

**Appendix 1, Attachment 14 – 110 Papanui Road Heritage Assessment**

Council Submission on PC14

**CHRISTCHURCH DISTRICT PLAN – SCHEDULED HERITAGE PLACE  
HERITAGE ASSESSMENT – STATEMENT OF SIGNIFICANCE  
HERITAGE ITEM NUMBER 423  
*FORMER DWELLING/SCHOOL AND SETTING, FORMER RANGI  
RURU/ ROSENEATH HOUSE – 110 PAPANUI ROAD,  
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.*

Roseneath House has high historical and social significance as it was built to house a school established by the Gibson family that became, upon removal to this house, Rangi Ruru. The building was constructed in 1891 by Captain Gibson in order to house both his family and his daughters' private school, which dates to 1889. It was named Rangi Ruru by Paora Taki of Rapaki who knew Captain Gibson and on seeing the house under construction suggested the name, which generally translates as wide sky-shelter. The name of the building transferred with the school to Te Koraha its new, larger site in Merivale, in 1923.

The dwelling was then sold to the Hunt family who owned the property until 1963 when it was purchased, as Roseneath House, by the Maori Trustee for use as a Maori Affairs Hostel. It was transferred the following year to the Crown for the purposes of providing accommodation for young Maori women. In response to the increasing urbanisation of Maori in the post-war period hostels were established to accommodate young Maori moving to cities for educational or employment opportunities. Many of the young Maori women who lived at Roseneath House arrived in the city looking for work after the picking season in the Nelson

district had finished. Because the building had been built as a school for boarders and day girls it adapted well to this function. In 1995 it was transferred to Ngai Tahu Properties Ltd who sold it that same year to Siegfried and Moira Lindbauer. The Lindbauers restored the building and converted it into a boutique hotel before selling the property. Following the 2010/2011 Canterbury earthquakes, approval was given for the dwelling at 110 Papanui Road to be used as temporary accommodation for a medical practice. The property currently houses a beauty spa.

## **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.*

Roseneath House has high cultural significance for its association with Rangi Ruru School, and the Gibson sisters' contribution to the education of girls in the city. The building has significance in that it reflects the 19<sup>th</sup> century practice of building combined domestic residences and work places – a practice also found in relation to doctors' surgeries and shops. As a Maori hostel the building has cultural significance in that it reflects the role of the Department of Maori Affairs in facilitating the urbanisation of Maori after World War II. Roseneath House was an experiment in a form of hybrid hostel and flatting situation for its residents.

## **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.*

Roseneath House, constructed in 1891, has architectural and aesthetic significance as a large timber Italianate styled building. As it was built to house the Gibson family and the school they ran, it was well suited to its later use as a hostel and a boutique hotel. The design is enlivened by projecting bay windows on the ground floor and a series of arched windows on the first floor ranging from single windows to pairs and sets of three and four. A photograph published in the local history of St Albans, shows the dwelling with a return veranda that has since been removed. The designer of the dwelling is currently unknown.

Alterations to the dwelling in c.1995 included the removal of some 1920s additions on the south side of the building and the extension of the east elevation to provide enlarged guest accommodation in what had been a porch. Christchurch architects Sheppard & Rout designed the new work and at the same time restoration of some of the original windows and fire surrounds was undertaken.

## **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 building has technological and craftsmanship value for its construction methods and materials and its detailing. The former dwelling retains much of the original native timber used in its construction, including kauri doors and wardrobes and rimu flooring.

## **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.*

Roseneath House and its setting has high contextual significance as one of a group of large historic houses that contributes to the historic residential character of Papanui Road. Te Wepu (1882) over Webb Street and Acland House (c.1893) remain as part of this group in the immediate vicinity. The building is distinctive for its scale, corner site and architectural style. The building stands close to the roadway on both its Papanui Road and Webb Street frontages giving it landmark significance within the streetscape. Today the setting consists of the listed building with a garden setting to the north-west aspect of the house and a paved area to the south. The former dwelling sits on a shared title with the neighbouring property however the setting reflects the original property prior to integration with 106 Papanui Road.

## **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.*

Roseneath House and its setting have 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.

## **ASSESSMENT STATEMENT**

The former dwelling known as Roseneath House and its setting has overall heritage significance to Christchurch, including Banks Peninsula. Roseneath House has high historical and social significance for its association with Rangi Ruru School until 1923 and its use as a young Maori women's hostel by the Department of Maori Affairs. The building has high cultural significance due to its contribution to the education of girls in the city and as a hostel during the period of Maori urbanisation. Roseneath House has architectural and aesthetic significance as a large timber Italianate style building, and the former dwelling and its setting has high contextual significance as one of a group of large residential buildings of a similar age that remain extant along Papanui Road; its scale and location on a prominent corner in Merivale all contribute to its landmark status in the area. Roseneath House and its setting have archaeological significance in view of the date at which development first occurred on this property.

## **REFERENCES:**

Christchurch City Council Heritage files *4 Webb Street/110 Papanui Road, Roseneath House*  
<http://www.teara.govt.nz/en/maori-housing-te-noho-whare/page-3>

*St Albans from Swamp to Suburbs – An Informal History* (Christchurch, 1989)  
Megan C Woods 'Integrating the Nation: Gendering Maori Urbanisation and Integration, 1942-1969' PhD thesis, University of Canterbury, 2002.

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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 CHRISTCHURCH CITY COUNCIL HERITAGE FILES.