

**Appendix 1, Attachment 8 – 350 Riccarton Road Heritage Assessment**

Council Submission on PC14

**CHRISTCHURCH DISTRICT PLAN – SCHEDULED HERITAGE PLACE  
HERITAGE ASSESSMENT – STATEMENT OF SIGNIFICANCE  
HERITAGE ITEM NUMBER 464  
*BUSH INN HOTEL AND SETTING* – 350 RICCARTON  
ROAD, CHRISTCHURCH**



**PHOTOGRAPH: M.VAIR-PIOVA, 23/12/2014**

**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 Bush Inn Hotel has historical and social significance as one of the city's early hotels. The Upper Riccarton hotel was opened in 1865 by William Coles Webb who retained the license until 1905. Webb was a keen horseman, arriving from England in 1862 with a valuable collection of thoroughbreds in his charge, on behalf of Lancelot Walker of Four Peaks Station, South Canterbury. Webb originally leased the land from AR Creyke, establishing both the hotel and training stables at the rear of the building. A portion of the original Bush Inn hotel is extant at the rear of the present-day hotel. In its early years, it served as a pick up and drop off point for coaches travelling to and from the West Coast and Ellesmere.

Webb purchased the property in the early 1870s, selling the hotel and one hectare of land in 1904 to the brewers S Manning and Co. Webb retained three hectares of the site until his death in 1920. Manning and Co. leased the hotel to Paddy Burke whose company bought the remaining interest in the hotel in 1924. Burkes Caterers Ltd, which had become one of New Zealand's biggest and oldest catering businesses, was taken over by Lion Nathan in the late 1970s. In 1980 the Bush Inn was converted into a Cobb and Co restaurant, while in 2007 it became a Lone Star Cafe and Bar.

Over its history the hotel has seen a number of additions. The two-storey section close to the Waimairi Road / Riccarton Road corner was built during 1916-1918, while the wing extending the building along Waimairi Road dates from 1955. A separate single-storey building (also L-shaped) containing offices and a store was built at the rear of the hotel in 1957, only to be demolished in the 1980s.

In the late 1980s there were several new additions extending the Bush Inn Hotel frontage eastwards along Riccarton Road, one of which became the site of a TAB outlet in 1996. Following the 2010/2011 earthquakes, an area at the rear of the Waimairi Road wing was developed to allow for an expansion of the Lone Star Café and Bar.

## **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 Bush Inn Hotel has cultural significance for its association with the way of life of a number of different groups, having operated as a hotel since it was established in 1865. For 135 years there has been a restaurant and bar on this site that has served the local community. The building has cultural significance as a remnant of the coaching route between Christchurch and the West Coast and also as the bar frequented by the airmen from Wigram during their training for the aerial battles of World War II. It also became a favoured hotel for university students after the University of Canterbury moved to its current Ilam campus in the 1970s.

## **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 Bush Inn Hotel has architectural and aesthetic significance as a hotel complex that has developed since the 1860s. The oldest section of the hotel at the rear of the building is in a colonial style. It is two storeys in height, clad in rusticated weatherboards with small multi-paned sash windows on the first floor and lean-to extensions. The section of the building fronting Riccarton Road dates from 1916-18. It is this section that today defines the streetscape character of the hotel. It is a two-storey, hipped roof weatherboard building with a central cross gable above the main entrance. A single storey verandah runs the length of the building with a central half-timbered gable over the entrance and echoing the gable in the roof above. Single and paired sash windows alternate at both ground and first floor level.

Considerable changes were made to the building following World War II, including the demolition of the old racing stables which ended the historic connection with horses established by Webb. The single storey wing that returns down Waimairi Road was added in 1955. This extension retains the hipped roof with cross-gabled entrance in the main façade. This wing is stuccoed with bay windows containing multi-paned glazing.

Although the architect of the Riccarton Road section remains unknown the style is typical of colonial and early 20<sup>th</sup> century timber hotels. The most significant heritage features of the interior of the building include the main entrance lobby, the staircase and main function room which features decorative plasterwork, timber panelling and an original fireplace with tiled surround. These features reflect the grandeur associated with the hotel in the early 20<sup>th</sup> century.

## **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 Bush Inn Hotel has technological and craftsmanship significance due to its 19<sup>th</sup> and early 20<sup>th</sup> century timber construction. The timberwork and plasterwork on the interior are notable due to the level of craftsmanship they display.

## **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 Bush Inn Hotel has contextual significance as one of the early colonial buildings that defined the central commercial precinct of Upper Riccarton during the 19<sup>th</sup> century. The hotel stands near a former saddlery building (c.1889) on the south side of Riccarton Road, which is also a listed heritage item. The building has landmark significance in the area due to its prominent corner site and colonial style.

The setting consists of the immediate area around the L-shaped hotel running along the corner frontages of Waimairi Road and Riccarton Road, consisting of an asphalted carpark and part of the vehicle lane off Riccarton 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.*

The Bush Inn Hotel 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. The original hotel on this site dated from the mid-1860s. A single section of this building remains, with the remainder of the building having been demolished and rebuilt from the 1910s onwards.

## **ASSESSMENT STATEMENT**

The Bush Inn Hotel and setting has overall significance to the Christchurch District, including Banks Peninsula. The Bush Inn Hotel has historical and social significance, as there has been a hotel on this site since the mid-1860s. The Bush Inn also has cultural significance, having served many distinct groups since its establishment, including travellers taking the coach between Christchurch and the West Coast, airmen from the Wigram airbase, and the many locals and university students who have continued to patronise it to this day. It has architectural significance due to its colonial style with verandah, hipped roof with cross gable and weatherboard construction, and also technological and craftsmanship significance as it provides an example of timber construction methods in a commercial premises over several

decades. It derives its contextual significance from its landmark position at major intersection on Riccarton Road, and as a landmark building in the commercial precinct of Upper Riccarton. The Bush Inn Hotel also has archaeological significance in that the building predates 1900, and with its setting it has the potential to provide evidence of pre-1900 human activity on the site, in particular activity associated with the hospitality industry.

**REFERENCES:**

Christchurch City Council Heritage *Bush Inn – 340 Riccarton Road*

'Bars at Bush Inn Renovated. Cobb and Co restaurant to be added in New Year' *The Star* 17 December 1980.

**REPORT DATED: 15 February 2015 Updated March 2023**

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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