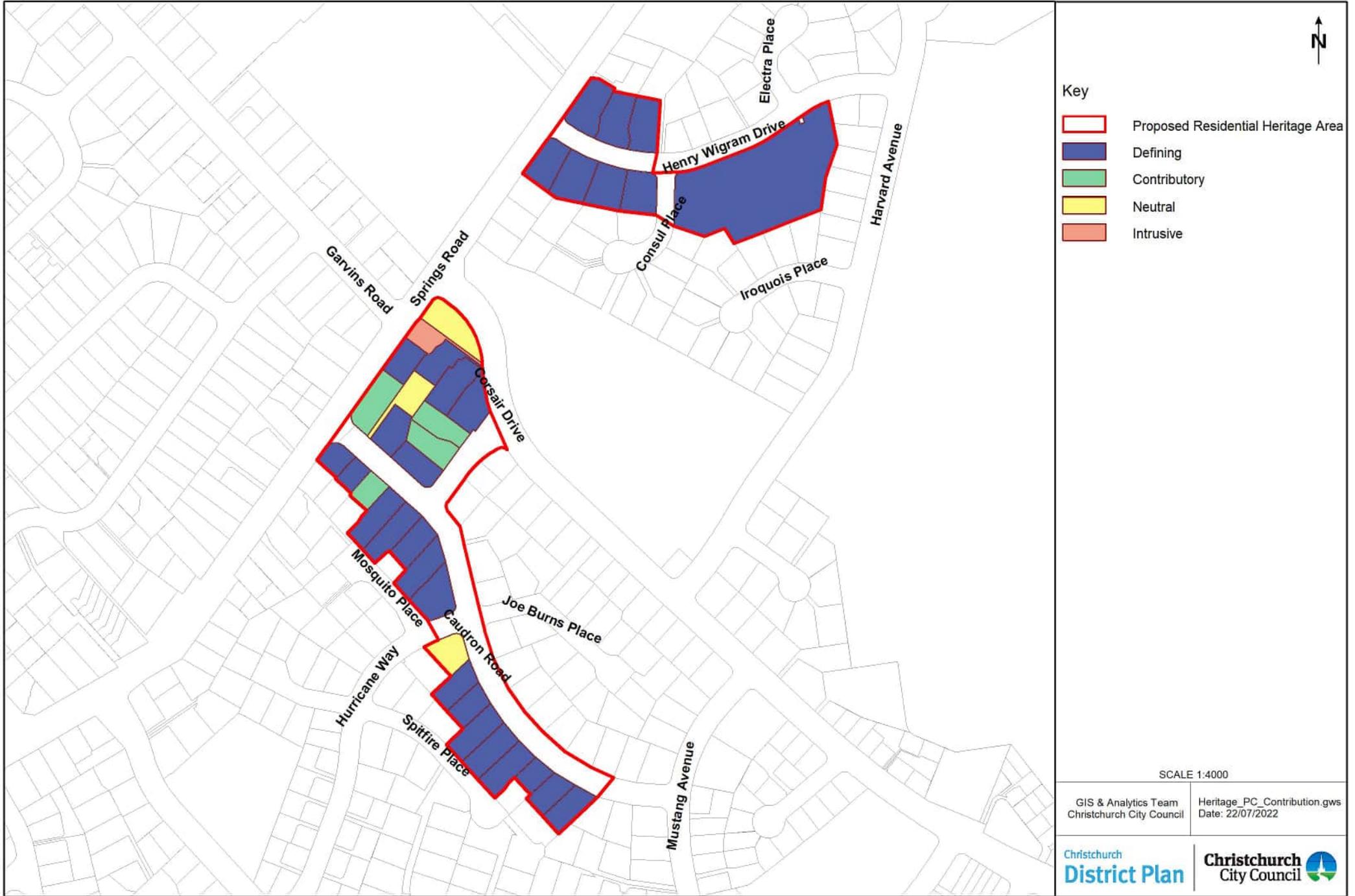
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Christchurch  
**District Plan**

**Christchurch**  
City Council





- Key
- Proposed Residential Heritage Area
  - Defining
  - Contributory
  - Neutral
  - Intrusive

SCALE 1:4000

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Date: 22/07/2022

Christchurch  
**District Plan**

Christchurch  
City Council 

PC13 - RNZAF Station Wigram Staff Housing



PC13 - Wayside Avenue 'Parade of Homes'

# Lyttelton Heritage Area: Building Age

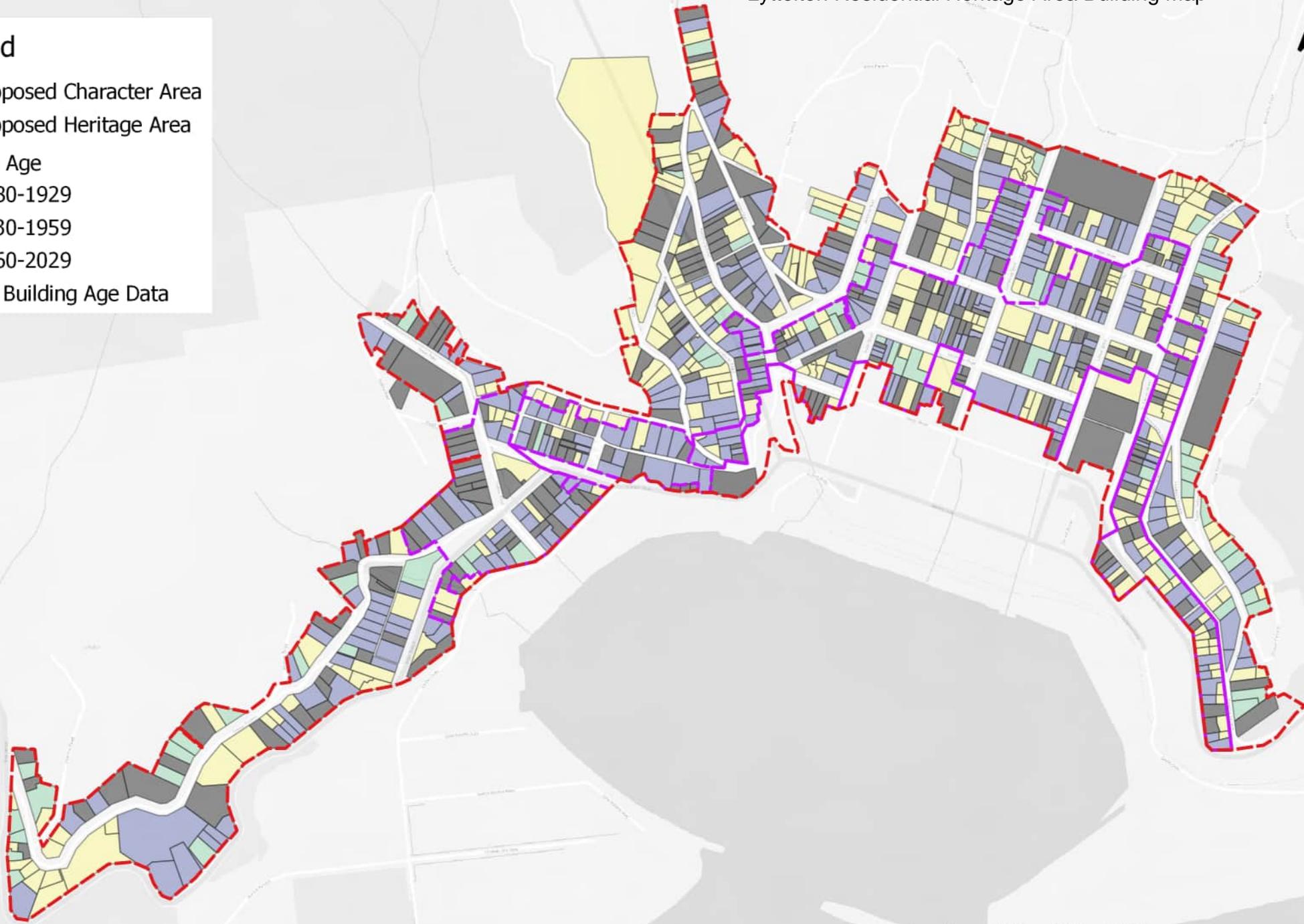


## Legend

- Proposed Character Area
- Proposed Heritage Area

## Building Age

- 1880-1929
- 1930-1959
- 1960-2029
- No Building Age Data



0 100 200 300 m

# PROPERTY **E**ECONOMICS



**CHRISTCHURCH CITY**

**PC13 HERITAGE AREAS**

**COST-BENEFIT ANALYSIS**

**Client:** Christchurch City Council

**Project No:** 52193

**Date:** August 2022



## SCHEDULE

Code	Date	Information / Comments	Project Leader
52193.5	August 2022	Report	Tim Heath / Phil Osborne

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Front cover image: Architecture Now

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## 1. INTRODUCTION

Property Economics has been engaged by Christchurch City Council (**Council**) to undertake an economic assessment in the form of an economic cost benefit analysis (**CBA**) of proposed Heritage Sites and Heritage Area provisions for the district as part of proposed Plan Change 13 (**PC13**).

This assessment is motivated by the introduction of the Enabling Housing Act (2021) that requires Tier 1 councils to implement Medium Density Residential Standards (**MDRS**) as a baseline residential zoning across their existing residential environments to enable and encourage residential intensification. The MDRS are subject to qualifying matters, (**QFMs**) such as the protection of Heritage Sites and Areas that council can implement to protect the existing heritage character of a site or area from inappropriate development.

While PC13 includes several alterations to the existing environment with reference to Heritage, both Heritage Sites and Heritage Areas have been identified by Council as QFMs. Council wishes to preserve the heritage character of the 11 identified locations as “Heritage Areas” as well as additional specific sites within Christchurch City.

The purpose of this report is to provide a high-level degree of costs benefit analysis for both the sites and areas while considering their impact on capacity under the MDRS.



The proposed Heritage Areas are new to the District Plan<sup>1</sup> and are intended to protect neighbourhoods that are significant to the city's (and country's) heritage, as a whole. While specific buildings are not targeted as Heritage Areas, small blocks with heritage characteristics would be exempt from the same level of blanket residential intensification enablement as the rest of the city under the MDRS.

Additionally, the Council has introduced a 'buffer' adjacent to these areas that seeks to limit the impact sites immediately adjacent to Heritage Areas could have.

In terms of heritage Christchurch City is a unique environment given the 2011 earthquakes, with 204 of the identified 588 protected buildings being lost.

## 1.1. OBJECTIVES

Key objectives in this assessment are:

- Identify the proposed Heritage Areas and site locations, and delineate them geospatially from non-Heritage Areas
- Identify the key Heritage Area provisions likely to have economic impacts and determine the direction and scale of those impacts.
- Identify the primary economic costs and benefits of PC13's Heritage Areas and sites.

## 1.2. DATA SOURCES

Data sources used in this report are from the following sources:

- Christchurch District Plan – Christchurch City Council
- Plan Change 13 Provisions – Christchurch City Council
- Christchurch City Housing and Business Assessment – Christchurch City Council
- Satellite Imagery – Bing
- Daft PC 13 Provisions – Christchurch City Council

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<sup>1</sup> With the exception of Akoroa, which is not currently proposed to be updated to fall inline with the new heritage area rule regime.



## 2. APPROACH

In assessing the potential economic impacts of the Heritage Areas (identified as a QFM) it is important to understand several factors including:

- The extent of the issue the Heritage Areas seek to address
- The potential impact on development potential
- The impact on development distribution
- The costs of implementation
- The impact on development costs
- The extent of the Heritage Areas themselves
- The parties affected and the distribution of impacts
- The potential timeframe impacted

In assessing the economic effects of the Heritage Areas, it is important to understand what the counterfactual position may be without the proposed Areas. In relation to this it is Property Economics understanding that, with the exception of Akoroa (where it is not proposed to that the rules suggested here apply), there are no other Heritage Areas under the current Operative District Plan. As such the counterfactual position represents the current unconstrained (by heritage) zones.

While there are a number of generalise economic costs and benefits associated with Heritage protection that are outlined in this report, it is considered appropriate that the identification and extent of each Heritage Area should be self-sufficient with the potential loss of development and / or economic activity identified by each area and weighed against those economic and non-economic benefits.

### 3. HERITAGE ECONOMIC VALUE

There has been a significant increase, more recently in recognition of the economic value and contribution to community well-being relating to the safeguarding of heritage values. While generally facing development restrictions heritage buildings, and areas, contribute a variety of economic benefits that flow beyond those attributable to the buildings themselves. In fact, recent studies have shown that as little as 7% of spend related to heritage tourism is actually spent 'on-site'. Heritage provision and management contributes to:

- Increased property values
- Increased tourism employment
- Increased tourism spend
- Higher levels of maintenance spend
- Improved visitor profile
- Improved sustainability of construction and reuse
- Existence, bequest value

Each of these benefits are valid in the Christchurch context and although no information is available specific to any given site there are general averages that can identify the potential scale of the values<sup>2</sup>.

The following assessment outlines the potential relativity of economic costs and benefits relating, to specifically, Heritage Areas, however there is also value in understanding the general level of economic benefits associated with the identification and management of the heritage assessment within the community.

While there are few quantitative assessments of the economic value of heritage in Christchurch City, there are more general studies that can be applied to give a measure of extent to these benefits.

While there is limited information pertaining to the level of tourism generated through heritage provision in Christchurch, total visitor spend has been approximately \$750m per annum for the city over the past decade. This contributes significantly to the overall Christchurch economy. Even considering only a small proportion of this being facilitated through heritage sites and areas would result in a significant, on-going, contribution to the

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<sup>2</sup> It is important to note that these values are based on the appropriate recognition of heritage values and do not represent a method by which simply identifying a larger number of properties as 'heritage' will result in proportionately greater economic benefits.



general Christchurch economy. A survey undertaken by Christchurch City council in 2017<sup>3</sup> found that 44% of respondents considered tourism as a valuable component of heritage.

Further research<sup>4</sup> found that 'heritage tourists' can spend, on average, 30% more than other visitors. Additionally, the same report found that less than 7% of heritage tourism dollars are spent on the sites that attract them, with over 90% of spending finding its way into the wider economy.

In terms of property values, there are differing value expectations. While research has shown that heritage properties exhibit greater values over and above comparable non-heritage properties, there is an impact resulting from the potential for decreased development opportunities.

Research undertaken for Auckland Council heritage buildings can achieve a 6.6% premium over similar properties. However, the same research found that, on average, a heritage building within an area with development opportunity sold for approximately 10% less (as a result of the perceived development opportunity loss). Over the 10-year period assessed in the modelling the impact was found to decrease with the potential property value differential tending towards zero.

The same research also found that, again on average, heritage buildings created an 'aura' effect increasing the value of properties adjacent at a diminishing rate. For example, those within 50m increased 1.7%, while those within 200m increased only 0.5%. Based on the approximately 1,550 sites identified in Figures 1 and 2, there is likely to be approximately 700 additional sites materially impacted<sup>5</sup> by the aura impact. ***The total value attributable to this effect therefore is estimated at approximately \$17m (as total capital value). It is important to note that this does not include the increased value to the protected properties themselves.***

The wider public good value associated with heritage buildings and areas is somewhat more difficult to assess. While there is a number of international assessments undertaken to provide context, the most fitting for this environment relates to a contingent valuation assessment in Australia which asked how much residents would be 'willing to pay' to maintain protection over heritage buildings. The assessment<sup>6</sup> found that participants would be willing to pay \$5.33 per annum for each 1,000 heritage buildings protected. Given the potential variance in value and community preference for heritage protection, it is considered appropriate to assess a lower

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<sup>3</sup> *Valuing Non-Regulatory Methods of Protecting Privately Owned Heritage in Christchurch, Figure 5, Page 63*

<sup>4</sup> *Heritage Conservation and the Economic Benefits to Auckland.*

<sup>5</sup> *Within 50m*

<sup>6</sup> *Valuing the Priceless: The Value of Historic Heritage in Australia. Allen Consulting group, 2005.*



value associated with the protection. *In the case of the, approximately 1,550, properties assessed through PC13 (both sites and areas) and considering a population of 280,000 (over 18's) in Christchurch City, the estimated annual value of these properties in terms of public good would be in the order of \$1.16m per annum or a total of \$13.3m over a 15-year period.*

Before considering the potential relative costs for specific areas themselves it is pertinent to consider the potential economic costs associated with the protection of historic heritage. These typically fall into two categories. The first relates to compliance costs associated with complying with the Council rules when considering development. The second as outlined in the following section is the reduction in development opportunity within the identified areas.

## 4. HERITAGE AREAS

The following figure shows the geospatial location of proposed Heritage Areas as indicated in PC13 across Christchurch City.

There is one area in Burnside, one in Cashmere, four areas in Central Christchurch, one Hornby, the total of the urban township of Lyttleton, one in Merivale, one in Riccarton, one in St Albans and one in Sydenham. Detailed, suburb level areas are provided in Appendix 1.

The areas do not make up a substantial amount of land, with the whole of Lyttleton<sup>7</sup> township being the largest of the areas making up around 81ha or around 55% of the total land area of the Heritage Areas. The balance of the heritage areas, within the main urban area of Christchurch City are made up of small pockets of heritage dwellings built from mid-19<sup>th</sup> Century to mid-20<sup>th</sup> Century.

Not all dwellings in these areas are heritage dwellings, some are modern and built as recently as within the last couple of years.

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<sup>7</sup> The indicated area of Lyttleton's Heritage Area was not provided directly from Council and was adjusted to match updated indicative planning maps for the Lyttleton Heritage Area. This may mean the indicated estimated area differs from the true area.

**FIGURE 1: PC13 HERITAGE AREAS – CHRISTCHURCH CITY**



Source: Bing, Christchurch City Council.



### Heritage Area Rules

At a high level the proposed rules (found in Table 1 below) for Heritage Areas restrict the construction of new buildings and alterations of existing building exteriors and restrict demolition of defining buildings or contributory buildings. Other provisions make minor alterations to existing baseline land use. Additionally, these rules do not automatically apply to the Lyttleton Heritage Area.

The restriction to construction is intended to ensure that new building meet minimum design standards to blend in or match the existing heritage area environment. This is likely to have the effect of restricting high density dwellings such as walk ups or apartment buildings, and may even restrict some terraced housing designs, contrary to the intentions of the MDRS.

The restriction of construction of new buildings does not apply to rear sites.

The restriction of demolition of existing defining buildings and contributing buildings is intended to add additional protection to some existing, identified heritage assets and to protect the Heritage Area environment from losing its heritage feel. This will likely slow the intensification / modernisation of the area and may divert subdivision of properties away from Heritage Areas.

Heritage Areas do not restrict intensification outside the borders of the Heritage Area. This means that the MDRS will, otherwise, be fully implemented outside of Heritage Areas and other QFMs.

## 4. HERITAGE SITES

There are also a number (approximately 49) of additional historic heritage sites identified in PC13. These sites are geographically identified in Figure 2 below. Table 1 identifies the individual sites that represent residential opportunities under the PDP, this sites are identified with their relevant size and value to give context to the potential for property 'value' gain through heritage protection.

**FIGURE 2: PC13 HERITAGE SITES – CHRISTCHURCH CITY**



Source: Bing, Christchurch City Council.

TABLE 1: RELEVANT ADDITIONAL HERIATGE SITES

Address	Land Area	Total Rateable Value
9 Ford Road	1,417	\$490,000
159 Hereford Street	754	\$1,340,000
34 Taylors Mistake Bay		
48 Taylors Mistake Bay	1,027	\$1,130,000
51 Taylors Mistake Bay	3,508	\$990,000
52 Taylors Mistake Bay		
53 Taylors Mistake Bay	3,753	\$995,000
58 Taylors Mistake Bay		
60 Taylors Mistake Bay	1,096	\$1,520,000
69 Taylors Mistake Bay		
70 Taylors Mistake Bay	1,382	\$640,000
159 Manchester Street	352	\$7,000,000
129 High Street	181	\$790,000
158 High Street	277	\$1,000,000
14 Wise Street	1349	\$3,470,000
Taylors Mistake Bach 46	630	\$860,000
Taylors Mistake Bach 45	2,380	\$1,140,000
Taylors Mistake Bach 44	647	\$925,000
Taylors Mistake Bach 43	1,069	\$560,000
Taylors Mistake Bach 42	650	\$1,550,000
Taylors Mistake Bach 41	1,551	\$870,000
Taylors Mistake Bach 40	665	\$1,450,000
Taylors Mistake Bach 39	1,133	\$610,000
Taylors Mistake Bach 38		
Taylors Mistake Bach 37		
Taylors Mistake Bach 36		
Taylors Mistake Bach 35		
Taylors Mistake Bay Bach 9	3,673	\$72,000
Taylors Mistake Bay Bach 8		
Taylors Mistake Bay Bach 7	806	\$17,000
Taylors Mistake Bay Bach 5		
524 Pound Road	1,577	\$420,000
146 Seaview Road	16,700	\$950,000
35 Rata Street	911	\$1,320,000
205 Manchester Street	511	\$830,000
167 Hereford Street		
319 St Asaph Street	1,227	\$2,340,000

Source: RPNZ, Christchurch City Council.

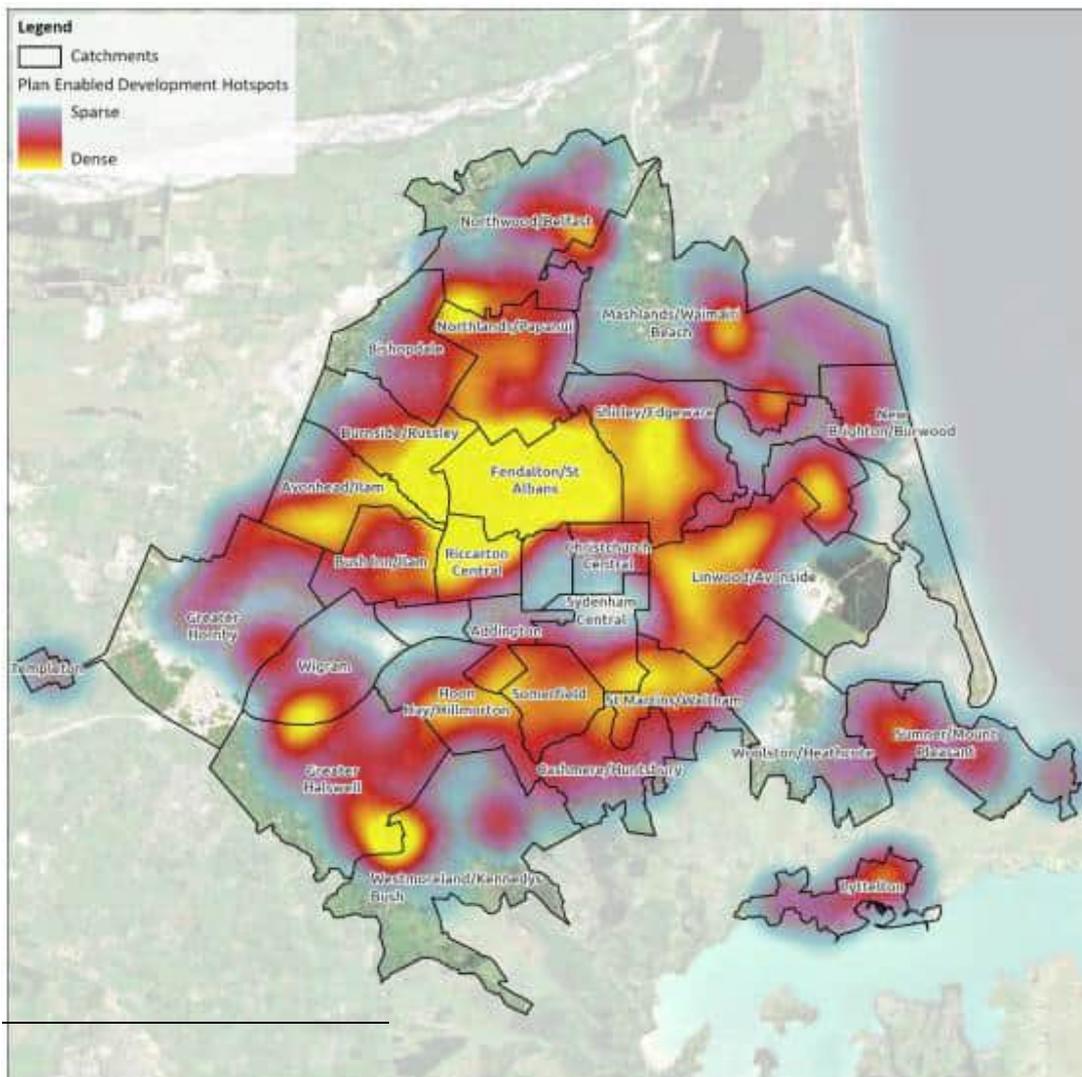
## 5. RESIDENTIAL CAPACITY

At the time of writing this report a detailed assessment of the impact on residential capacity (under the MDRS) of Heritage Areas is underway with results pending. As such this assessment cannot provide the specific capacity impacts resulting from the identification and protection of the 11 Heritage Areas identified as QFMs by Council.

In January 2022 a report<sup>8</sup> on the overall capacity of MDRS within Christchurch City provided some indication of the extent of feasible MDRS development. Appendix 2 provides the assumptions and limitations of this assessment.

Figure 2 from the report illustrates the theoretical capacity resulting from the MDRS provision. It shows the level of distribution throughout the city and the areas which indicate the highest intensity potential.

**FIGURE 3: CCC MDRS THEORETICAL CAPACITY**



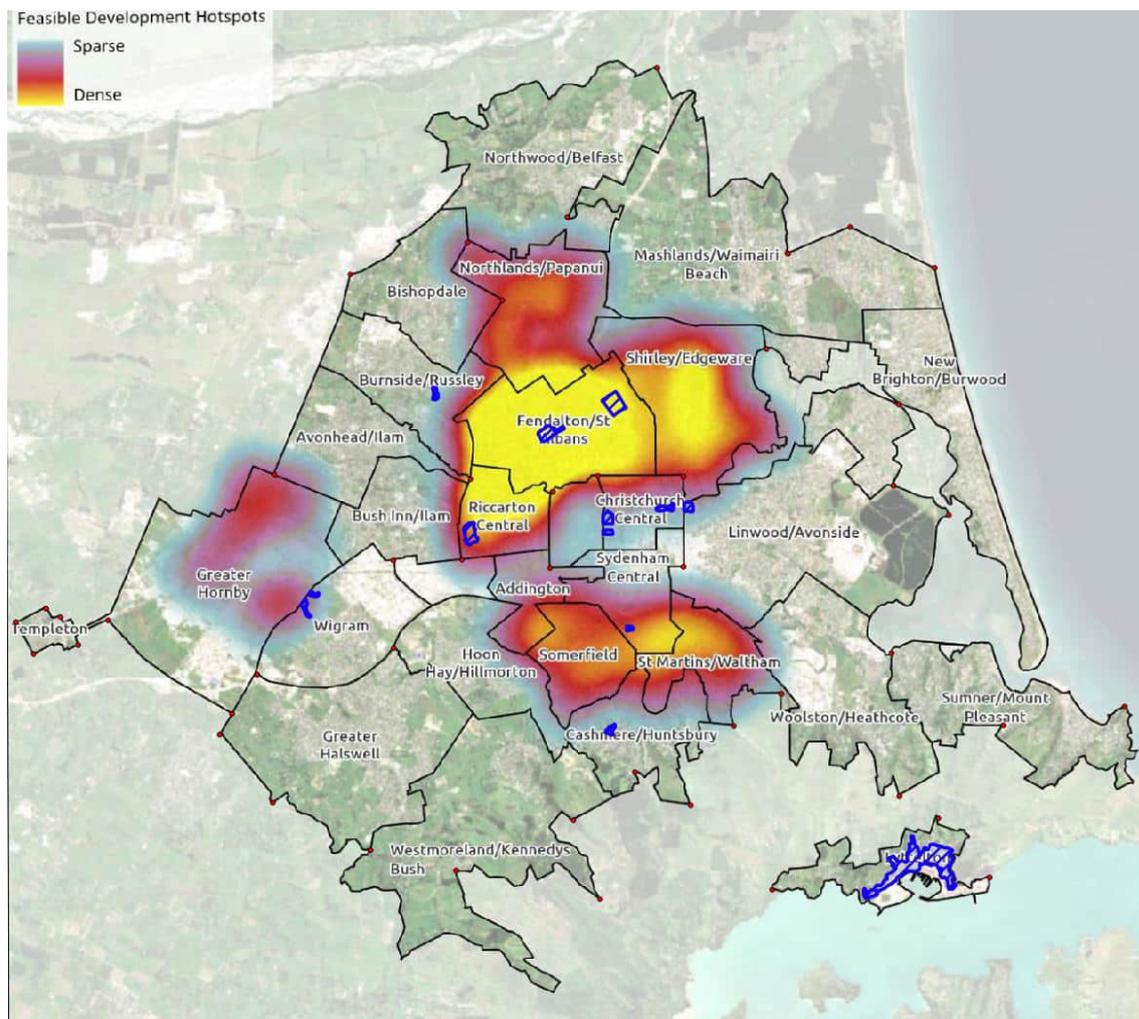
**Figure 11 Plan enabled Medium Density development**

<sup>8</sup> *New Medium Density Residential Standards, Assessment of Housing Enabled, January 2022 (CCC)*

Following an assessment of 'feasible' capacity Figure 3 illustrates firstly, the level of feasible capacity distribution and secondly an overlay of the 11 Heritage Areas. From this an indication of the level of significance each heritage area is likely to have on residential capacity is outlined.

While this is not site specific it speaks to the variables present in each area that drive feasibility (and the existing QFM considered<sup>9</sup>) through this assessment.

**FIGURE 4: CCC MDRS FEASIBLE CAPACITY**



Source: Christchurch City Council.

<sup>9</sup> Excluding Residential heritage Areas

Table 2 following gives an indication of the MDRS capacity loss for each area. In terms of the extent of the area's Table 3 outlines the total number of residential properties affected in terms of; total (with buildings), defined and contributory properties.

**TABLE 2: POTENTIAL DEVELOPMENT CAPACITY IMPACT**

Residential Heritage Area	Capacity Impact
Piko /Shand	Medium
Inner City West	N/A
Chester Street East	N/A
Englefield	N/A
Gosset/Carrington/Jacobs	High
Heaton Street	High
Wayside Avenue	Low
Wigram	Medium
Macmillan Avenue	Low
Shelley/Forbes	High
Lyttelton	Low

Source: Property Economics.

**TABLE 3: HERITAGE AREA AFFECTED PROPERTIES**

Residential Heritage Area	Total No. of Properties[1] (number of residential properties with buildings)	No. Defining Properties[2]	No. Contributory
Piko /Shand	106 (101)	55	28
Inner City West	75 (65)	38	14
Chester Street East	52 (44)	21	11
Englefield	54 (53)	40	5
Gosset/Carrington/Jacobs	115 (112)	74	24
Heaton Street	27 (25)	19	1
Wayside Avenue	32 (31)	24	6*
Wigram	34 (33)	26	2**
Macmillan Avenue	24 (21)	15	5
Shelley/Forbes	32(32)	12	6
Lyttelton	956	TBC	TBC
<b>TOTAL excl Lyttelton</b>	<b>551 (517)</b>	<b>324</b>	<b>107</b>
<b>TOTAL incl Lyttelton</b>	<b>1507</b>		

\* 2 more where rankings still to be resolved

\*\* 3 more to resolve

Source: Property Economics, CCC

In terms of an indicative position, it would appear that the Gosset / Carrington / Jacobs Heritage Area is most likely to exhibit development opportunity costs. Apart from Lyttelton this area is also the largest by land area and lies within a highly accessible catchment between several major centres (KACs) and the Central City.

## 6. ECONOMIC COSTS AND BENEFITS

### General Heritage Costs and Benefits

Table 4 below summarises the potential economic costs and benefits resulting in the market from the provision of Heritage Areas and the associated rules. While the identified rules have similar impacts their extents are likely to differ due in part to their identification of specific subsets of buildings as well as the extent of preservation as opposed to restrictions on new builds.

**TABLE 4: HERITAGE GENERAL ECONOMIC COST BENEFIT SUMMARY**

Heritage Rule	Economic Cost	Economic Benefit	Comments
Restriction on New Construction	<ul style="list-style-type: none"> <li>Increased development costs</li> <li>Reduced development capacity</li> <li>Reduced land values</li> <li>Reduced development pattern efficiency</li> <li>Increased transactional costs</li> <li>Reduced Housing options</li> </ul>	<ul style="list-style-type: none"> <li>Improved amenity</li> <li>Increased tourism</li> <li>Increased land values</li> </ul>	Restrictions on development are for the front sites only
Restriction of Demolition (defined or contributory building)	<ul style="list-style-type: none"> <li>Increased development costs</li> <li>Reduced development capacity</li> <li>Reduced land values</li> <li>Increased transactional costs</li> <li>Reduced Housing options</li> </ul>	<ul style="list-style-type: none"> <li>Heritage Protection</li> <li>Improved amenity</li> <li>Increased tourism</li> <li>Increased land values</li> </ul>	Restrictions on defined and contributory buildings only

Source: Property Economics.

### BENEFITS

- + **Heritage Protection:** Protection of historic and heritage character and assets which form high amenity and historical environments. This is the primary objective of the policy. This may increase the land values of properties within and around Heritage Areas overtime as the higher amenity location attracts people. Research illustrates this could result in values 15% higher than without the heritage value.

**COMMENT:** This value is generally provided through a heritage assessment.

- + **Generation of Tourism:** The protection of historic and heritage properties, particularly when clustered in areas with multiple assets of historic significance, can generate an impetus for tourism – heritage tours and areas of historical significance. This has flow on benefits for tourist industries, visitor accommodation nights, and tourist dollars captured within the city.

While it is unlikely that Heritage Areas in Christchurch City by themselves will do this, a critical mass of tourist attractions may attract and retain tourism to the area to a greater extent.



**COMMENT:** It is difficult to quantify the value of the heritage areas, as opposed to heritage sites, and the relative value between individual areas.

## COSTS

- **Increased Transaction Costs:** The cost to develop (get a consent) increases with the resulting increase in value from being located within the heritage area providing some mitigation for the increased costs. The consent cost increases because the consent has to follow more stringent design guidelines than a regular consent and a developer may not be able to maximise their return because of the guidelines e.g., lower building height or height in relation to boundary or fewer dwellings per lot.

Alternatively, a resource consent or plan change application would be necessary for some developments that occur within the Heritage Area which increases costs and time delays.

- **Reduced development pattern efficiency:** The restriction of development potential within the heritage areas reduces development options that first can reduce the choice (by location) of demand and secondly can impact upon the efficient locational provision of housing (for example the ability for Central City residential development).

**COMMENT:** The extent of this cost is likely to be wholly mitigated given the extensive development capacity provided in accessible and efficient areas. Additionally, MDRS capacity assessment identified above indicate limited feasible development potential in many of these areas.

- **Unequitable Allocation of Cost:** The onus of cost is placed on private owners where the benefits of heritage values are a public good. This is an inequitable outcome. It is also possible that house / land price appreciation will be more muted in Heritage Areas than their non-Heritage counterparts as a result of the restrictions.

- **Reduced Housing Options:** Reduced diversity in choice of location and housing typology because the protections prevent the construction of some dwelling typologies in Heritage Areas.

**COMMENT:** This is unlikely to be a material cost as the Heritage Areas are small and this would be offset substantially by development in nearby, non-heritage areas.

- **Reduced Residential Capacity:** The total pool of residential available for development is reduced with the introduction of Heritage Areas. This is because the number of dwellings that would otherwise be enabled by the existing zone rules, or by the Enabling Housing Act, is reduced with the limitations of what can be constructed (lower density houses on front facing sections).

**COMMENT:** At a city level this cost is likely to be immaterial given the 2021 HCA feasibility results and the 58,000 feasible capacity under the MDRS zones provided in the 2022 MDRS capacity report.

As a whole, despite the number of costs being more numerous, the total and combined impact of the enumerated economic costs is likely small, given the mitigating numbers at a city level, and outweighed by the benefit from the preservation of heritage character which form an important part of Christchurch's, and New Zealand's, (non-economic) history.

### Relative Area Costs and Benefits

While consideration has been made, as a whole, for heritage areas and their general corresponding economic costs and benefits, it is important to understand the potential economic costs of restricting development of each identified area. For the purposes of this report, it is assumed there are no material differences, by area, that would alter transaction or development costs, while equity is based on individual site owners and so also remains constant across the areas.

Table 5 outlines the potential extent of the economic costs by area, relative to one another. This ranges from the Gosset Area which lies within a catchment that exhibits strong capacity feasibility, strong value growth, high degrees of accessibility and a substantial nominal capacity cost. This should ultimately be measured against strong heritage values.

At the lower end Lyttelton has a very low feasibility (technically zero), and while the nominal capacity is high the potential accessibility and land value losses are at the lower end.

**TABLE 5: RELATIVE ECONOMIC COSTS BY SITE**

Residential Heritage Area	Capacity Impact	Capacity Potential	Development Efficiency	Land Value Impact	Highest Relative Economic Costs
Piko /Shand	Medium	106 (101)	Medium	Medium	3
Inner City West	N/A	75 (65)	High	High	N/A
Chester Street East	N/A	52 (44)	High	High	N/A
Englefield	N/A	54 (53)	High	High	N/A
Gosset/Carrington/Jacobs	High	115 (112)	High	High	1
Heaton Street	High	27 (25)	Medium	High	2
Wayside Avenue	Low	32 (31)	Medium / Low	Low	6
Wigram	Medium	34 (33)	Medium / High	High	4
Macmillan Avenue	Low	24 (21)	Low	Low	7
Shelley/Forbes	High	32(32)	Medium	Medium	5
Lyttelton	Low	956	Low	Low / Medium	8

Source: Property Economics.

Overall, the preceding assessment illustrates the economic costs of the Heritage Areas as a whole. These costs are proportionally low given the wider sufficiency of feasible capacity across the city. At an Area level there is a considerable range of relative economic costs with some areas displaying the potential for material losses (at an area rather than a catchment level). Given the nature of the feasibility modelling in the January 2022 report however the individual areas lie in catchments with similar feasibility variables.



For example, the Gosset area is situated in amongst the largest area of feasible capacity based on the TPG 2022 report. While not altering the level of loss these factors mitigate some of the proportional impacts across the areas.

### Historic Heritage 'Buffer' Zone

Table 6 below outlines the rules associated with a 'buffer' zone that would be established around the heritage areas. This zone safeguards the adjacent properties by limiting development options for sites that are contiguous. This rule will ultimately result in some economic costs, such as those in the preceding sections, including:

- Increased compliance costs
- Reduced feasibility of development
- Increased risk associated with development

The extent of impact is likely to be commensurate with the development impact for each heritage area as identified in the previous section.

The converse of this capacity impact (and the potential impact on development value) is the 'aura' value attributable to the heritage area itself outlined in the general costs and benefits section.

**TABLE 6: HERITAGE RESIDENTIAL 'BUFFER' RULE**

<b>RD8</b>	<b><u>Any new building (except buildings of less than 5m in height) on a site in the High Density Residential zone which is located outside a Residential Heritage Area but shares a boundary with a site or sites in a Residential Heritage Area.</u></b>	<b>a. <u>Matters of discretion for HDRZ sites sharing a boundary with a Residential Heritage Area - Rule 9.3.6.6.</u></b>
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Source: CCC

## APPENDIX 1: DETAILED HERITAGE AREA LOCATIONS

The following figures show more detailed geospatial locations of the identified Heritage Areas identified in PC13. The boundaries are intended to be indicative.

The boundary for Lyttleton was adjusted based on updated planning maps provided by Council. While care was taken to be as accurate as possible the Heritage Area boundary indicated for Lyttleton was not provided directly from Council and should be used with additional caution.

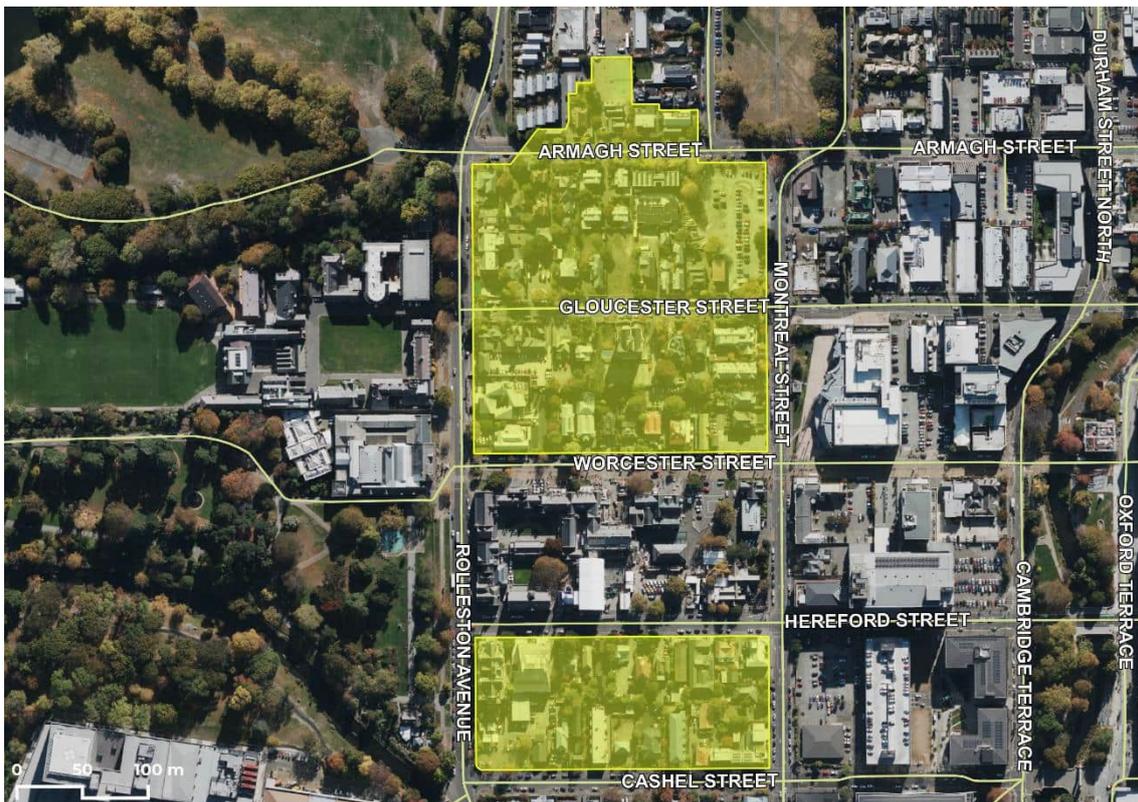
**FIGURE 5: WAYSIDE AVENUE HERITAGE AREA**



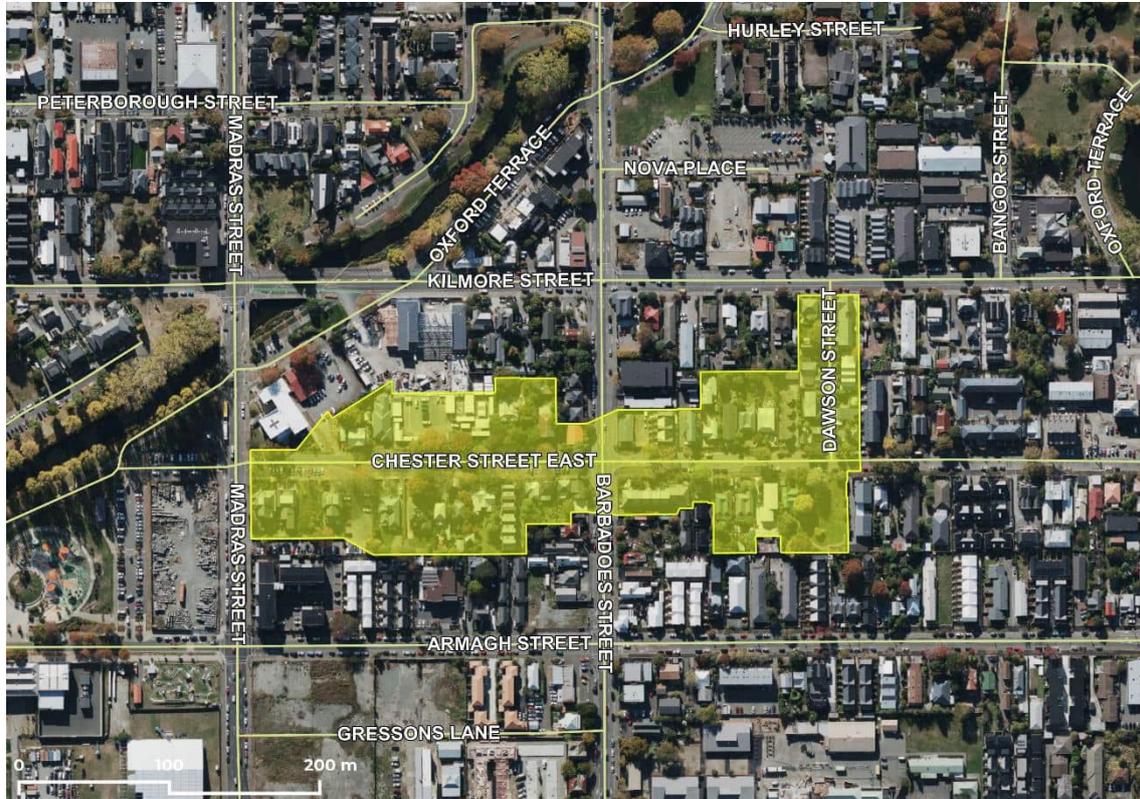
**FIGURE 6: MACMILLAN AVENUE HERITAGE AREA**



**FIGURE 7: INNER CITY WEST HERITAGE AREA**



**FIGURE 8: CHESTER STREET EAST HERITAGE AREA**



**FIGURE 9: ENGLEFIELD AVONVILLE HERITAGE AREA**

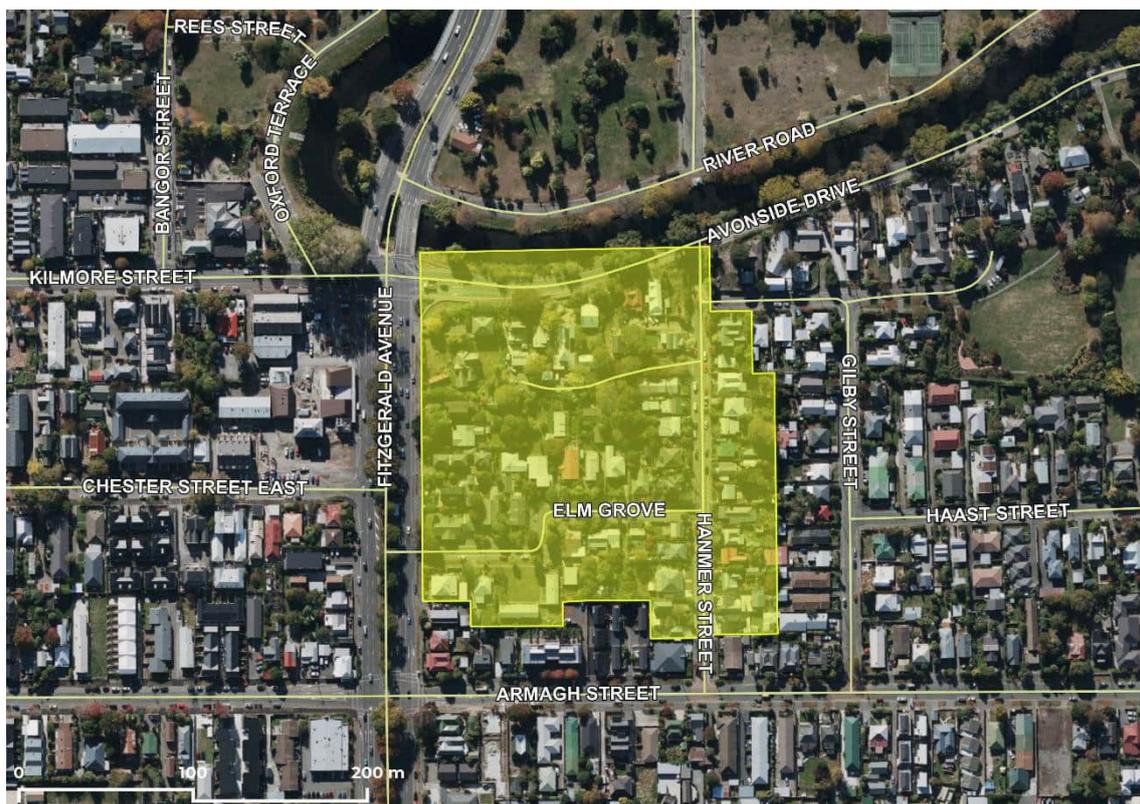


FIGURE 10: CORSAIR DRIVE HERITAGE AREA

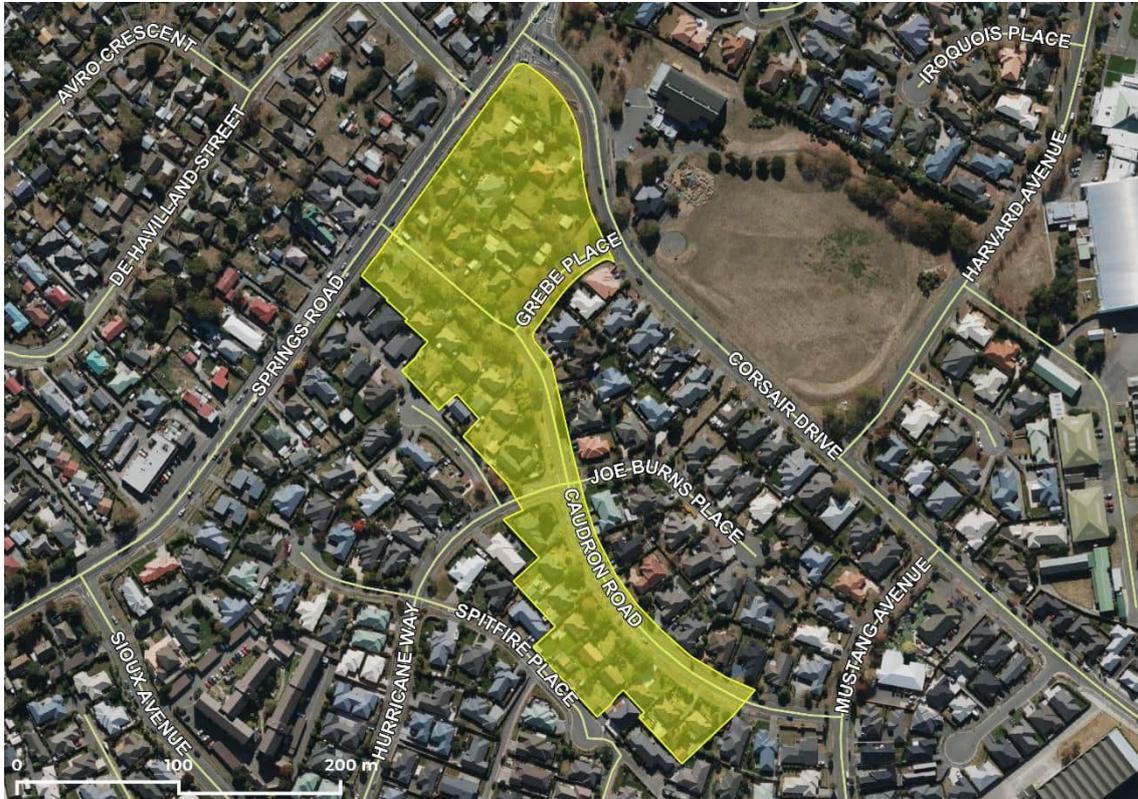


FIGURE 11: HENRY WIGRAM DRIVE HERITAGE AREA



FIGURE 12: LYTTLETON HERITAGE AREA



FIGURE 13: HEATON STREET HERITAGE AREA



**FIGURE 14: PIKO SHAND HERITAGE AREA**



**FIGURE 15: ST ALBANS GOSSET STREET HERITAGE AREA**



FIGURE 16: SHELLEY / FORBES HERITAGE AREA





## APPENDIX 2: MDRS REPORT ASSUMPTIONS

- The assessment is focused on the capacity for medium density development within residential zones subject to the relevant provisions of the MDRS, it does not assess additional residential capacity that exists in areas where medium density is not viable or other commercial areas of the city.
- Assessment of the feasibility of development potential in the Central Area and the was not included in the scope of this assessment.
- The model has been developed without cross reference to the modelling undertaken for the 2021 HCA. To provide an analysis of how the new policy framework medium density development would impact the overall capacity for housing supply a comparison the assumptions of both models should be reviewed for alignment and a revised capacity assessment undertaken.
- The analysis has not incorporated consideration of those areas that would not be subject to the MDRS as a result of qualifying matters.

### Sites identified with development potential

- Existing vacant sites that are appropriately zoned
- Sites with earthquake prone buildings
- Sites with re-development potential - where the land value that makes up to 80% of the capital value based on a review of recent development activity
- Sites with infill potential – where there is sufficient vacant space within a lot (minimum 50sqm) and adequate road frontage (minimum 10m)
- Sites with potential for amalgamation – adjoining identified development sites in joint ownership Areas excluded from the capacity analysis
- All zones where the MDRS does not apply
- Green field development sites, as the outcome for medium density development in these areas will differ than that which is covered by the MDRS
- High Flood Risk
- Tsunami Inundation
- Extreme Liquefaction Management Zone
- Slope Hazard/Land Instability
- Port Influence
- Noise Boundaries
- Community Facilities

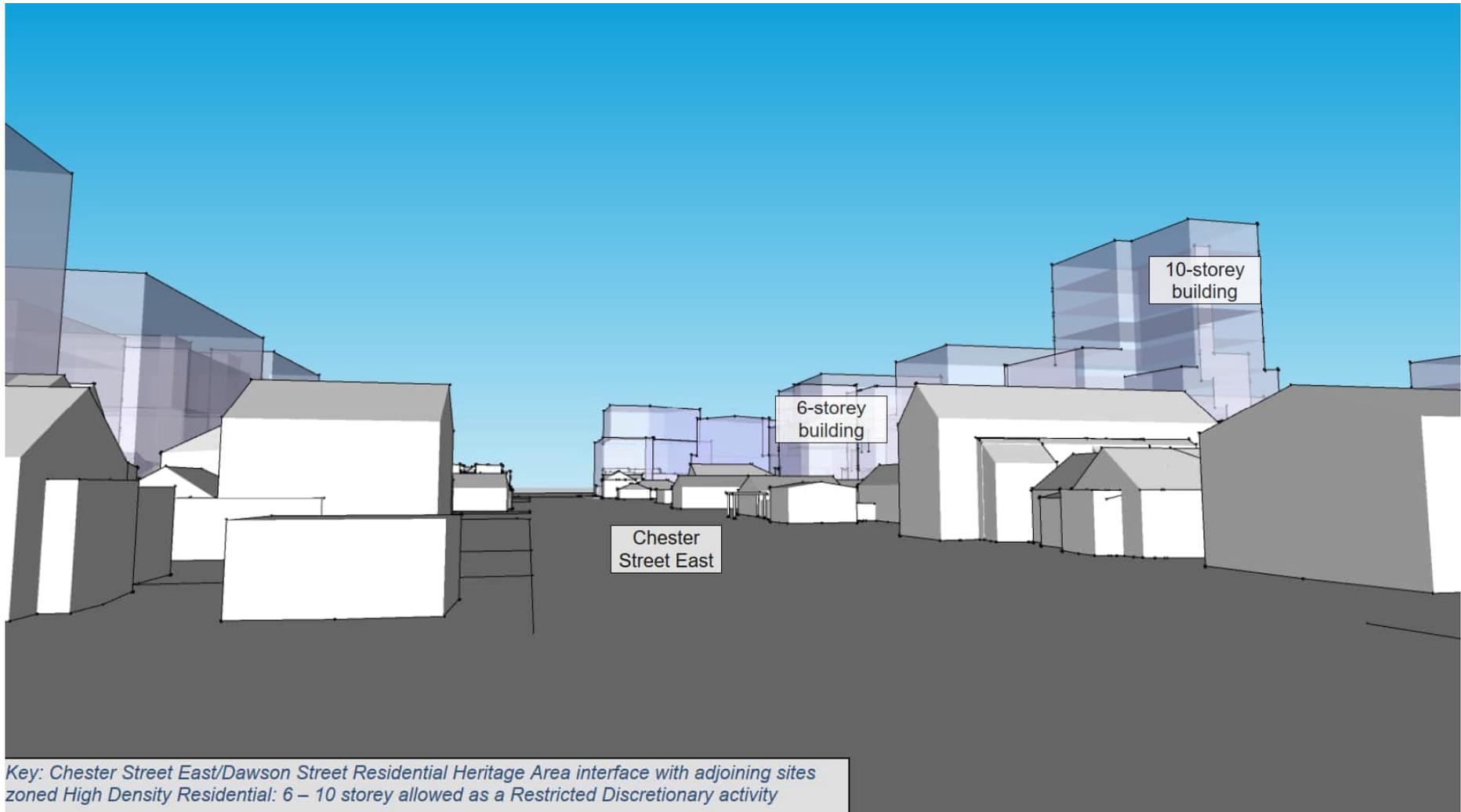


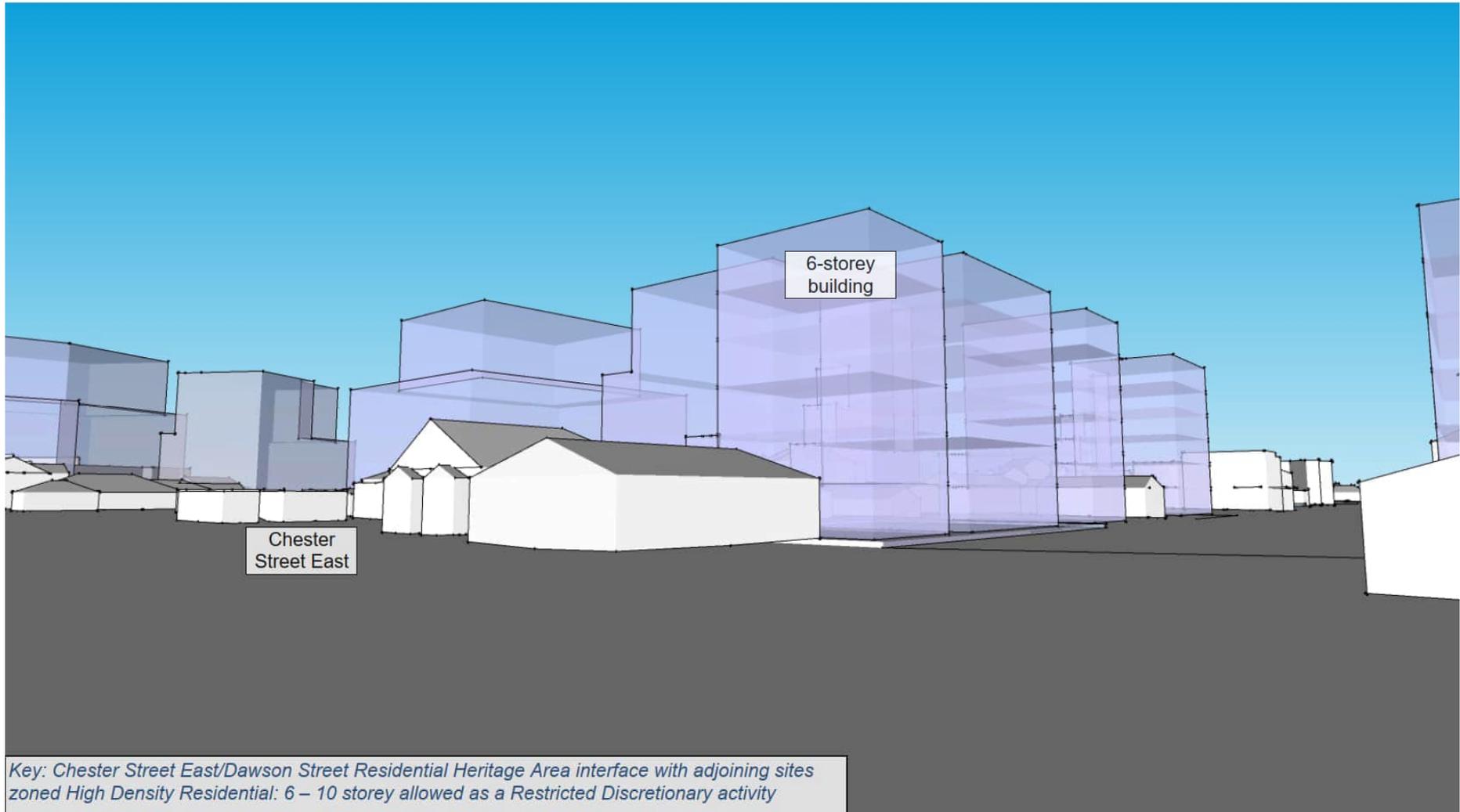
- Sites of Cultural Significance
- Airport Protection
- Heritage and Character Sites
- Areas of Ecological Significance
- Natural Landscapes
- Protected Vegetation
- Red Zone
- Contaminated Sites
- Areas within the flight path restrictions or within the utility buffer requirements given in Operative District Plan.

PC 13 – S32 Report – Appendix 16

Qualifying Matter Residential Heritage Area Interface - Modelling

Chester Street East/Dawson Street Residential Heritage Area Example





New Regent Street

Modelling notes – New Regent Street:

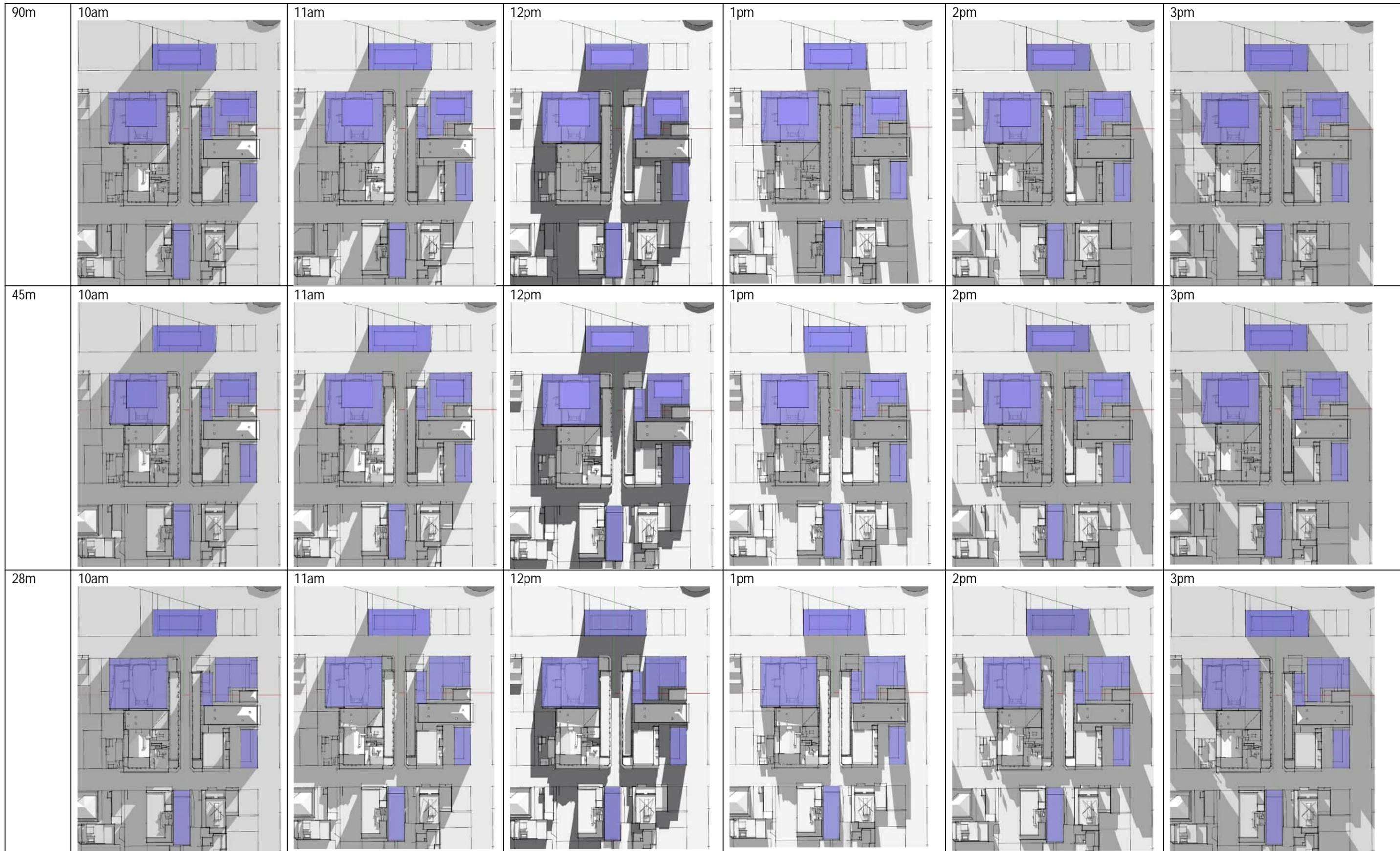
- The shading analysis illustrates the sunlight access during 10am to 3pm on both the spring equinox and the winter solstice.
- Narrow sites will have difficulty in developing tower over the 28m podium.
- Modelling include a few sites amalgamated to develop tower over podium.
- Some sites are unlikely to be redeveloped again in the medium term as they have been redeveloped since the Canterbury Earthquakes of 2010-11. For the purpose of this study, it assumes a scenario where these sites can be developed.
- South of New Regent Street – only an existing vacant car park is modelled at 28m height, limited opportunity to establish a tower over the podium. In addition, other existing buildings are unlikely to be redeveloped.

New Regent Street surrounding heights - Equinox shading diagram:



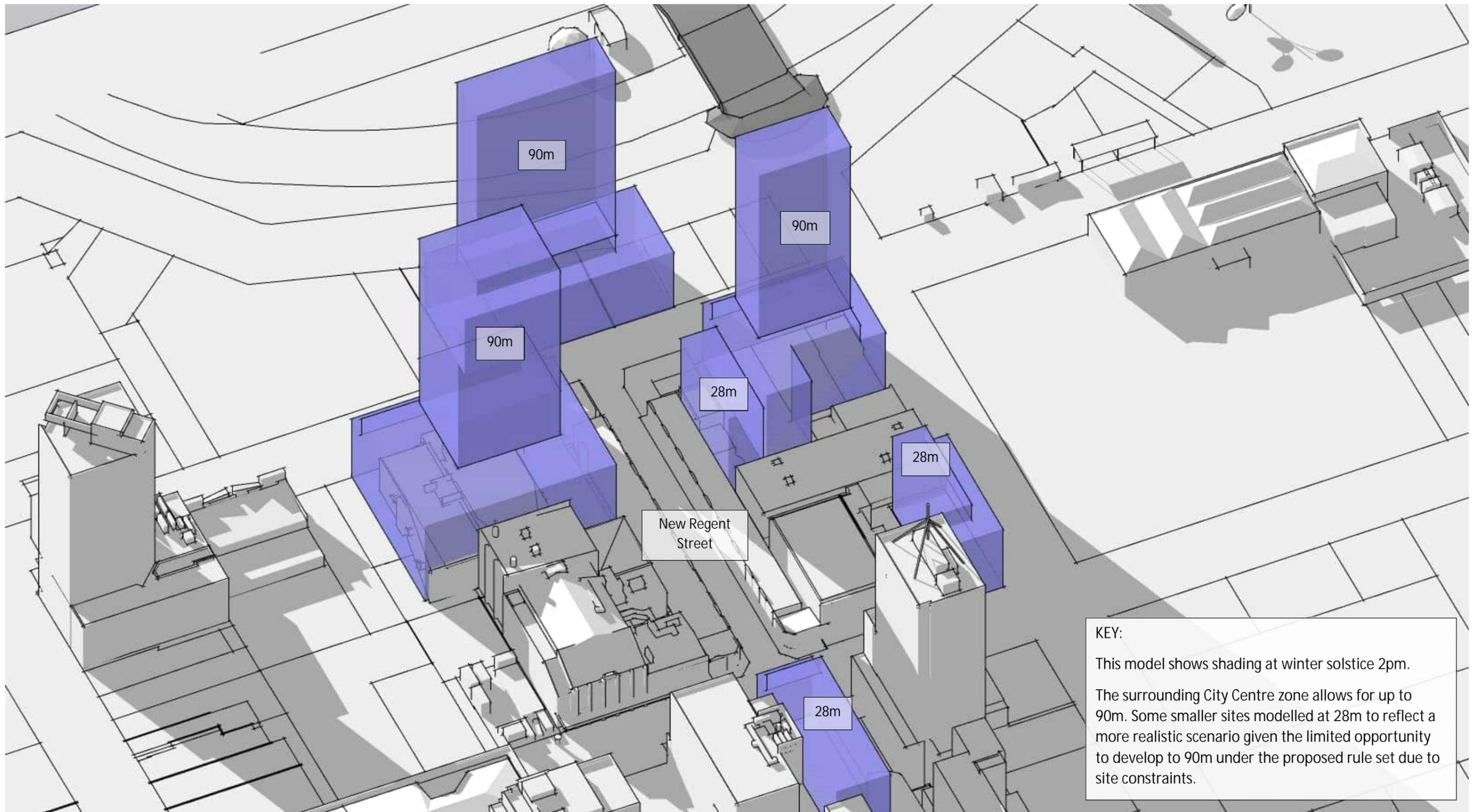


Winter solstice shading diagram:



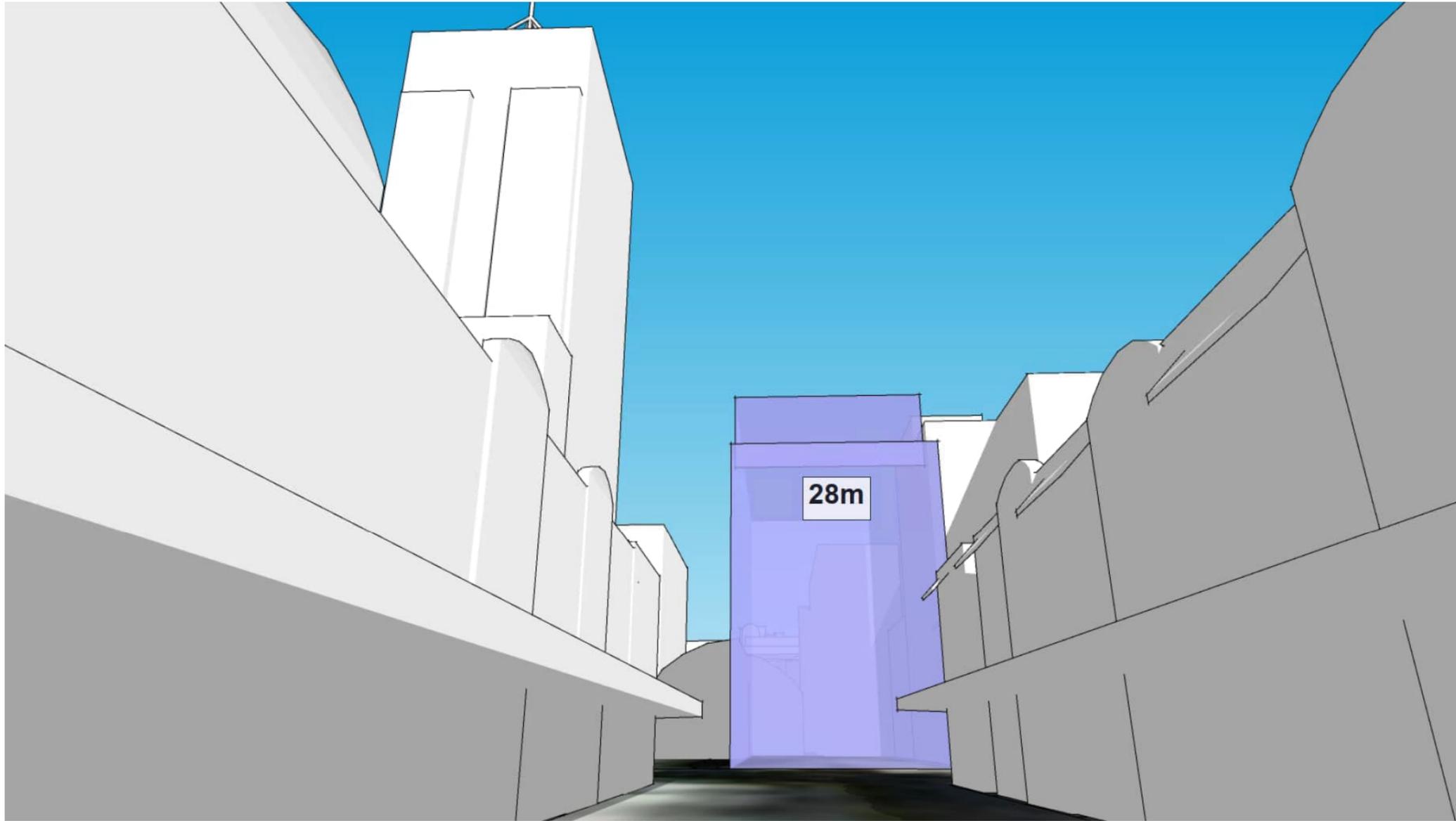
Existing -  
Indicative





KEY:  
This model shows shading at winter solstice 2pm.  
The surrounding City Centre zone allows for up to 90m. Some smaller sites modelled at 28m to reflect a more realistic scenario given the limited opportunity to develop to 90m under the proposed rule set due to site constraints.

South-facing perspective view from  
New Regent Street



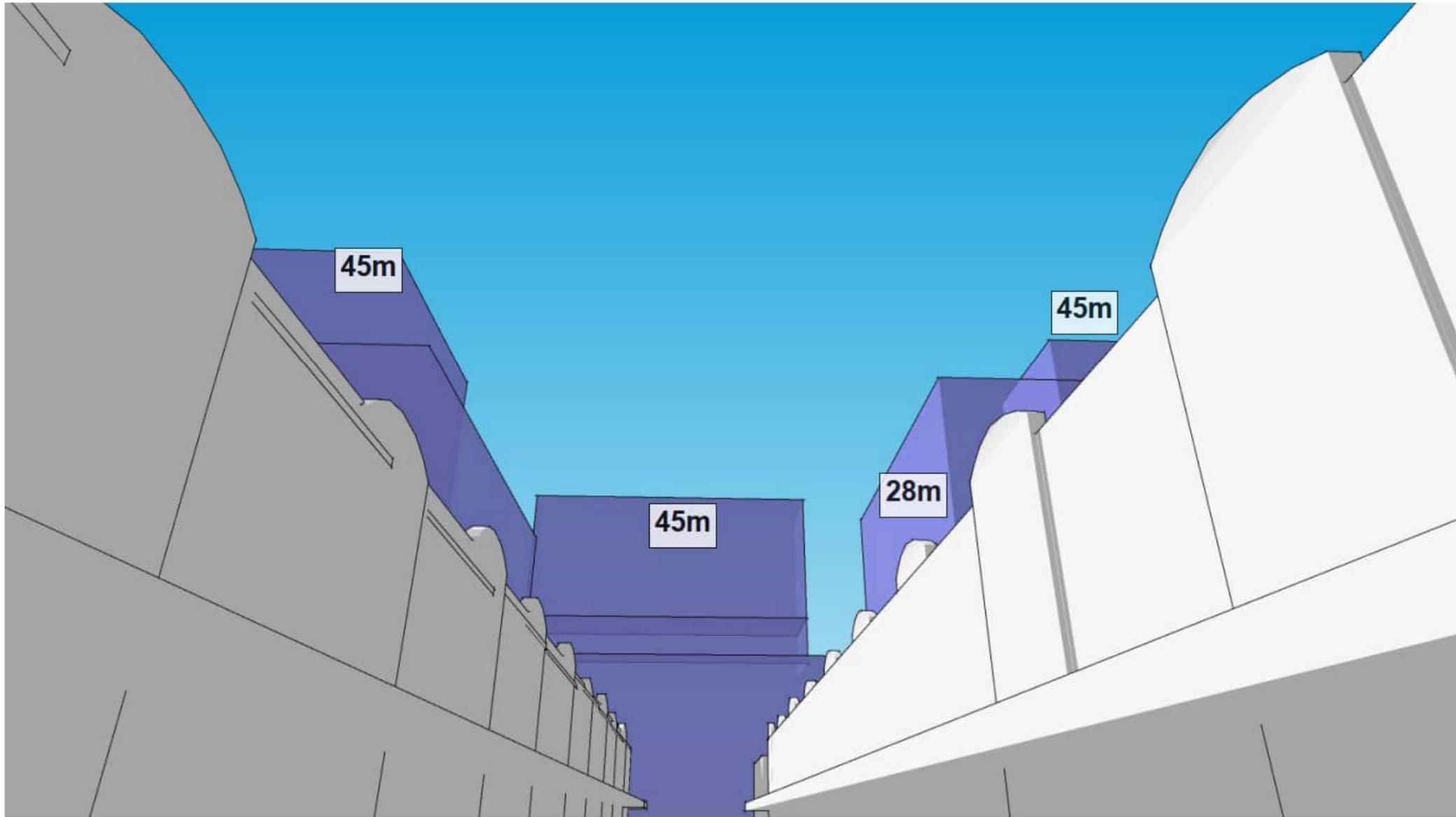
New Regent Street surrounds  
model at 90m



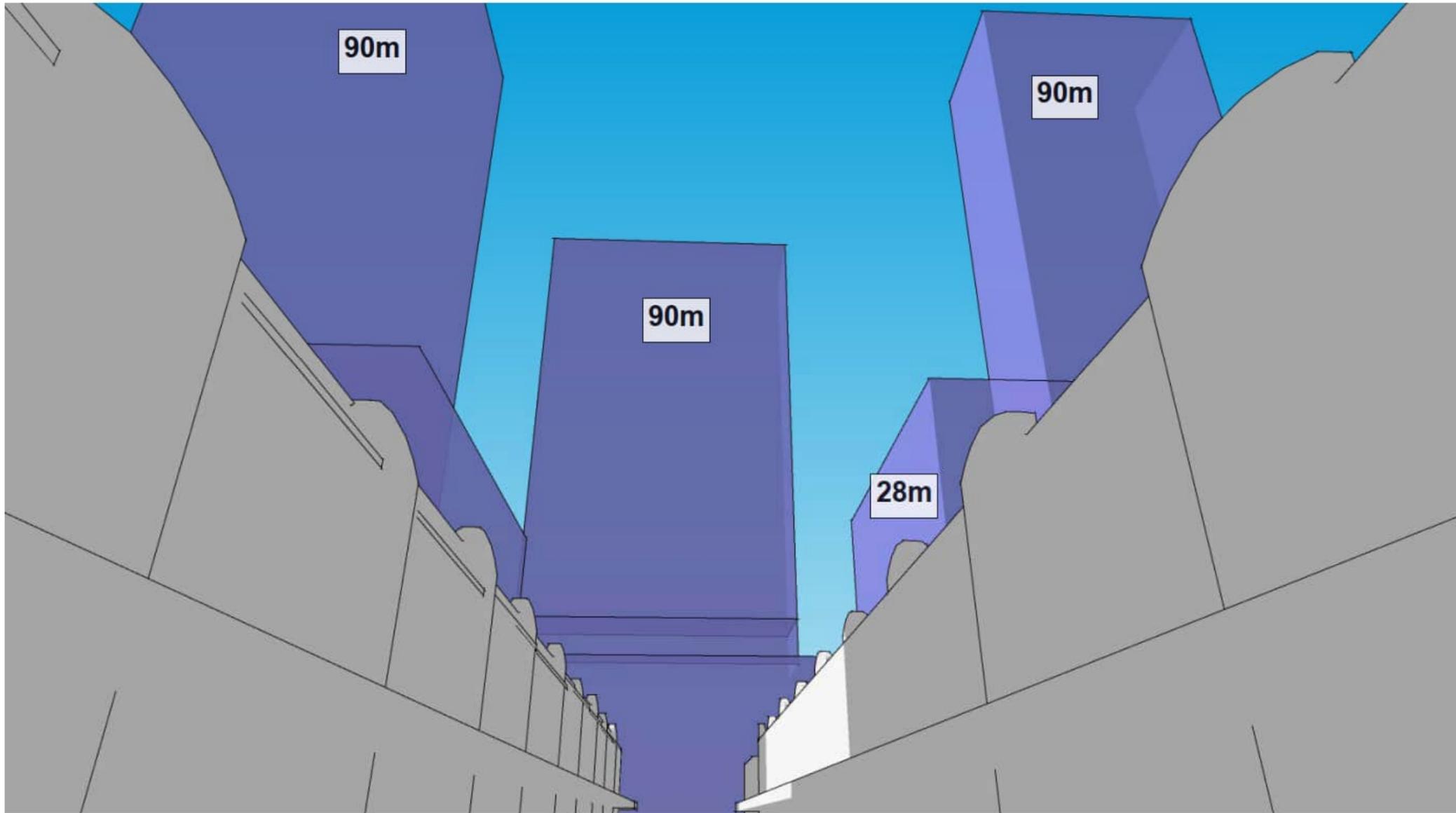
North-facing perspective view from  
New Regent Street



North-facing perspective view from  
New Regent Street



North-facing perspective view from  
New Regent Street



## The Arts Centre

### Modelling notes – The Arts Centre:

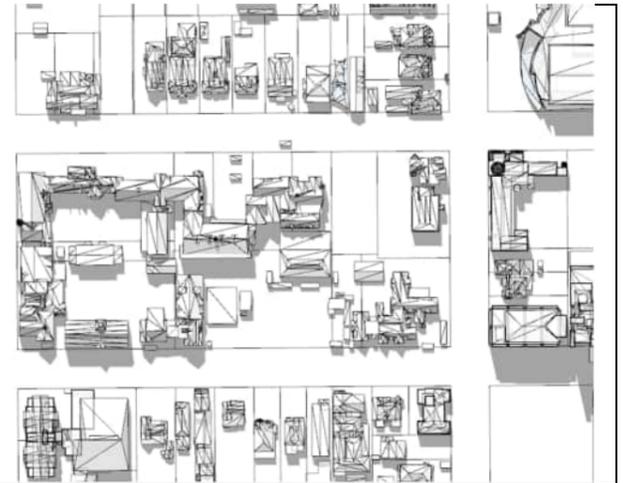
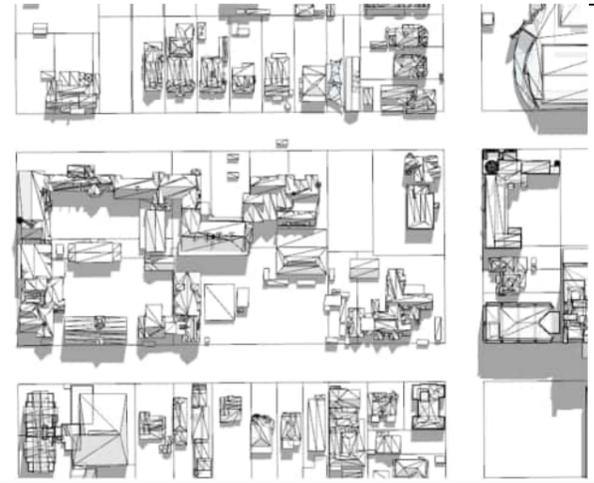
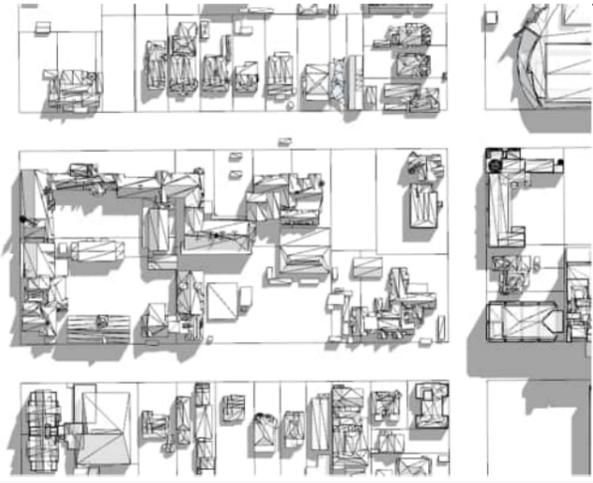
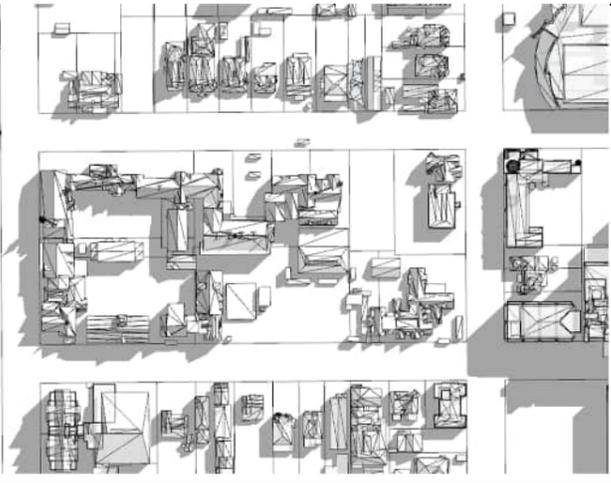
- The shading analysis illustrates the sunlight access during 10am to 1pm on both the spring equinox and the winter solstice, as the buildings east of the Arts Centre will not have an impact on the afternoon sun access.
- Some sites identified east of the Arts Centre block are amalgamated to illustrate a realistic outcome in redevelopment.
- Some sites are relatively unlikely to be redeveloped again in the medium term as they have been redeveloped since the Canterbury Earthquakes of 2010-11. For the purpose of this study, it assumes a scenario where these sites can be developed.

# Arts Centre surrounding heights

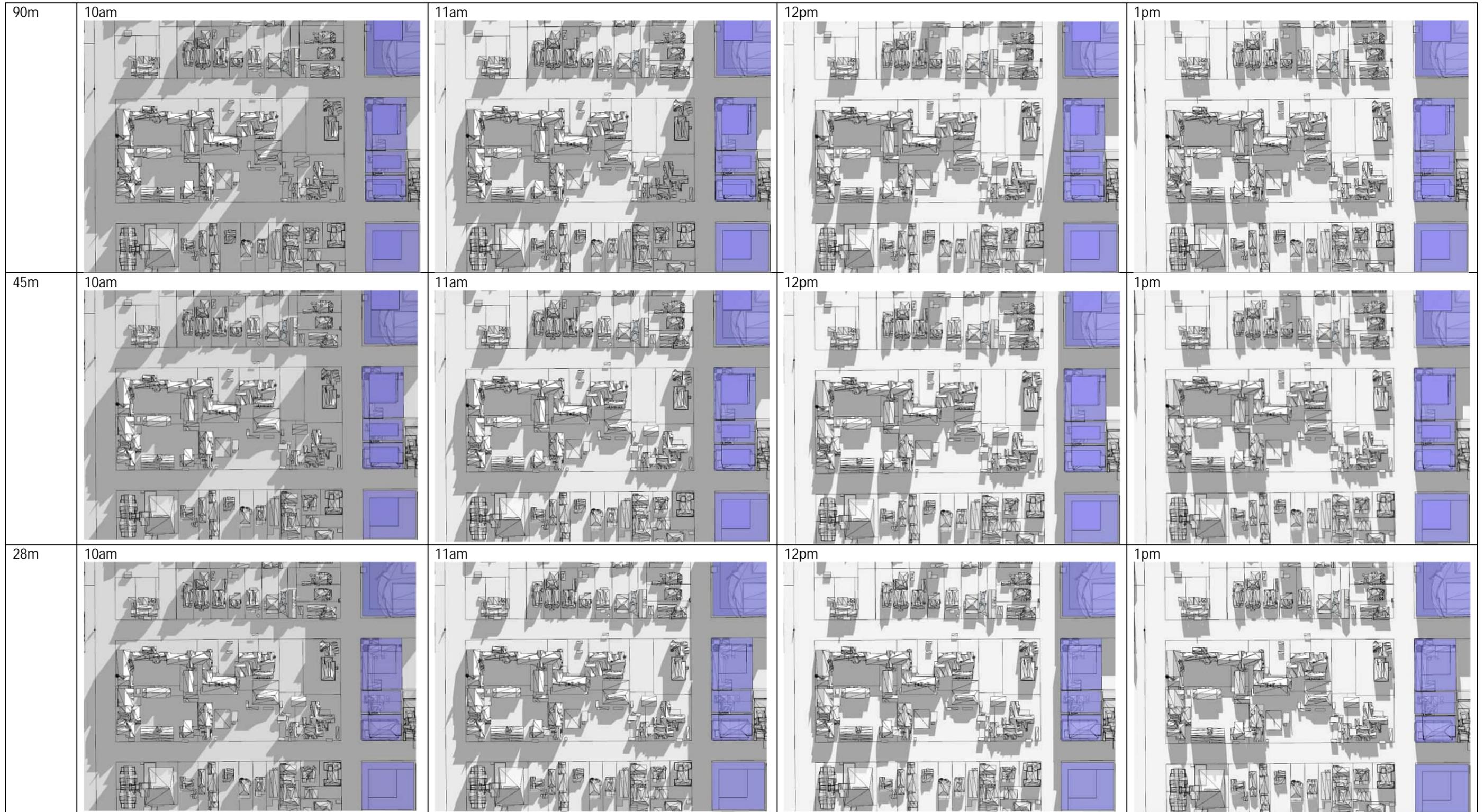
- Equinox shading diagram



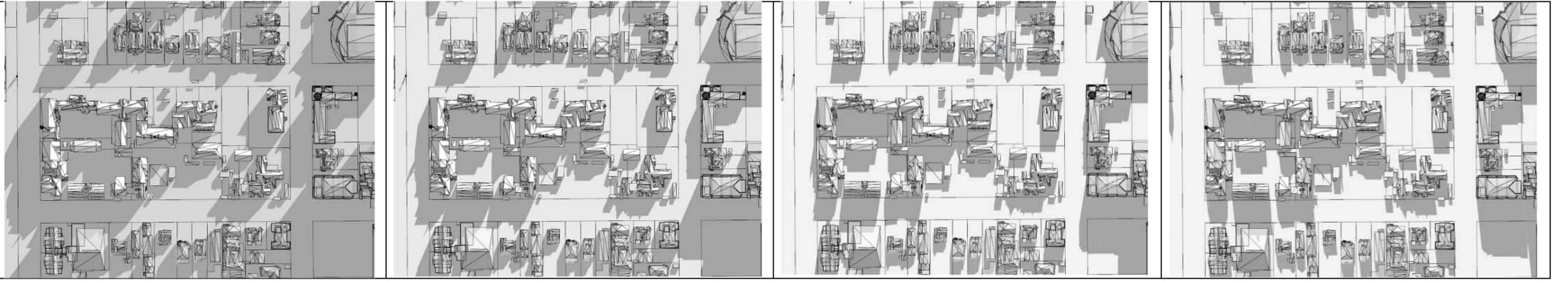
Existing -  
Indicative

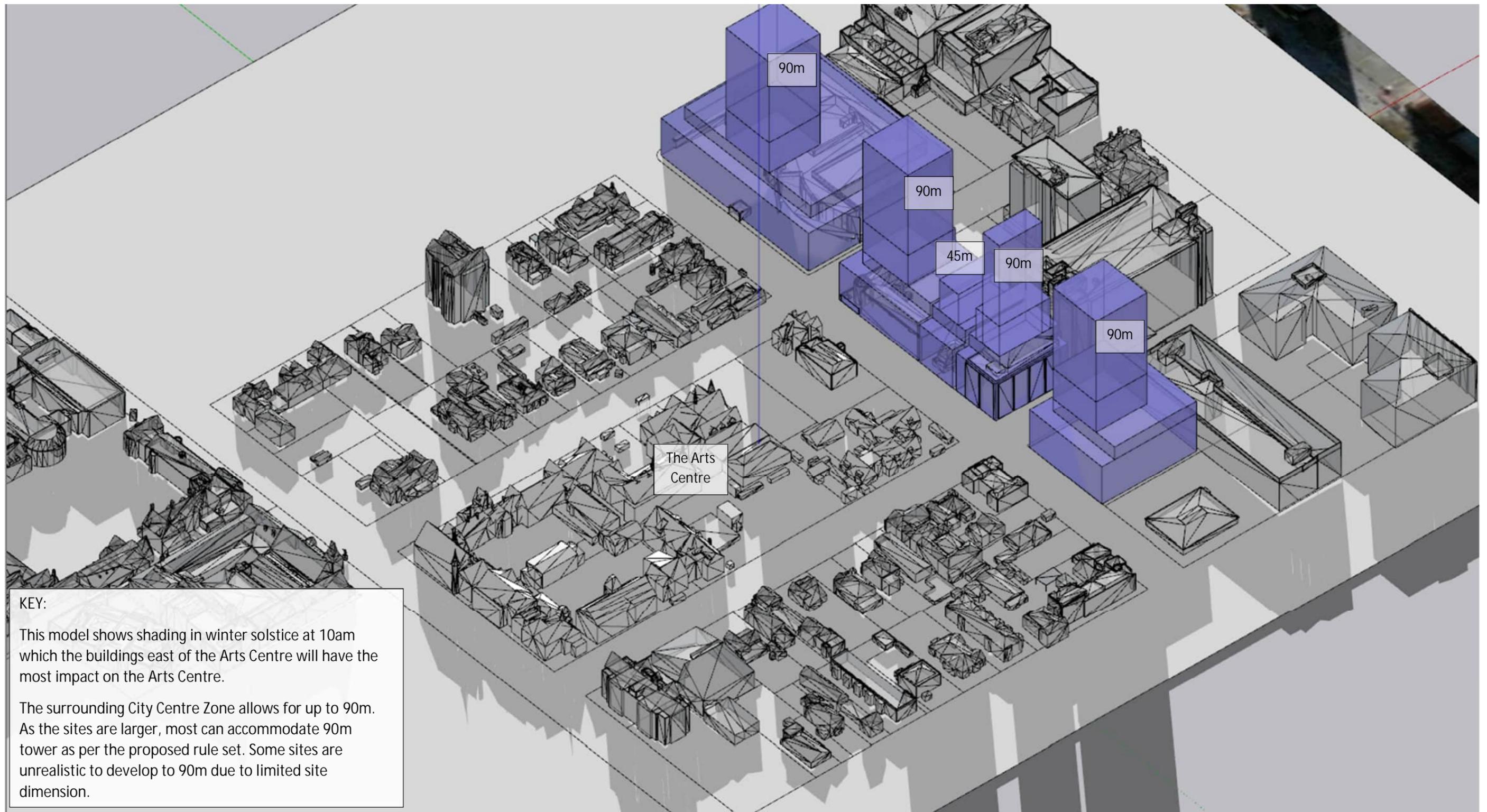


- Winter solstice shading diagram



Existing -  
Indicative





KEY:

This model shows shading in winter solstice at 10am which the buildings east of the Arts Centre will have the most impact on the Arts Centre.

The surrounding City Centre Zone allows for up to 90m. As the sites are larger, most can accommodate 90m tower as per the proposed rule set. Some sites are unrealistic to develop to 90m due to limited site dimension.

Perspective view from Worcester Street, north of Arts Centre



Perspective view from Worcester Street, north of Arts Centre



Perspective view from Worcester Street, north of Arts Centre

