

ensure as far as possible that the town's special character is not overwhelmed by insensitive development. The Trust encourages and supports the restoration of the quaint early colonial cottages that provide much of the charm of the town and the design of new buildings in harmony with them."<sup>36</sup>

The stimulus for the formation of the Akaroa Civic Trust and the development of the "environmental plan" was comments made by the Chairman of the Akaroa County Council, Peter de Latour, in 1969. De Latour expressed concern about "declining individuality" in the appearance of Akaroa and declared he did not want to see the town become "brassy". Members of the Christchurch Civic Trust offered to assist with steps to ensure developments in Akaroa did not harm its existing character. Public opinion was also aroused by plans of the National Roads Board to widen a road through the town which for 49 weeks of a year was used mainly by pedestrians and by plans to demolish the Waeckerle Cottage in the interests of improved traffic flow at the entrance to the town. Other current concerns were the demolition of the old Borough Council office to create a boat ramp (by Daly's Wharf), the rebuilding of the Bruce Hotel "with a ghastly pink stuccoed front" and the tearing down of a charming old boarding house for a fishmeal factory that never eventuated.<sup>37</sup>

The Akaroa Civic Trust was formed soon afterwards. Both an inaugural Board meeting and a public meeting were held in February 1970.<sup>38</sup>

The principal author of the "environmental plan" was Christchurch architect Peter Beaven, who had played a key role in establishing the Civic Trust. The aim of the "environmental plan" was to ensure "that the gentle appeal of Akaroa suffers as little as possible from future unsympathetic development".<sup>39</sup>

Early publicity released by the Civic Trust spoke about "Akaroa as it used to be" – a town with narrow streets, traditional houses and functional wharves, with an "extended harmony" of waterfront, street, trees, verandahs and dormer window, and of houses with similar roofs, windows and mouldings, occupied by a community of retired Peninsula people and fishermen. The "environmental plan" identified the existence of three large areas of native bush which were effectively within the town, the low density of development, the undisturbed shoreline and the diversity, scale and over-all harmony of the colonial town as critical elements of Akaroa. It spoke of the town's narrow streets running back into little wooded valleys, of the town's "tiny, tightly-knit" houses being set in bush and gardens, of the town's larger houses having extensive gardens and of the way subdivisions had, up till then, respected the existing streams, ridges, trees and views.<sup>40</sup>

The "environmental plan" was put on public display, submitted to the Ministry of Works through the County Council and subsequently incorporated in part in the first Akaroa District Scheme. Peter Beaven's ideal had been that the entire town would have been treated as a conditional use zone, with all building activity having to be approved by an environmental committee acting in concert with the County Engineer.<sup>41</sup>

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36 Booklet, Akaroa Mail in conjunction with the Akaroa Civic Trust, no date, [post 1975]

37 *New Zealand Listener*, 26 March 1970

38 *Akaroa Mail*, 24 February 1970, p. 1

39 *Akaroa Mail*, 31 May 1976, p. 1, 23 January 1970, 13 March 1970; Akaroa County District Plan 1972, p. 9; the *Press*, 15 January 1970; the *Christchurch Star*, 15 January 1970

40 Early Akaroa Civic Trust leaflets; Akaroa County Council Draft Plan, 1972

41 Peter Beaven Report to Akaroa Civic Trust members, August 1970; Chairman's Report to 2<sup>nd</sup> AGM of the

This was too radical a departure for the County Council and the Scheme as finally adopted established three main zones for the town – town centre, restricted residential and outer residential with different controls over building activity in each zone. The Scheme also formally established an Advisory Committee on new building in the town. This committee made recommendations to the Town Committee which in turn made recommendations to the County Council.<sup>42</sup>

In 1976, the Akaroa Civic Trust, with the approval of the Akaroa County Council, produced a booklet, *Building in Akaroa*, which was a guide to prospective home-builders and was given to everyone applying for a building permit. The booklet noted that “Akaroa, with its sheltered harbour, fishing port and holiday attractions, is similar in many respects to other seaside towns; it nevertheless enjoys a special character not found elsewhere in New Zealand and which owes its origin partly to the early French settlement in 1840. In the township of Akaroa ... the style of architecture and layout of streets shows the influence of these early colonists. Unfortunately, there have been erected in recent years many buildings – mainly holiday homes – which in their design and colour schemes fail to harmonise with the landscape. If unchecked they will soon spoil the charm of this small town.”<sup>43</sup>

Subsequently, in 1987, the County Council adopted a District Plan which was revised ten years later. The revised plan included the statement that one objective of the plan was to preserve and enhance the distinctive character of Akaroa and maintained provision for the Design and Appearance Advisory Committee which had been considering plans for individual building developments in Akaroa since the early 1970s.<sup>44</sup>



Figure 7.6 In this aerial view of Akaroa taken in the 1950s or early 1960s, newer houses can be seen up Selwyn Avenue and on the land between Muter and Watson Streets which was subdivided immediately after the war. But The Glen, far right, is still without houses and there is little new development yet up the Grehan Valley. Ref: 1003

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Akaroa Civic Trust, 26 June 1971

42 *Akaroa Mail*, 31 May 1976, p. 1; Akaroa Civic Trust, Home Builders' Brochure, no date [1972?]

43 *Akaroa Mail*, 31 May 1976, p. 1

44 Akaroa Civic Trust *Newsletter*, October 2003, pp. 6-7; the *Press*, 27 July 1996, Weekender, p. 2; Lois Holderness, paper prepared 4 March 1997, held in the Akaroa Museum



Figure 7.7. In this aerial view taken in the late 1950s or early 1960s, houses can be seen on the land part-way up Selwyn Avenue (right centre) subdivided between the Wars and on the subdivision (surveyed immediately after the end of World War II) of the land between Muter and Watson Streets (left centre). These houses marked the first stages of Akaroa's dramatic expansion from the 1960s on. Ref: 1124

## Subdivisions

The “environmental plan” drawn up in 1970-72 and the County Council’s Draft Plan of 1972 had noted that in the 25 years since the end of World War II, the character of Akaroa had begun to alter. Walls, fences, trees and buildings had begun to disappear and in their place were appearing smaller versions of the suburban houses the holiday-makers occupying them had left behind in Christchurch. “Quick holiday cottage building after the war” had happened ahead of recognition of the need to build in a way that harmonised with the traditional colonial appearance of Akaroa.<sup>45</sup> One example of this was the 1953 subdivision of the grounds of Oinako, the large house on Beach Road immediately south of Alymers Stream. Six new building sections were created and new dwellings erected on them (refer appendix 9.8).

In fact, Akaroa was, in the early 1970s, on the verge of a much more massive expansion of holiday homes in new subdivisions than had occurred before 1970. Some subdivision had begun in the years before 1970, but it was from that decade on that the subdivisions began to have a noticeable effect on the appearance of Akaroa.<sup>46</sup>

An entire new “suburb” of Akaroa, known as The Glen, grew up on the southern side of

45 Akaroa County Draft Plan, 1972, p. 8

46 All the major post-war subdivisions in Akaroa are mentioned, but not fully described, in Ogilvie, *Cradle*, p. 48; *Akaroa Mail*, 7 September 2001

Cemetery Point below Onuku Road. Houses eventually stretched all the way from Cemetery Point to Green's Point (refer figure 7.8). Initial small subdivisions in the area went ahead in 1953 and in 1957-58 (refer appendix 9.9).

In 1962-63 a larger subdivision saw residential sections opened up between what was then Kaik (now Onuku) Road and Beach Road (refer appendix 9.10). Another subdivision followed in 1966, the first on the property known as The Glen. This was followed in 1969 by the larger Le Clare subdivision, which created more than 60 residential sections on Stanley Place and Hempelman Drive. (Building on these sections did not actually begin until the 1970s.) Further subdivisions on Hempelman Drive and Stanley Place in the early to mid 1970s virtually completed the growth of the new "suburb"(refer appendix 9.11).

Although it extended Akaroa significantly further round the southern shoreline of French Bay, the subdivision of The Glen did not extend the built-up area of the town higher than it was and the lie of the land ensured that it did not become obtrusive or harm the impression that Akaroa was a small town, nestled round the bay. Thirty years after the two major subdivisions that created The Glen, the area, although entirely without historic structures, conforms to the image Akaroa has of being a town with character and charm. A 2005 real estate advertisement declared that The Glen was "renowned for its seclusion and with that comes the pure pleasure of being surrounded by native bush and its bountiful birdlife." The Glen also afforded the holiday home owners a "perfect panorama of water and mountains".<sup>47</sup> In later subdivisions the wish to enjoy such panoramas led to houses being built on more obtrusive locations.



Figure 7.8. In the second half of the 20<sup>th</sup> century, Akaroa gained an entirely new 'suburb' to the south, reaching as far as Green's Point. The area is known as The Glen, after an old house of that name which once stood there.

When the Akaroa County was first working on a planning scheme in the early 1970s, "a considerable increase in residential subdivision", to meet the demand of people living in Christchurch for holiday homes, was anticipated.<sup>48</sup>

47 The *Press*, 19-20 November 2005, p. H1

48 Akaroa County Draft Plan, 1972



This expectation was fulfilled. In 1973 there were about 150 sections approved by the County Council which had not yet been built on. The Council suspected that the rash of applications for subdivisions in the early 1970s had been prompted by land-owners' wishes to secure approval for the subdivisions before the Council adopted a district plan.<sup>49</sup> But even after the District Plan had been adopted, subdivision pressure was maintained.

The middle stretch of Selwyn Avenue and Seaview Avenue had been subdivided before 1950. Subdivisions crept further up Selwyn Avenue in a series of small, slow steps, starting in the early 1950s and continuing until the 1990s (when Rue Noyer was formed). On the north side of Selwyn Avenue, including Walnut Avenue, sections were created in 1950 and 1966, then more later in the century (refer figure 7.10 & appendices 9.12 & 9.13).

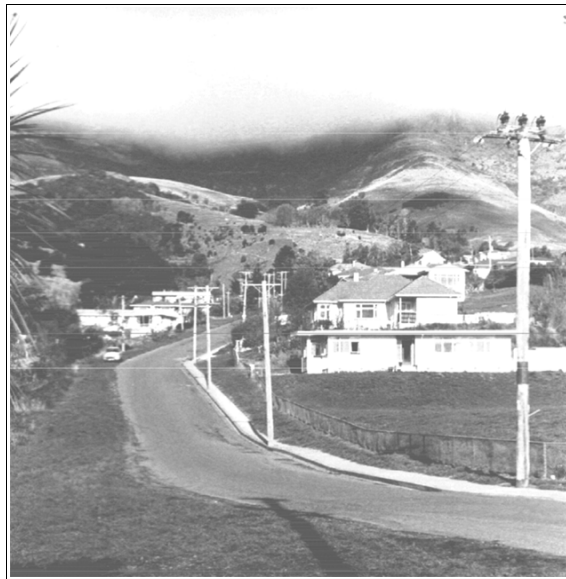


Figure 7.9. The lower stretch of Selwyn Avenue and its little side street, Seaview Avenue, were formed when land in the area was subdivided between the two World Wars, but it was only after the end of World War II that Selwyn Avenue became built up along its full length. Ref: 2095



Figure 7.10. Houses typical of the 1960s and 1970s are found in many of the newer areas of Akaroa. These houses are up Selwyn Avenue, an area subdivided in stages mostly after World War II.

<sup>49</sup> *Akaroa Mail*, 11 May 1973, p. 1

Residential growth in the area of the hospital, which until the 1950s was right on the edge of the town, began with a subdivision in 1956 of five sections on the uphill side of the lowest stretch of Lighthouse Road. It was followed by a 1969-70 subdivision between that stretch of Lighthouse Road and Aylmers Valley Road and then a 1976-77 subdivision (intended originally for state houses) on the uphill side of Onuku Road between the hospital and the corner of Lighthouse Road (refer appendices 9.14 & 9.15). Finally, the Kowhai Grove subdivision of 1984 increased the number of residential sections in the area by about 20 (refer appendix 9.16).

Some of these subdivisions in the hospital area placed houses in prominent positions, particularly from the water but also from other points around the town.

In the centre of the town, on the northern side of the Stanley Park spur, extending towards the Balguerie Stream, the subdivision immediately after the war of the land between Muter and Watson Streets to some extent leap-frogged the area of Julius Place, Smith Street and Rue Benoit, where steep gullies made subdivision more problematic. There were a few older dwellings in this area, but it was not until the Armstrong Place subdivision of 1959-60 that the area began to be opened up for housing (refer appendix 9.17). The 14 Armstrong Place sections were initially leased by the Church Property Trustees rather than sold outright, although the leases were later mostly converted to freehold. After 1971, relatively large blocks of land between Rue Benoit and Smith Street were split up and built on in a piecemeal fashion. A subdivision at the top end of Julius Place in 1978 linked up with the Armstrong Crescent houses (refer appendix 9.18). The broken nature of the ground in this area of Akaroa meant that many of these houses, though some were quite large, were not by and large obtrusive, though some houses built in this area towards the end of the century were uncomfortably large.

The area to the north of the block between Rue Benoit and Smith Street, lying between Rue Benoit and Rue Balguerie, also remained relatively undeveloped until well after the end of World War II. Existing buildings on the two streets stood on large sections until subdivision in 1964 and 1971 saw the start of the division of the area into smaller sections, of which new dwellings were erected (refer figure 7.11 & appendices 9.19 & 9.20).

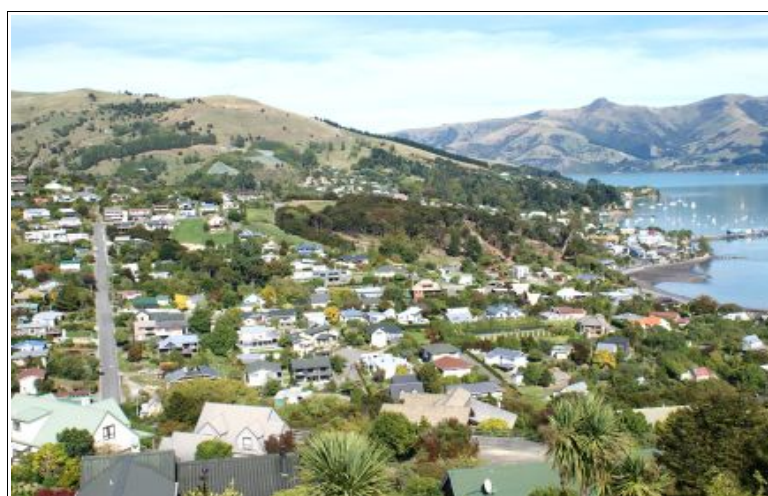


Figure 7.11. The view from L'Aube Hill over the area of Rue Benoit, Smith Street and Armstrong and Julius Places. Until the later 20<sup>th</sup> century, this area had only a few older houses and cottages. Piecemeal subdivision of several blocks of land, starting in the 1950s, saw the area become much more intensively developed.

On Rue Balguerrie, subdivision in 1958 saw 11 sections created from the three acres surrounding the large house Linton (refer appendix 9.21). Work on the Settlers Hill subdivision, further down Rue Balguerrie, began around 1970. Building continued on sections of the subdivision into the 1980s. Further up Rue Balguerrie, immediately below the 1958 subdivision of the grounds of Linton, Rue Cachalot was formed after the 1984 move of the camping ground to a new site on a hillside north of the town (refer appendix 9.22). More land below Settlers Hill, closer to Rue Balguerrie, was subdivided in 1991 (refer appendix 9.23).

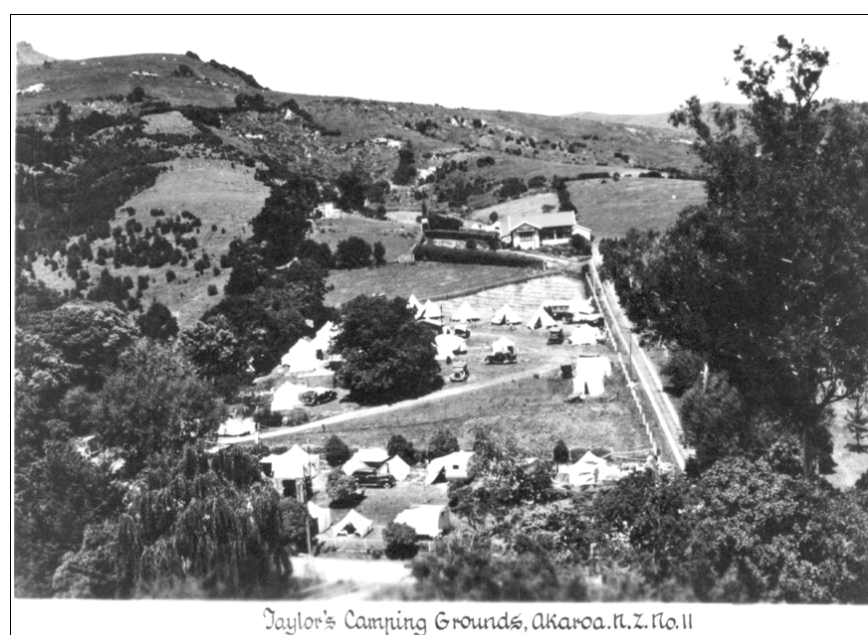


Figure 7.12. Until 1984, the Akaroa camping ground was on a sloping site some distance up Rue Balguerrie. After a new camping ground had been opened on a high site overlooking the north end of the town in 1984, the old camping ground was subdivided and new houses, mostly holiday homes, were built on the land. Ref: Postcard -1

Like the subdivisions in the hospital area, some of the subdivisions up each flank of the Balguerrie Valley were also conspicuous from certain points. The Settlers Hill subdivision, (refer appendix 9.24) for example, was on a hill slope and extended onto a ridgeline, but its visual impact was lessened by the lie of the land, by conscious efforts to retain bush, by building narrow roadways and, most significantly, by the Shuttleworth and later Chaney covenants over areas which were, in the 1970s, mostly open pasture but now have a rapidly thickening cover of regenerating bush.<sup>50</sup>

More subdivision at the top ends of Muter and Watson Streets, along Penlington Place and Rue Charbonnier, went ahead in stages through all five decades from the 1950s to the 1990s. One significant subdivision created Meryon Place in 1973-74 (refer appendix 9.25). Peter Beaven had a significant influence on the layout of the subdivision of 12 sections and designed several of the individual houses. Beaven made a conscious attempt to have the subdivision conform to the existing idiom of Akaroa, including informal road edges.

<sup>50</sup> The *Press*, 27 October 2007

The history of subdivision up Rue Grehan conformed to patterns set in other parts of the town, with the formation of short side streets up the sides of the valley which opened up blocks of land divided into several building sites and the building of new dwellings on the gardens or orchards of larger holdings. The old cottages on these large holdings up the Grehan Valley have mostly been retained, and though some have been restored very recently, the survival of all of them is far from assured.

At the end of World War II, for some distance up Rue Grehan from Rue Lavaud, the older houses and cottages, several dating from the 19<sup>th</sup> century, remained on relatively large sections. These large sections on each side of Rue Grehan were subdivided, in a piecemeal way, beginning in the 1950s. There were small subdivisions in the area, of around four or five sections each, in 1945, 1948, 1953 and 1955. The 1953 subdivision saw the start of the formation of Libeau Lane, but it was not until 1987 that a further subdivision saw the land extended and a number of additional sections put on the market (refer appendices 9.26, 9.27 & 9.28).

The only large subdivision at the bottom (Rue Lavaud) end of Rue Grehan was a 1977 subdivision of more than 21 sections, with frontages on both Woodills Road and Rue Grehan. This same subdivision saw the creation of Wackerle's Green, a small area of public open space. Later subdivisions saw more sections formed on the north side of Woodills Road, extending along to where the State Highway turns into Rue Lavaud (refer appendix 9.29).

In some cases, although the subdivisions significantly extended the boundaries of the built-up areas of the town, many of the new dwellings, as already suggested, disappeared into the folds created by the rise and fall of the hills. Section sizes were generally large enough that as newly planted trees and other plantings grew, the streetscapes began to conform to the older pattern of the long-established residential areas of the town. This largely fulfilled the hope expressed by Blanche Baughan between the two World Wars that as Akaroa went on “climbing towards the peaks”, clothing the sides of her three valleys with houses, “many a green space” would be “saved among them” with “many a pine and poplar still aspiring”.<sup>51</sup>

Some of the new subdivisions of holiday homes were not noticeably visible from the older parts of the town. Their extent only becomes apparent when the town is viewed from vantage points such as Children's Bay and the reservoir on L'Aube Hill or from the water. The protection from development of L'Aube Hill, Stanley Park and the cemetery reserves (which thrust the bush into town on little cliffs, it was observed in one early Civic Trust leaflet) helped dispel the impression that Akaroa was sprawling onto the hill slopes above the town.<sup>52</sup>

But with some of these subdivisions, Akaroa expanded significantly, and in some cases conspicuously, out of the valleys, up the hill slopes and even onto the ridgelines. In the 1980s, before houses had crept to any extent up onto the hill slopes, Charles Fearnley wrote that the higher hill slopes determined that Akaroa “shall be contained in that little area in French Bay”. He wrote, perhaps hopefully rather than realistically, that “today it seems unlikely if not impossible that Akaroa should ever become other than that pleasant, romantic, quiet little town of such great distinction and interest” that he had written about.

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51 Baughan, *Akaroa*, p. 40

52 Early Akaroa Civic Trust leaflets and publicity

But the spread of houses onto those “defining” hill slopes have amounted to the “sprawl” which Fearnley had hoped would be prevented in Akaroa.<sup>53</sup>

Not all new residences in Akaroa have been built in new subdivisions. Colin Pilbrow, with John Davey Akaroa’s only resident architects in the later 20<sup>th</sup> century, successfully located a modernist house effectively in the grounds of the historic house Blythcliffe. In other cases, old buildings have been demolished to create clear sites for new houses, or large gardens or vacant land have been built on. There was controversy when old cottages on Rue Jolie were demolished in the 1990s for new dwellings and those, and other houses built close to older cottages and houses, have prompted vigorous debate about whether the new dwellings “sit” well with their older neighbours.<sup>54</sup>

The Percy Street area provides a good example of the impact of such “infill” subdivisions (refer appendix 9.30). At first glance, with a handful of older cottages and houses and the historic larger house Glencarrig occupying a good length of one side of the street, Percy Street seems to be an historic precinct. But only four dwellings of 19 on Percy Street are from the 19<sup>th</sup> century and only three more from the years before World War II.

Most of the houses on the street date from subdivisions of 1958 and 1981, or from the even later subdivision of the large gardens or orchards of the few older cottages or houses on the street.

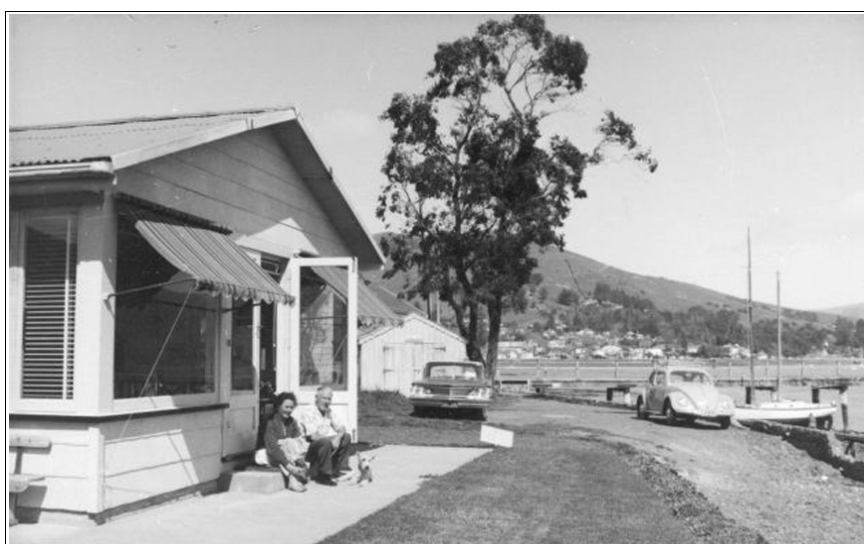


Figure 7.13. Until the 1980s, successive subdivisions had relatively little impact on the overall appearance of Akaroa because people’s expectations of what a holiday home should be were modest. This typical small bach of the third quarter of the 20<sup>th</sup> century was built on a waterfront site at the base of Dalys Wharf. The bach remains on its prime site.

53 Akaroa Civic Trust *Newsletter*, May 2006, pp. 3-4; Fearnley, Unpublished manuscript, ch. 10

54 Lois Holderness, paper prepared 4 March 1997, held in the Akaroa Museum





Figure 7.14. Through the 1960s and 1970s, holiday homes in Akaroa gradually increased in size. The impact on the town of new subdivisions became greater as these homes became larger. This holiday home on Beach Road, below Julius Place, is already larger than the humble baches of the previous years. The house still stands.



Figure 7.15. In the post-World War II era, Akaroa gained houses in a range of styles and from the hand of a number of different architects. This house on Beach Road, typical of the 1950s and 1960s, was designed by a Christchurch architect, W.H. Trengrove.





Figure 7.16. Some architects who designed residences in Akaroa in the second half of the 20<sup>th</sup> century attempted to design buildings which reflected the architectural styles and idioms of colonial Akaroa. These units on Beach Road were designed by David Brocherie.

The architecture of the houses built in Akaroa after 1950 has not been studied systematically or fully. Houses by a considerable number of architects of repute can be found in the various subdivisions, including Peter Beaven, W.H. Trengrove, Russell Devlin, Lucking and Vial, David Brocherie and others. There is a need for a study to analyse the architecture of the holiday homes built since the 1950s and to identify the best examples of buildings in particular styles.<sup>55</sup>

The holiday houses built later in this period reflected changing perceptions of what a holiday home should be, with a move away from simple baches to large houses which had a far greater impact on the town's appearance (refer figures.7.14 &.7.15).

That the building of dwellings continued in Akaroa right through the last half of the 20<sup>th</sup> century ensured that the town acquired representation of the full range of New Zealand domestic architectural styles. These new buildings of the period 1950 to the present, coupled with the survival of more older dwellings than in most other New Zealand towns, mean that Akaroa has a more comprehensive range of styles in a smaller area than anywhere else in New Zealand.

On Rue Jolie, for example, from the Beach Road corner up to the Garden of Tane there is at least one dwelling of every decade from the 1860s to the first decade of the 21<sup>st</sup> century. The comprehensive range of dwellings is as important a feature of Akaroa as the survival of relatively large numbers of 19<sup>th</sup> century cottages and houses.

Many of these later 20<sup>th</sup> century subdivisions and infill developments went ahead through years in which the Akaroa Civic Trust had lost much of its initial head of steam and was at a low ebb. Those questioning some of the new developments found it difficult to get the concept of Akaroa's fragile nature understood and the Advisory Committee was felt by some to be too easily "rubber-stamping" developments that came before it.

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55 The *Press*, 19-20 November 2005, p. H1, 7 April 2007, p. H3,

## Controversial developments of the 1990s

In the 1990s, new developments renewed community concerns about the damage being done to Akaroa's character. An Akaroa National Treasure Network was formed and although it had a relatively brief life, it reinvigorated the Akaroa Civic Trust.<sup>56</sup>

These developments included the La Place (Emerald Endeavours) development on Rue Jolie south opposite the Gaiety Theatre, the Criterion Motel on Rue Jolie north behind the old Criterion Hotel building, and the redevelopment of the Beach Road waterfront in the early 21<sup>st</sup> century.



Figure 7.17. The Aubrey Mews, three storeys high and with garages and solid walls on the street frontage, was one of the first of the new, larger developments which aroused disquiet among those who felt such buildings had no place in Akaroa.

A row of townhouses on Aubrey Street, on the site of the old bus depot, had aroused initial concern before the 1996 founding of the Akaroa National Treasure Network. The Aubrey Mews townhouses were a row of seven three-storey units with high walls on the street frontage. They marked a new departure in Akaroa's buildings and streetscapes, providing the first significant example of street frontages with solid, high masonry walls rather than picket or similar fences which allowed at least glimpses into the gardens behind them (refer figure 7.17).

In the mid 1990s proposals for further new developments were excoriated by local writer Fiona Farrell who described the proposals as three-storey, concrete tilt-slab, pseudo-Italianate, high density, stuccoed developments of a sort being thrown up from one end of New Zealand to the other. She described what she saw developers, architects and a compliant Council foisting on Akaroa as being against the preferences of residents for old buildings, exuberant gardens and cautious change. The new buildings themselves she described as large-scale, dominant, uniform, hard-edged and unrelated to the vernacular, as opposed to buildings of human scale which were diverse and blended harmoniously with the environment and the older vernacular buildings. New buildings, she argued, should not be "imposed aliens" but "belong where they are".<sup>57</sup>

<sup>56</sup> Lois Holderness, paper prepared 4 March 1997, held in the Akaroa Museum

<sup>57</sup> *The Press*, 27 July 1996, Weekender pp. 1-2; *New Zealand Historic Places*, November 1997, pp. 10-12

Farrell stated her case against the new developments forcefully: “Remove old buildings, however undistinguished they may be individually, and bung in half a dozen barrack-block accommodation units empty for large parts of the year and devoid of trees and gardens ... overshadow major public buildings such as the Gaiety Theatre and deprive the neighbours of their peaceful privacy, and the effect of the whole is destroyed.”<sup>58</sup>

Two of the developments which Farrell criticised were built. The La Place development was three-storey, masonry building of several units immediately opposite the Gaiety Theatre. The Criterion Motel was also a three-storey masonry building, with an external staircase. Both were completed before the end of the 1990s, though only part of the original plan for the Criterion Motel was built.

Only one proposed development was abandoned in the face of public opposition. The abandoned development was to have been built on the site of a 19<sup>th</sup> century shop-and-dwelling, next to the Aubrey Mews. The old building housed a successful business, Fire and Ice, and the developer eventually (after vehicle access infringements put the development in doubt) sold the property to the owners of that business.

The architect for these developments – Aubrey Mews, La Place, the Criterion Motel and the building planned for the Fire and Ice site – was Colin Pilbrow. In defence of his designs, Pilbrow argued that his designs were “French provincial” and so acceptable in a village that had been founded by French settlers. Against this it was argued that an attempt to replicate, or re-create, a French village of the sort Akaroa had never been (even in its first decade when the settlers houses were scattered on their large sections and not built close together in the typical pattern of a traditional French village) disrupted and destroyed the qualities and characteristics that Akaroa had acquired through its 150 year history. Pilbrow also discounted the claims made by the Akaroa National Treasure Network that the La Place development was too bulky, pointing out that the Gaiety Theatre was itself a large building that would not be dwarfed by the new development.<sup>59</sup>

One further development caused controversy in the town. In 2001-02 four (the number was later increased to seven) very similar, modern units were built on a steep hillside behind the Gaiety Theatre (which many locals had always assumed, wrongly, was part of Stanley Park). The units were designed by Architecture Warren and Mahoney (refer figure 7.18). They were described by critical correspondents in the *Akaroa Mail* as being “hideous”, “a blot on the landscape” and “abortions”. Correspondents urged they be removed from the “raped hillside” and transplanted to Auckland “where they belong”.<sup>60</sup>

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58 *New Zealand Historic Places*, November 1997, p. 13

59 *The Press*, 27 July 1996, Weekender pp. 1-2

60 *The Press*, 1 June 2002; *Akaroa Mail*, 25 January 2002, 8 February 2002



Figure 7.18. The seven similar modern houses built in a prominent location behind the Gaiety Theatre (seen here from the Garden of Tane) provoked concern in Akaroa about the damage the repetition of a modern design did to the town's character.

Even Alun Wilkie, a Christchurch architect who believed “Modernism” could have a place in a town like Akaroa “provided it is regional and sympathetic to the vernacular styles and materials of the older existing buildings”, thought the number, prominence and repetitive character of the units made them “a visually significant intrusion rather than a pleasing new contribution to the town's built character”.<sup>61</sup>

Shortly after the controversy over these units had died away, the District Council put in hand a remodelling of the waterfront along Beach Road (refer figure 7.20). This too came in for criticism on the grounds it gave the waterfront “an appearance it never had in the past” and destroyed an old waterfront that was “original, authentic and distinctive to Akaroa”.<sup>62</sup>

In 2008 a further new subdivision (the first large subdivision for several years) was announced for a conspicuous location. The former junior school site, a large rectangular area on the northern side of Stanley Park which had been only partly built on when it was in use for a school, was acquired by Ngai Tahu Properties in 2007 (refer figure 7.19).

Ngai Tahu Properties had a subdivision plan drawn up with a new road linking Julius and Penlington Places. The plan provided for 16 townhouses and 14 individual sections. It was promised that the new neighbourhood would “seamlessly integrate into the Akaroa landscape, ensuring the built form is not only visually attractive but in keeping with the unique architectural themes which make up the intricate and complex flavour of Akaroa”. The development will see houses and townhouses built on land (with an underlying residential zoning) that, though it was outside the Park's boundaries, had always looked like it was part of one of the open spaces that have allowed Akaroa to seem to remain a small town nestled on the shore even as it grew.<sup>63</sup>

61 Akaroa Civic Trust *Newsletter*, May 2006, p. 4

62 Akaroa Civic Trust *Newsletter*, October 2003, pp. 6-7, April 2005, pp. 4-6

63 *Akaroa Mail*, 15 June 2007, p. 1, 21 December 2008; the *Press*, 16 December 2008



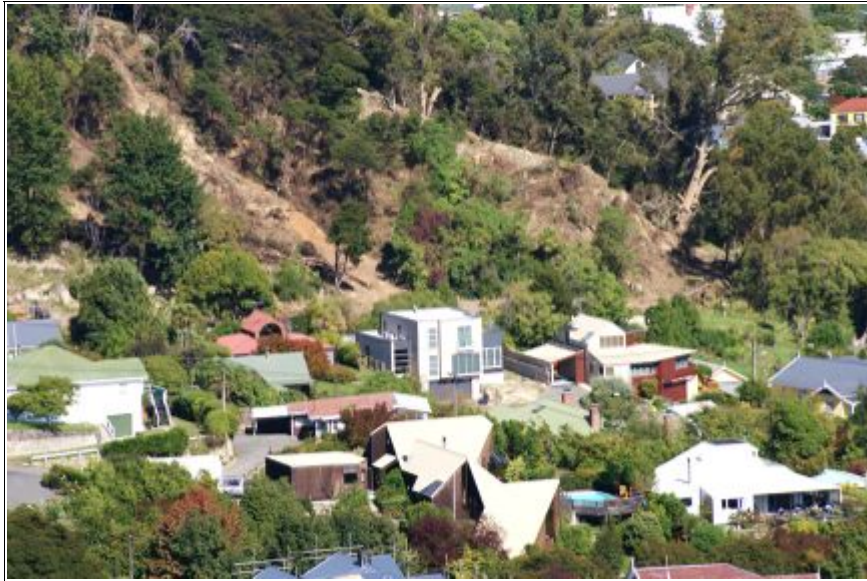


Figure 7.19. Behind the recent and conspicuous buildings on Julius and Armstrong Places work is proceeding on clearing the ground below Stanley Park for the new development on the former junior school site.



Figure 7.20. When the Beach Road waterfront was redeveloped in the early 21<sup>st</sup> century, some thought the design and materials were not appropriate for Akaroa and that a design based on the historical appearance of the Akaroa waterfront should have been used.

The largest individual new dwelling in Akaroa was a house built in 2002-03 for an international financier. The house of 1,000 square metres on an 8,067 square metre section was the town's largest private house, but its location on a low spur, the size of its section and the design (by local architect John Davey) which gave the house a low profile meant it was less obtrusive than it could have been (refer figure 7.21). Fears that Akaroa's part-time population could come to include other very wealthy "high-profile sanctuary-seekers" who might want to build very large homes that would disrupt Akaroa's small scale have not yet materialised, but nor have they been allayed.<sup>64</sup>

64 The *Press*, 4 September 2002; *Avenues*, date and issue number not known, p. 31



Figure 7.21. One of the largest buildings erected in Akaroa in recent years is the holiday home of an international financier. Although it is a very large house by Akaroa's standards its siting and design reduced its impact.

### **Losses of historic buildings**

Most of the development in Akaroa from the 1970s occurred on “green-field” subdivisions or by splitting land off the large sections of old cottages or houses. But some building in the older parts of the town was preceded by the demolition of older buildings or destruction of gardens and orchards that provided an appropriate setting for the older buildings. Old cottages on Rue Jolie, possibly dating back to the 1860s or even earlier, were demolished in the 1990s when new houses were built.<sup>65</sup>

Construction of a house associated with the Criterion Motel development was preceded by the demolition of early 20<sup>th</sup> century buildings, including an old stable, which dated from the time a new police station was built in 1904.<sup>66</sup>

The buildings cleared away when the La Place development went ahead were nondescript but of historic interest as the premises of one of the town’s early motor garages and one of the town’s last buildings that had associations with the once-important cocksfoot seed industry.

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65 Fearnley, *Colonial Style*, p. 17

66 Notes compiled by Christine Staniforth, 19 October 1999, held by the Akaroa Museum, with photocopied pages from the Christchurch Police History, pp. 184-85





Figure 7.22. The Haylock House on Aylmer's Valley Road was one of Akaroa's most historic houses. The recent addition of a second storey seriously compromised its historic value.



Figure 7.23. In the 1980s and 1990s, though recognition of Akaroa's historic character was higher, the town continued to lose historic cottages and other buildings. Nikau cottage was once part of a continuous row of four older dwellings. With the demolition of two historic cottages that were its neighbours, it now sits isolated between modern buildings. Ref: 96

The town lost its historic grandstand on the Recreation Ground in 1991, after a new pavilion had been built, when it was removed to the Okains Bay Museum. Removal to the Okains Bay Museum has also been suggested for one of the town's most important early cottages (because of its association with Christian Waeckerle, a person prominent in the town's 19<sup>th</sup> century history). The suggestion has been resisted by those who fear the loss of the cottage from its original and prominent site would harm the town's historic character.<sup>67</sup>

<sup>67</sup> Akaroa Mail, 26 August 2005



Figure 7.24. The survival of this historic house on Rue Balguerrie, for long the home of an Akaroa identity, hangs in the balance as the property awaits a new owner.

Many older houses have been lost without their disappearances being noticed or their architectural features being properly recorded. One recent loss to fire was noticeable only because the cottage was highly visible, nestled among vegetation above the school, and had the typically French feature of a *fronton*. Two dwellings are to be built on the site. Despite these losses, and others in earlier years, the town has, as already noted, retained a remarkably large number of its 19<sup>th</sup> and early 20<sup>th</sup> century buildings of historic or architectural importance.

Although the second half of the 20<sup>th</sup> century saw Akaroa lose significant heritage fabric, it also made one gain. In October 1980 the Akaroa Lighthouse was relocated from the Akaroa Heads to the Cemetery Point road reserve. An important example of the unusual New Zealand practice of building lighthouses of timber, the structure was cut into three sections by the Lighthouse Preservation Society, transported over a steep, narrow road and then reassembled and restored on its new site. It is now managed by the Department of Conservation.<sup>68</sup>

### Local life in a tourist town

In the early 1970s, before the flood of development that saw a large number of subdivisions and the building of a large number of private holiday homes, Akaroa was still, by and large, a small local town. In 1976, the *Akaroa Mail* reported on two problems – wandering stock trampling gardens and eating vegetables and teen-age schoolchildren hanging out on street corners catcalling at passersby – which suggest a small local town rather than a holiday resort.<sup>69</sup>

Such minor problems notwithstanding, many permanent Akaroa residents came to regret what they saw as the passing a small, local town, the tone and style of which were set by full-time residents, and a “take-over” of “their” town by part-time holiday home owners and other visitors.

68 NZHPT Registration No. 3343

69 *Akaroa Mail*, 31 May 1976, p. 1

In 1970 a local complained to the writer of an article in the *New Zealand Listener* about those waking the sunny, sleeping hills with roaring speedboats before returning to rounds of parties in multi-coloured, tacky-tacky cottages.<sup>70</sup>

In 1975 a retiring teacher declared that “Akaroa has changed from a nice, peaceful place with two-thirds of the houses owned by locals to an awful, littered tourist place with one-third of the houses owned by locals. The old bathing shed has been pulled down. There are fewer shops now. There used to be a butcher, a cobbler and a Maxways, among others. ... I think the changes are for the worse for the type of people that live in Akaroa.”<sup>71</sup>

There are telling indices of the decline of local community life in Akaroa. Local sports clubs – rugby, cricket and netball are examples – have either gone into recess or scaled down their activities.<sup>72</sup>

The transition was underlined when the Banks Peninsula District was amalgamated with Christchurch City in 2006. The old Akaroa Borough had long ago (1957) amalgamated with the surrounding County. But the 2006 change was seen by many locals as presaging Akaroa’s becoming a “playground” suburb of Christchurch and losing its local identity and capacity to retain what was left of its character as an independent local town.

Of particular concern to those who wanted Akaroa to remain a vibrant local town was that increases in property prices, driven by the wish of relatively wealthy people from Christchurch to buy or build holiday homes in Akaroa, were making it difficult for young, working residents of Akaroa to find suitable properties at affordable prices. This concern was voiced in the *Press* in 1981.<sup>73</sup>

More than a quarter of a century later, residents were critical in 2008 of the plans by Ngai Tahu Properties to build “high-end” holiday homes on the former junior school site. Some locals advocated using the land for a variety of purposes, including the low-income housing needed to ensure that those working in Akaroa could live in the town. Akaroa already had “buckets-full” of expensive holiday homes, claimed those advocating alternatives for the junior school land.<sup>74</sup>

Despite the attenuation of local life that accompanied the proliferation of holiday homes, occupied only part-time, the loss of its “political independence” in 2006 and other changes, local society retained a measure of resilience and strength.

Two neighbouring historic buildings – the Gaiety Theatre and the Coronation Library – symbolise this. The traditional role of the Coronation Library ended when a combined school and community library took over its lending library functions in 1989. Subsequently, a local committee took over running the Coronation Library as a reference library and community meeting space.<sup>75</sup>

The Gaiety Theatre, which had begun its life as a lodge, became used as an all-purpose community centre and cinema. It was bought in 1958 by the Akaroa Progress Association and redecorated and re-equipped with the help of the Drama Club and Horticultural

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70 *New Zealand Listener*, 26 March 1970

71 *Area School* 150, p. 40

72 *Tales 1940-1990*, pp. 57-59

73 *The Press*, 22 January 1981, p. 8

74 *The Press*, 16 December 2008

75 Leaflet available in Coronation Library

Society. In 1971, ownership was transferred to the County Council. By the 1990s, still owned by the local authority, it had become rather rundown. In 1998, three local women set up a Gaiety Trust which put the building back into good repair. A tired and under-used building became “a vibrant and welcoming venue with facilities to suit a wide variety of community activities”. A combined churches dinner, a belly-dancers’ workshop, dances, films, charity auctions, afternoon theatre and a school cultural festival have been among recent uses of the building.<sup>76</sup>

Although the changing composition of the population of the town and the decline in the population of the surrounding rural areas led to school rolls in Akaroa dropping through the last years of the 20<sup>th</sup> century and the first of the 21<sup>st</sup>, the Akaroa School remained an important focus of local community life.

The high school had been on an expansive site on Rue Jolie south since 1936. In 1959, with a roll of 54, the school still had only two classrooms. In 1961 a new science room was completed and in 1968 new “manual” rooms opened. Part of the site was leased for grazing until 1969. Once that ceased, the land was levelled and sown as playing fields. There was further building on the senior school site in the 1970s and an extensive remodelling and rebuilding in 1980-81. On the junior school site, new buildings were erected in the mid 1970s and the old brick building knocked down over the 1975-76 Christmas holidays. The only alternative to the public schools, the Convent School by St Patrick’s Church, closed in 1969.<sup>77</sup>

Although its roll did not increase to the same degree, between the 1950s and the early 1980s, the high school grew from “our old two-room days” to a complex of 13 classrooms, with 15 on the staff serving around 100 pupils. The number of students has since fluctuated but remained generally above 100. This figure is down considerably on earlier years, a result of the ageing of Akaroa’s population and reduction in the number of young families living in the town.<sup>78</sup>

The junior school remained on its own site until 2007, when the entire school was consolidated on the Rue Jolie site of the high school. There had been talk of consolidating the schools on the Rue Jolie site as long ago as 1938. The idea was revived in the 1970s, but local resistance scuttled the plan. Another thirty years passed before Akaroa had a single school.<sup>79</sup>

Until the late 1990s, the buildings on the school’s site were clustered at the southern (top) end and along the eastern boundary. Recent building at the northern end of the site made the school buildings more conspicuous. In February 2004 the old gymnasium and hall were moved to the corner of Rue Jolie and Selwyn Avenue and rebuilt to accommodate a new school and community library and a commercial cinema. One of the largest new buildings to be built in Akaroa since 2000 is the gymnasium at the school, located at the north-eastern corner of the site (refer figure 7.25). It was opened in September 2006.<sup>80</sup>

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76 Ogilvie, *Cradle*, p. 48; *Akaroa Mail*, 28 July 2006 (letter from Dale Thomas)

77 *Area School 150*, pp. 33, 38, 44, 45, 47

78 *Area School 150*, pp. 28, 47

79 *Area School 150*, p. 12, 42, 45

80 *Akaroa Mail*, 30 June 2006; *Akaroa Area School 150*, pp. 47-50



Figure 7.25. The new gymnasium on the school grounds is one of the largest buildings erected in Akaroa in recent years.

### Utilities and infrastructure

Until the early 1970s, Akaroa's rubbish was disposed of in a pit on the foreshore at the entrance to the town. It was acknowledged that having a sanitary landfill near the town was not desirable, but an advantage seen in having a low tidal area filled. When the rubbish tip was relocated to Takapuneke in the early 1970s, the reclaimed area was used for car-parking and as a boat storage yard, to meet the needs of the increasing number of holiday home owners and other visitors who owned boats. A sewage treatment plant was also built at Takapuneke in the 1960s. The rubbish tip at Takapuneke was closed in the 1990s but the sewage treatment plant remains, despite its now being recognised as an affront to local Maori because Takapuneke was the scene of a battle and great slaughter in 1830.<sup>81</sup>

Improvements in the town's water reticulation in the 1970s did not have any significant impact on the town's appearance, although those improvements and the building of the Takapuneke treatment plant and upgrading of the sewers made possible the extensive subdivisions from the 1970s on which have been discussed already.<sup>82</sup> The only notable bridge of the period is the 1953 bridge on Rue Jolie north (R. Bruce mayor), opened on coronation day.

The town's old manual telephone exchange was not replaced by an automatic exchange until 1987, but again the change had little impact on the appearance of the town.<sup>83</sup>

### The town's reputation today

Some of the changes in Akaroa of the second half of the 20<sup>th</sup> century had a significant impact on its built form and character. This impact prompted those residents who feared development was harming the town's historic and environmental character to join battle with those who were promoting the changes.

81 Akaroa County Draft Plan 1972, pp. 42, 44

82 Akaroa County Draft Plan 1972, p. 44

83 *Tales 1940-1990*, p. 11

But some of those who visited the town without any knowledge of its previous appearance or extent (before the subdivisions and new buildings of the last 30 years of the 20th century) continued to see it as a special place. An English travel writer waxed as lyrical about Akaroa in the early 21st century as ever anyone (including Blanche Baughan) did in the first half of the 20<sup>th</sup> century, when the town consolidated its reputation as a special place.

“If ever a small town deserved the epithet of ‘heavenly’ it is Akaroa. Orchestrated in blues and greens and embosomed in the hills, Akaroa straggles along the water’s edge of an inlet created by the sea flooding the crater of an extinct volcano. It is designed for pleasure, with palm trees and jetties, groups of coloured buildings and waterside walks and yet the mood is rustic. It is invaded by farms. It has boats, but is not yachty. ... It preserves a high proportion of its historic architecture as though that were the most normal thing in the world. ... All is calm and quiet in the sun, with flowers”.<sup>84</sup>

A Christchurch businessman who had bought property in Akaroa wrote that Akaroa’s “lack of a McDonalds and the fact that it has retained its village scale, its appeal and charm all combine to make it a unique spot. ... [T]here are very few authentic villages of this calibre left in New Zealand and we want to continue attracting people who are interested in a natural environment”.<sup>85</sup>

A 2007 advertisement for a property on Settlers Hill (one of the subdivisions of the second half of the 20th century) reflects a still commonly held perception of Akaroa’s character: “Akaroa is a place to unwind, to wander and soak up times past. It is the oldest colonial town in the South Island and famed as New Zealand’s sole French settlement.” The property itself was described as being “surrounded by bush and ... remote from immediate neighbours”.<sup>86</sup>

These views of Akaroa have to be balanced against the views of those who predict that unless development is checked and or controlled Akaroa will become “another Queenstown”.<sup>87</sup>

Finally, although most overseas visitors to Akaroa continue to see it as a delightful place with a special, distinctive character, few of them accept the claim still made ignorantly by some locals that it is a French village. In a Lonely Planet guide we read that while Akaroa is undeniably a picturesque place “the Gallic pretence can sometimes be a tad forced”.<sup>88</sup>

A writer in the *Guardian* noted in 2005 that “[i]t soon becomes clear that any direct French influence on Akaroa ended long ago, yet Akaroa deserves to be visited for two, distinctly un-Gallic reasons; the remarkable wildlife and the town’s small size and isolation”.<sup>89</sup>

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84 Duncan Fallowell, *Going as far as I can*, pp. 203-04

85 Humphrey Rolleston in *Avenues* magazine, date and issue number not known, pp. 32-33

86 *The Press*, 7 April 2007, p. H3

87 The phrase “another Queenstown” has been in common currency in Akaroa since the 1990s.

88 *Lonely Planet*, 2008. These quotations, and the quotation from the *Guardian* cited in the next footnote, were recorded by Lynda Wallace.

89 *The Guardian*, 9 April 2005





Figure 7.26. General view of Akaroa from Children's Bay in late 2008.



Figure 7.27. General view of Akaroa from Lighthouse Road in late 2008.

# THE CHANGING LANDSCAPE

## Introduction

This period in Akaroa's history is marked by significant landscape change. As previously discussed the number of dwellings, and the built-up area, expanded dramatically from the 1950s to meet the growing need for holiday accommodation. Houses were not only slotted into the existing streetscape and clustered in the lower valley floors but they were also located on the higher slopes of ridges.<sup>90</sup> In some cases these new subdivisions were sensitively inserted into the undulating topography of the hills and valleys using landform and vegetation to mitigate any adverse visual effects. Other subdivisions were less carefully located and appeared as conspicuous elements on ridges and skylines.<sup>91</sup> This subdivision activity, particularly of larger working blocks of land in the three valleys resulted in the loss of orchards and mature trees prompting one resident to comment "given the current rate of building in Akaroa the gardens may soon be a little wilderness among the houses".<sup>92</sup>

Within the wider landscape, moves away from farming or changes in farming practices encouraged the regeneration of native bush on previously developed pasture and in the open spaces on ridges and stream margins. This regenerating bush was a narrower species range than the original forest cover.

## Gardens

In 1957, New Zealand's heritage rose expert Nancy Steen visited Akaroa to view the gardens. During her visit she identified a significant number of extant rose species that she attributed to 19<sup>th</sup> century plantings. Many of these were concentrated around Rue Grehan and Rue Balguerie. Steen recorded honeysuckles, clematis and roses growing up in the valleys away from the modern parts of the township and noted quaint gabled houses tucked away in old gardens. Full of lichened fruit trees these were bounded with hedges that were a tangle of roses, clematis and honeysuckle. On Rue Grehan she observed, "Almost every cottage has its bushes of China roses in full flower – the pink Old Blush, the red *Cramoisie Supérieure* and also the near white form. Noisettes, Ramblers and Sempervirens ramp everywhere. *Paul's Scarlet Climber* was much in evidence and reached to the eaves in many cases. *Cloth of Gold* noticed in several gardens and one bush of it almost covered the home of Mr Ted Funnell."

Gloire de Dijon with branches as "thick as a man's arm" grew twenty feet up in a tree off Balguerie Street on the way to the French Cemetery and in other gardens she recorded moss roses and centifolias in white, pink, red and red-purple as well as *Quatre Saisons* (Damask), the Noisette *Cloth of Gold* and huge bushes of single pink and white rugosa roses.<sup>93</sup>

Tourist publicity continued to market the 'genial and health giving properties' of Akaroa through the 1970s. However, descriptions of an exotic and lush sub-tropical landscape began to appear instead of the usual quaint, leafy and romantic backwater descriptors. Grass was said to grow the whole year round and lemons, oranges, peaches, loquats,

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90 Akaroa Design Guidelines, 2007, p.6

91 Akaroa Civic Trust *Newsletters*, various

92 Jim Coubrough, owner of The Wilderness, in the *New Zealand Gardener*, April, 2005

93 Steen, *New Zealand Gardener*, July 1, 1957 pp. 781-782

palms, sumach, chestnuts and walnuts flourished everywhere.<sup>94</sup>

Today, a plurality of garden styles is observable in the town (refer figures 7.28, 7.29 & 7.30). Many of the properties constructed over the last thirty years are associated with contemporary garden fashions which take their cue from the design or function of the building. Holiday residences generally present a less ornamentally-intensive landscape while some of the new Mediterranean inspired structures sit within similarly styled Mediterranean garden and landscaping contexts. Many colonial period garden recreations are visible, including the Langlois-Eteveneaux Cottage garden, while other interesting landscapes blend period architecture in unusual or contemporary settings like Linton in Rue Balguerie. Other, more traditionally inspired country cottage gardens and niche, home-based horticulture and bed and breakfast operations are a feature of Grehan Valley, specifically the Mill House, Potters Croft, Grehan Lea, The Herb Farm and Tree Crop Farm. A number of these properties contain remnant native species as well as 1850s exotic plantings and in the case of The Wilderness, remains of early buildings which are treated as 'picturesque relics" in the landscape.

Newer homes such as the Peter Beaven-designed subdivision in Meryon Place, sit within one seamless garden, free of boundary fences while even more contemporary homes like the property featured in a recent edition of *New Zealand House and Building* on Old Coach Road respond to its creek ecosystem with boardwalks and tracts of native species blended with leucodendrons, proteas and magnolias.<sup>95</sup>



Figure 7.28. (Left) 1955 subtropical garden in Akaroa as featured in the *NZ Gardener*.  
Figure 7.29. (Right) "The Giant's House", Linton, Rue Balguerie. Contemporary garden art in the form of concrete mosaic sculptures sit within the grounds of the 1880s home.

94 Akaroa Civic Trust, *Akaroa, New Zealand*, 1976

95 *New Zealand House and Garden*. Website article, accessed March 2009

<http://www.nzhouseandgarden.co.nz/SearchResults.asp?URL=/Articles/LookingtotheFuture.asp>





Figure 7.30. Examples of some of Akaroa's garden styles. Clockwise from top left, Elizabeth Brown's Cottage, Rue Balguerie; The Curates Cottage, Aylmers Valley Road; 12 Rue Balguerie; La Belle Villa, 113 Rue Jolie; Tresori Motor Lodge on the corner of Rue Joli and Church Street; Garthowen on Beach Road; 113 Rue Jolie; Mill Cottage, (Image courtesy of Rosie Smith & Alistair Cocks)

## Commemorative fabric and historic trees

By the 1970s Akaroa's landscape was a mosaic of indigenous regenerating bush and exotic species which extended from the foreshore reserves to the upper reaches of the valleys and beyond. Many of these trees had a significant connection with the town by virtue of their age, rarity or their association with a significant person or event. The New Zealand Forest Research Institute (FRI) identified a number of these as part of a 1973 Mensuration Report and the list, although not exhaustive, shows the diversity of surviving historic tree fabric at his time:

- a very old *Schinus molle* (pepper tree) was noted shading the canon on the Britomart Reserve. This was understood to be one of a number of trees bought by a Mr Pool from Australia;
- Dr Watkin's *Sequoiadendron giganteum* (Californian Big Tree) on the corner of Selwyn Avenue and Jolie Street, planted ca 1860;
- a row of *Myoporum laetum* (ngaio) in Bruce Terrace and along the waterfront, planted 1907;
- Mr Nalder's *Cedus sp.* in front of St Patricks Church, planted ca 1860;
- Mr Toswell's *Aruacaria heterophylla* (Norfolk Island pine) on Rue Lavaud, planted ca 1850;
- Mr Masefield's *Eucalyptus globulus* (Tasmanian blue gum) growing on the street verge of Rue Balguerrie, planted ca 1870;
- A collection of at least twelve trees in the Garden of Tane, both native and exotic were considered to be of national and local significance.

Other than the trees in the Garden of Tane, only a handful of the species from this list have survived as documented in the Extant Town Fabric Lists. Interestingly, none of the official commemorative trees or the productive walnuts and fruit trees, or even the 700 year old native species were noted in the FRI report, although many were still alive at this time.

New layers of commemorative fabric appeared in the town during the last half of the 20th century. These included the bridge on Rue Jolie, opened on coronation day 1953, and the planting of a *Metasequoia glyptostroboides* (Dawn redwood) by Arthur Ericson in the high school grounds to commemorate the Year of the Child in May 1979. This does not appear to have survived into the 21<sup>st</sup> century.

A second stone marker was erected on Beach Road in 1991 to mark the anniversary of the French landing on the beach. This formed part of a larger commemorative arrangement with the 1940s stone marker and two commemorative benches. These benches mark the private family reunions of the Le Lievre and the Libeau families, both dated to 1990. It is likely that other memorial fabric connected with other early French families is featured throughout the town.

There were a number of private attempts to protect significant landscapes and trees during this period which included the placing of covenants on properties and the registration of trees on the Royal New Zealand Institute of Horticulture's (RNZIH) notable tree database. Wes Shuttleworth, a previous owner of Blythcliffe (37 Rue Balguerrie), is



understood to have placed a building covenant on the grounds of the property in 1991 to prevent any potential land development and in 2007 Margaret Chaney (15 Rue Balguerie) initiated a covenant to protect the hillside leading to the Old French Cemetery from development. Trees currently listed with the RNZIH include three nikau palms at 130 Rue Jolie and a Norfolk Island pine at 13 Aylmers Valley Road (refer figure 7.31).

Current Banks Peninsula District Plan schedules (Appendix vii) contain a list of notable trees which are protected for a range of reasons, most of which relate to size and age. There are some notable omissions on this list, for example: the *Magnolia grandiflora*, *Cornus sp.*, *Olea europaea*, *Kunzea ericoides*; *Meterosideros excelsa*, and camellias at 42 Rue Grehan; the Percy Street hedges; *Rhodendron ponticum*, *Camellia japonica* 'Variegata', *Camellia japonica* 'Alba Plena' and *Olea sp.* at 15 Rue Jolie; *Araucaria heterophylla*, *Sophora microphylla*, *Cordyline australis* at 13 Aylmers Valley Road. This list is not exhaustive and while other surviving significant plantings are recorded on the Extant Town Fabric Summary Lists it should be noted that a comprehensive survey of vegetation was outside of the scope of this report.



Figure 7.31. Left. *Araucaria heterophylla*, (Norfolk Island pine), 13 Aylmer's Valley Road .

Figure 7.32. Pines in Garden of Tane. The oldest of these are sourced to the Wellington Colonial Botanical Gardens, and date to 1877.



## The changing face of the Domain

During the 1930s enthusiasm for the Domain waned. This was attributed to an increase in the popularity of motoring and changing tastes in recreation following World War II. During the war period labour and maintenance funds had been reduced and there was a consequent deterioration in the state of the grounds. Regardless of this, areas within the Domain continued to be used as sites for commemorative plantings with two kauri planted near the entrance gates off Rue Jolie recognising the Coronation of Queen Elizabeth in 1953. These were replanted twice, the second time in 1957; only one tree survives from this third attempt.<sup>96</sup>

Interest in the Domain was rekindled briefly in the late 1950s when residents lobbied to have the structure known as the Blockhouse (actually only the upper level of the French Blockhouse) repatriated to the waterfront. Because of its deteriorated condition this was not possible and it was eventually broken up and removed from the site in 1961. The blockhouse was seen by local residents as an important part of Akaroa's history and its removal generated much criticism.

In the late 1960s Arthur Ericson, a local resident with an interest in botany, began a voluntary programme of clearing the Domain of its noxious weeds. This initiative was welcomed by the Council and later supported by the Department of Lands and Survey and his voluntary efforts dominated the management of the Domain until his death in 1991. During this time he successfully eradicated noxious weeds and exotic seedlings, formed and leveled a children's playground and at some point between 1968 and 1975 purchased play equipment for the playground including the extant play-horse (refer figure 7.33). Most significantly he introduced over 200 different native species into what had been a primarily exotic park. Many of these were sourced from different parts of the country; miro from the West Coast, Cordyline from the East Cape and kauri from the Far North.<sup>97</sup> Although he wrote in 1979 "My age deters me somewhat" (he was by that time 69) Ericson continued to work and plant in the Domain until only a few months before his death in 1991.<sup>98</sup>

By 1986 management of the Domain had outgrown the capacities of the Akaroa County Council and the area was classified as a scenic reserve, its management transferring to the control of the Department of Conservation. At this point its name was changed to the Garden of Tane, perhaps to better reflect its planted composition (refer figure 7.35). Among the many outstanding exotic and now native species in the reserve, five were considered to be nationally significant in 1973. Some of the original Wellington Colonial Botanic Garden pines still survive on the cliff overlooking the harbour and also on the upper boundary, near the cemetery in Kaik Road (refer figure 7.32).

Today the importance of these trees as a significant collection is recognised by the Banks Peninsula District Plan's blanket protection of all trees in the reserve however the future management of the reserve has been problematic. Opinion continues to be divided over regimes necessary to conserve the integrity of the 19<sup>th</sup> century exotic vegetation verses the natural succession of the site by native species.

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96 *Akaroa Mail*, 30 August 1957, p. 4; *Akaroa Mail*, 27 September 1957, p. 3; Ericson, *Gardens of Tane*, undated manuscript, Akaroa Museum

97 Dennis, *Banks Peninsula Reserves*, p. 30

98 Garden of Tane files, Akaroa Museum



Figure 7.33. (Top) Horse in the children's playground. Added to the Gardens of Tane in the late 1960s.  
Figure 7.34. (Middle) View from hospital grounds into the Garden of Tane.  
Figure 7.35. (Bottom) Signage dates from the late 1980s.

### **Cemetery reserves: “nothing but concrete, bones and neatly mown grass”**

Although the Akaroa cemetery is actually a group of three denominational reserves, time and late 20th century cemetery management practices have done much to blunt the original landscape differentiation. The wholesale removal of graveside vegetation, particularly the cemetery’s well documented roses, resulted in the loss of much of the cemetery’s engaging plant detail. Nevertheless, the setting and the experiential qualities of the site as described by Cowan in the 1930s are still apparent.

In discussing the demise of Akaroa's cemetery roses, Jessie Mould described the site as “now nothing but concrete, bones and neatly mown grass”.<sup>99</sup> However, there are recent indications that the more tenacious of the rose species are reappearing (refer figure 7.36). Mould herself is understood to have propagated from many of these early cemetery roses a number of years before they were removed by the Council and these make up some of her significant personal collection at Banksia Cottage in Rue Balguerie.<sup>100</sup>

Maintenance in the Old French Burial Ground as it is now known appears to have followed a similar pattern and the 1926 garden beds which ornamented the base of the memorial column were removed from the site some time in the later part of the 20th century.

In 1980 interest in the Napoléon willow was revived when Arthur Ericson lobbied the Council to address the issue of the declining willow in the French Cemetery. A replacement willow was subsequently planted which Ericson had propagated from “stock of the original Napoleon willows of Akaroa”<sup>101</sup> and in this way the relationship between the French settlers and the willow was continued. There is no evidence of this willow in the grounds of the cemetery today.



Figure 7.36. Indications that perhaps not all of the roses in the cemetery were eradicated.

99 Mould, *New Zealand Gardener*, March 1996, p. 58

100 Ibid., pp. 58-60

101 Recreation Reserves - Akaroa Domain, AANS 6095 W5491/164 1/265, ANZ Wellington

## Other reserves

L'Aube Hill was also the focus of Arthur Ericson's native tree planting campaign and during the 1970s he and a fellow enthusiast planted over five hundred native and exotic trees assisted by school children over several Arbor Days. While it remains unclear what Mr Ericson was planting, the school pupils planted 180 *Sophora* sp. (kowhai). In the late 1970s the Lions Club were involved in planting around 200 ngaio on the hill. It is likely that extant mature trees of both species are dated to this period, but the presence of some large elderly Ngaio are believed to predate this.

In 1996 four hundred metres of Akaroa's waterfront, from Rue Brittan to Takapuneke (Red House Bay), was registered by the New Zealand Historic Places Trust as an historic area. The area encompassed in the registration is marked by the road reserve which runs around the foreshore, and includes the area 300 metres out from the high tide mark. Where the road reserve no longer follows the coast, the area continues at an equivalent width of the road reserve or for those properties in private ownership 300 metres out to sea from the legal boundaries. This registration recognised the importance of this landscape as a pre-colonial and early colonial contact place.<sup>102</sup>

This was followed in 1999 by the registration of much of Akaroa's central townscape as an historic area (refer figure 7.40). The southern boundary of this abuts the historic waterfront area of the Akaroa Harbour. The northern boundary is Rue Lavaud/Woodhills Road; the southern boundary the Garden of Tane; the eastern boundary the L'Aube Hill Reserve and Old French Cemetery, Stanley Park and Rue Balguerie; and the western boundary the shoreline.<sup>103</sup>

More recently roading upgrades to Rue Jolie and a re-development of the waterfront area on Beach Road were undertaken. This resulted in the loss of many early features including period stone guttering, most of the ornamental stone border on the foreshore (refer figure 6.29) and the removal of 15 notable trees, including the ngaio planted in 1907. As part of the redevelopment, new fabric was introduced in the form of generic 'heritage styled' elements. Roadside plantings of pohutakawa were added along with freestanding concrete walls. This area of the Beach Road foreshore is considered by some to contrast strongly with the more easy informality of the other foreshore reserves like the Britomart Reserve, where the use of vernacular materials and layers of fabric from many periods is thought to better reflect the town's multiple histories and character.<sup>104</sup>

## Changes on the street: “rue Barb and rue de Remarks”

The regularity of the town's main streetscape and its previous intimate scale and character were impacted to a degree by the loss of a number of old cottages, and the introduction of a number of new buildings of varying height and visual weight.<sup>105</sup> This is examined in more depth in the previous section. Compounding this, in ca 1960 the partial widening of Rue Lavaud at the intersection with Rue Balguerie erased part of the original surveyed spatial arrangement of the street and its buildings. What had previously been a road formed using 'French' dimensioning systems of 12 metres was

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102 NZHPT Registration No. 7330

103 NZHPT Registration No. 7443

104 Akaroa Civic Trust *Newsletters*, various

105 Akaroa Streetscape Report, p 23



widened in part to better accommodate traffic movement through the town.

A 1992 survey of Rue Lavaud's dimensions in 16 places along its length recorded an average width of 12.4 metres within extremes of 14 metres and 10.3 metres, presumably as a consequence of more recent road works.<sup>106</sup> Rue Benoit was also widened at its eastern end.

Shortly after this, the Akaroa Town Council began a campaign to emphasise the French history of the town in an effort to 'position' Akaroa in the tourist market. One of the key strategies involved returning some of the streets to their original names and re-naming others. New street signs were erected accordingly and Cross Street became Rue Croix, Grehan Road became Rue Grehan and Pompallier Street became Rue Pompallier, among others. This rebranding was not embraced by all members of the Akaroa community and alternative signage appeared which included 'rue Barb', 'rue Matics' and 'rue de Remarks'.

Some landmark plantings like the poplars which gave their name to the residence on Rue Lavaud disappeared and other trees were lost as a consequence of senescence or new development works.

### **Streetscape**

Over this period the general character of some Akaroa streetscapes was impacted by a dramatic increase in the residential density of the town. New buildings ranging in size and appointment from modest to substantial were introduced into what had historically been thought of as a village setting. This was felt in some cases to have compromised an established streetscape rhythm or historical aesthetic because of the size or position on these new built forms on their sections.<sup>107</sup>

In some cases the proportional relationship between vegetation cover and building was in extreme variance to surrounding properties, particularly in the case of multiple two and three storied units situated alongside early cottages.

The introduction of new materials and boundary treatments associated with these new properties was also felt to impact on the character of the streetscape with solid fences in brick, corrugated iron and high paling conflicting with the common Akaroa practice of a more open boundary aesthetic where views into sections and gardens were possible.<sup>108</sup> In some instances early houses and their gardens were overwritten by new homes, multiple dwellings or motel accommodation with extensive footprints. Historic trees were lost or compromised as a consequence.<sup>109</sup>

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106 Lowndes, *Antipodes*, No 6, 2000, pp 40-41

107 Akaroa Civic Trust *Newsletters*, various

108 *Akaroa Design Guidelines*, p. 18

109 Fearnley, *Colonial Style*, p. 17

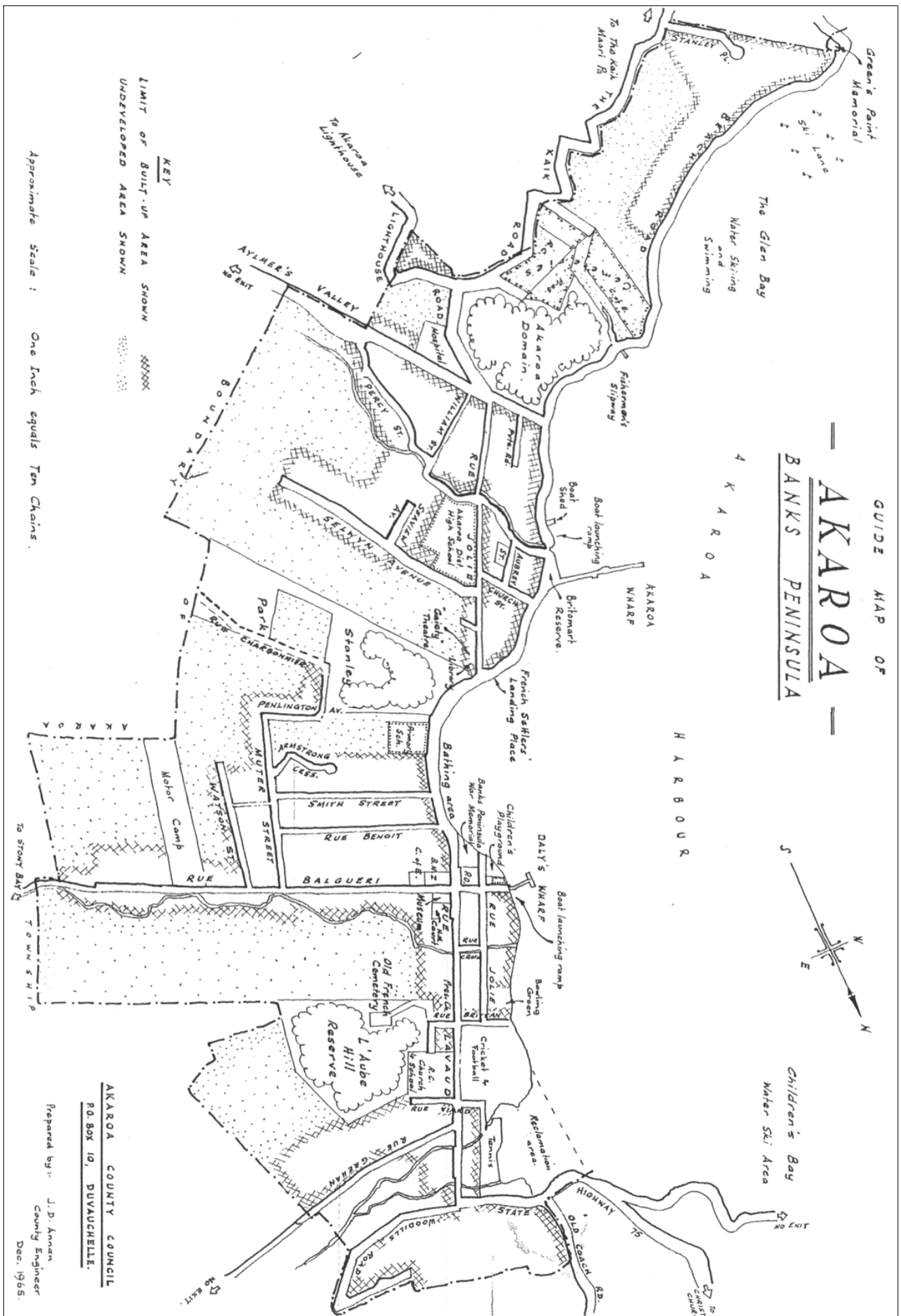


Figure 7.37. Akaroa in 1965 showing the limit of the town's built up areas and public open spaces .  
Ref: Private collection, V. Andrews





Figure 7.38. 1972 map of Akaroa . Public open spaces shown in red. (Reduced to A3)  
Ref: AAQU 889 W3428/83 ANZ, Wellington



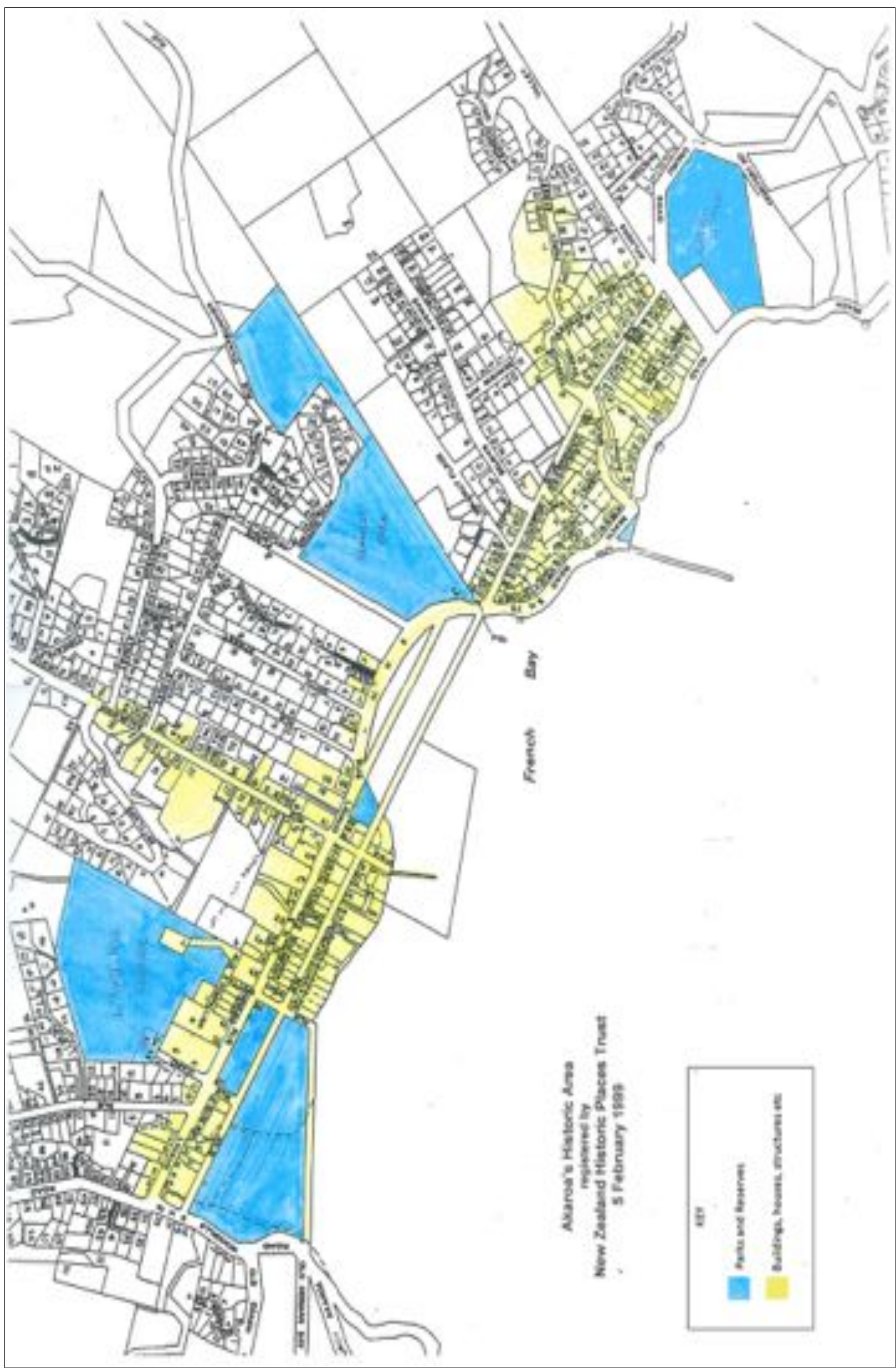


Figure 7.39 A3 map showing Akaroa's Historic Area as recognised by New Zealand Historic Places Trust and registered in February 1999  
 Ref: NZHPT files, Christchurch

## SNAPSHOT OF AKAROA TODAY

The second half of the 20th century saw more change in Akaroa than had occurred since the second half of the 19th century, when the colonial town developed out of the original French village. The greatest change was then proliferation of holiday homes on new subdivisions. Although many of these subdivisions are not obvious from other parts of the town, when Akaroa is seen from a distance, for example from Childrens Bay, its spread up the hill slopes and onto the ridge lines above the town is glaringly evident. Closer up, the increasing residential density of parts of the town arising from the building of new holiday homes is evident in parts of the town. This increasing density saw, in a few places, the introduction of an entirely new building form, the multi-unit residential block three or four storeys high, into Akaroa. The two largest new buildings the town gained in the late 20th century are, however, are a private residence and the new school gymnasium.

The town's transition from a local service town which also welcomed visitors to a primarily holiday town was reflected in the nature of the town's businesses, the increasing provision for visitors who came to Akaroa with large boats and the remodelling of the waterfront in a manner that was intended to make it more accommodating to visitors. The demise of the local fishing industry in the last decade of the century was another illustration of the town's changing function in the wider Canterbury community.

Within the wider landscape reforestation on the hills and valleys has continued with areas of bush growing exponentially over the hills and thickening in the valleys. This regenerating native bush varies widely in its successional stages, species diversity and density. In those areas where regeneration is most advanced there is a good range of minor hardwood or broadleafed tree species, plus a rich understory of shrubby plants, climbers and ferns.

Earlier stages of regeneration are observable in other parts of the town and this takes the form of stands of kanuka trees which are found on many of the steeper slopes. These perform a valuable role as a nurse crop to minor hardwood species and slower growing podocarps.

The regenerating native flora has been joined by a diverse array of exotic species, both naturalised and cultivated and it has been estimated that over 320 exotic species (trees, shrubs, climbers, ferns etc.) are well established as fully naturalised elements of the vegetation in the wider landscape, the majority of these being European.<sup>110</sup>

Despite the loss of the large working blocks of orchards and vineyards, Akaroa's horticultural productivity is still clearly evident in the number of walnuts, plums, pears, apples etc. in the town's gardens. The success of wind and bird dispersal and the speed at which these trees grow make it difficult to determine planting periods and provenance but taken as a whole it is an important landscape element, and one which expresses a significant facet of Akaroa's history.

<sup>110</sup> Wilson, *Banks Ecological Region: Protected Natural Areas Programme Survey Report No 21*, p. 28



Planted and constructed memorial and commemorative fabric continues to be an important anchor of memory in the Akaroa landscape. A variety of formal and informal structures, elements and trees act as physical reminders of early habitation locations, the town's infrastructural progress, early local authority governance, private family histories and community relationships. They also mark local, national and international events, and in the case of trees which have been co-opted to act as living messages, reflect nationalistic sentiments as expressed in the symbolic choice of species: French willow, English oak and the indigenous kauri.



Figure 7.40. The fecundity of Akaroa's soils is evident in the naturalised and cultivated fruit and nut trees observable throughout the town.



Figure 7.41. Akaroa's landscape today is a blend of exotic and regenerating native vegetation. Recent references to the vineyard visible on the mid-ground slopes suggest that the property will most likely end up as residential land in the foreseeable future.

## EXTANT TOWN FABRIC DATING FROM 1950-2009

### Planted fabric

- Commemorative kauri in the Garden of Tane 1958
- Native species Garden of Tane

### Built

- Rue Jolie – Coronation Day bridge 1953

### Reserves, Parks etc

- Beach Road Reserve- commemorative seats placed by Le Lievre family and the Libeau families, both dated to 1990.
- Beach Road Reserve - second stone marker was erected on Beach Road in 1991 to mark the 100<sup>th</sup> anniversary of the French landing on the beach
- Britomart Reserve- Worsley bust
- Place de la Poste - Charles Meryon sculpture placed 1999
- Cemetery Point Road Reserve - Lighthouse relocated in 1980
- Garden of Tane – playhorse and signage
- Wackerle's Green – reserve created 1944

### Public buildings and structures

- Museum extensions 1967
- Museum extensions 1977
- Various buildings of the School

### Commercial buildings

- Cnr Beach Road & Bruce Terrace - Akaroa Village
- Cnr Beach Road & Church Street - Le Voyageur Motel
- Rue Lavaud - La Rive Motel
- Rue Jolie north - Wai-iti Motel
- Cnr Beach Road & Church Street - L'Hotel
- Rue Jolie south - La Place
- Rue Jolie north - Criterion Motel
- Aubrey Street - Aubrey Mews
- Church Street - Les Troupes Apartments
- Walnut Place - Units behind Gaiety Theatre
- Rue Lavaud - La Rochelle Motel
- Rue Jolie - Tresori Motor Hotel
- Rue Balguerie - Dolphin Café
- Rue Lavaud - Supermarket

### **Houses and Cottages**

- Rue Balguerie - Pilbrow House
- Cnr Beach Road & Rue Benoit - Trengrove House,
- Rue Lavaud - Brocherie House

### **Houses in various subdivisions, e.g.**

- Meryon Place (1973-74)
- Onuku Road, above hospital (1976-77)
- Kowhai Grove (1984)
- Armstrong Place (1959-60)
- The Glen
- Muter and Watson Streets
- Smith Street and Rue Benoit



AKAROA:  
AN HISTORICAL OVERVIEW

**Section 8.0**  
**ENDMATTERS**



## SECTION EIGHT: ENDMATTERS

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*Note:* This is a list *only* of the sources used by both authors. It is not an exhaustive bibliography for Akaroa's history. This list provides the full references for items which are cited in brief in the footnotes.

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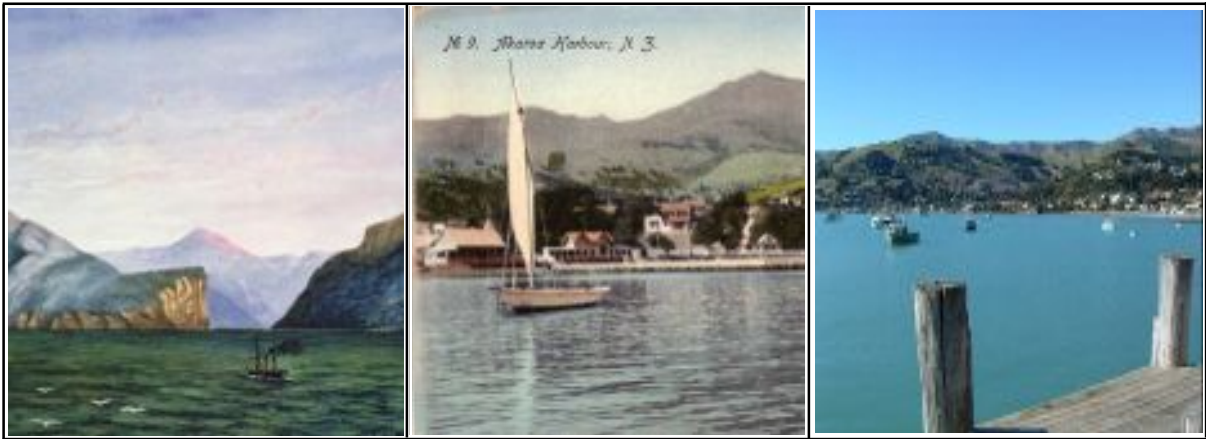
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## **Christchurch City Council**

Christchurch City Council Archives holds a number of early maps of Akaroa dating from the 1860s. These were undergoing conservation treatment at the Art Gallery at the time this report was being written and were not able to be photographed for inclusion in this report.

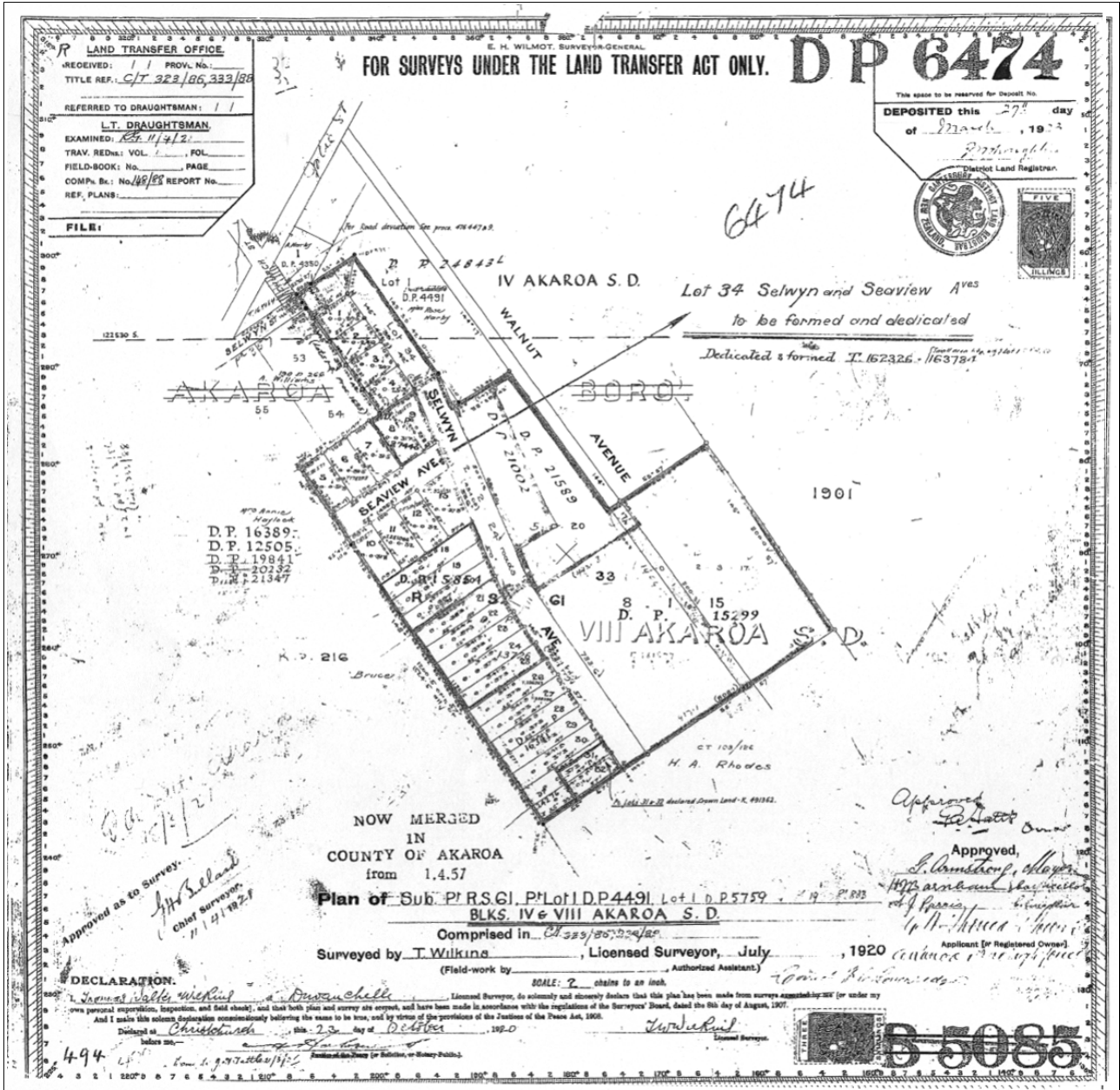
AKAROA:  
AN HISTORICAL OVERVIEW

**Section 9.0**  
**APPENDICES**





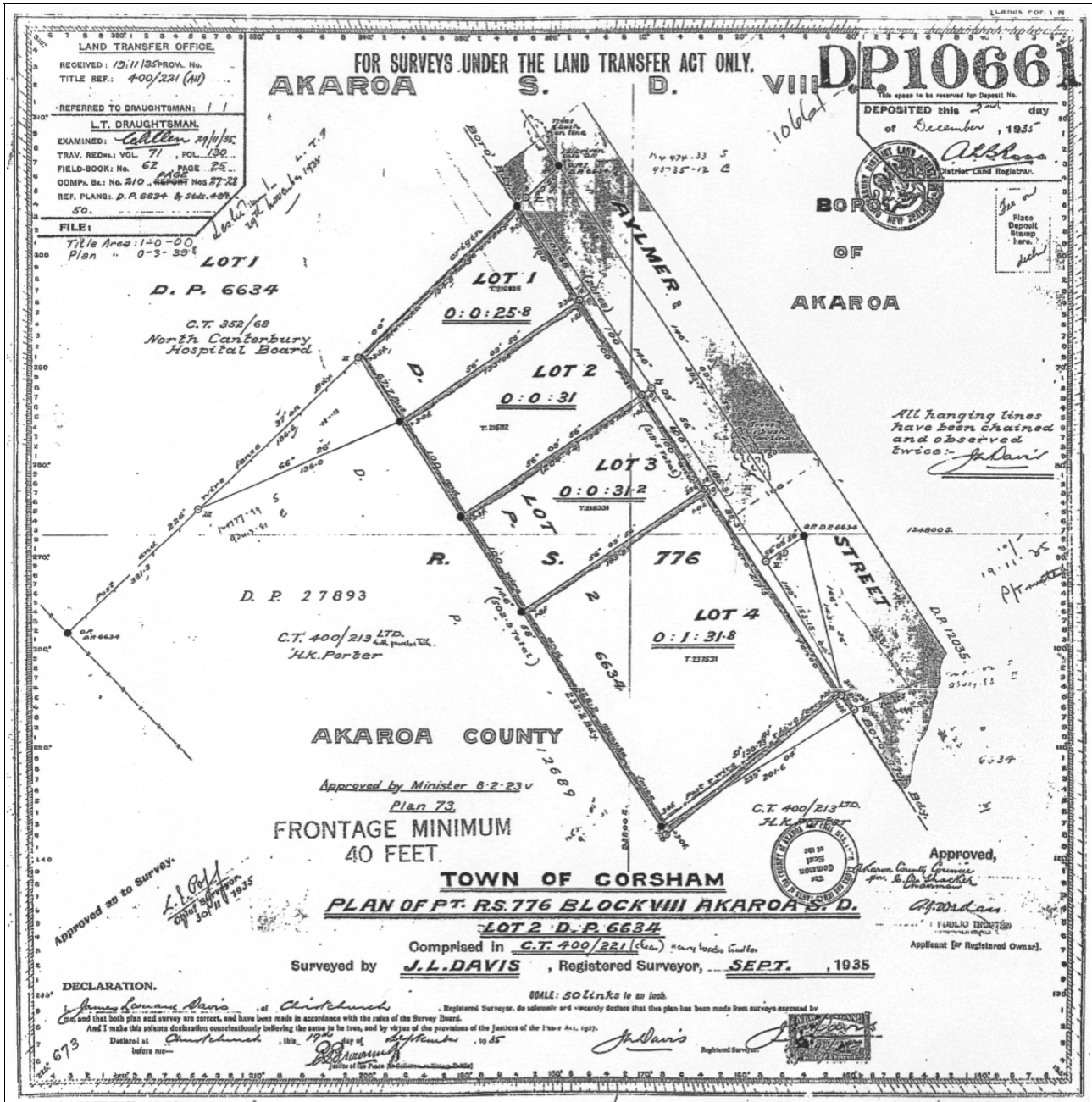




Appendix 2. Although Akaroa's population grew hardly at all between the two World Wars, there were some subdivisions to accommodate residential growth. One of the largest of these inter-war subdivisions, in 1920, was on the middle stretch of Selwyn Avenue. The subdivision saw the short side street, Seaview Avenue, formed. Ref: DP6474, LINZ

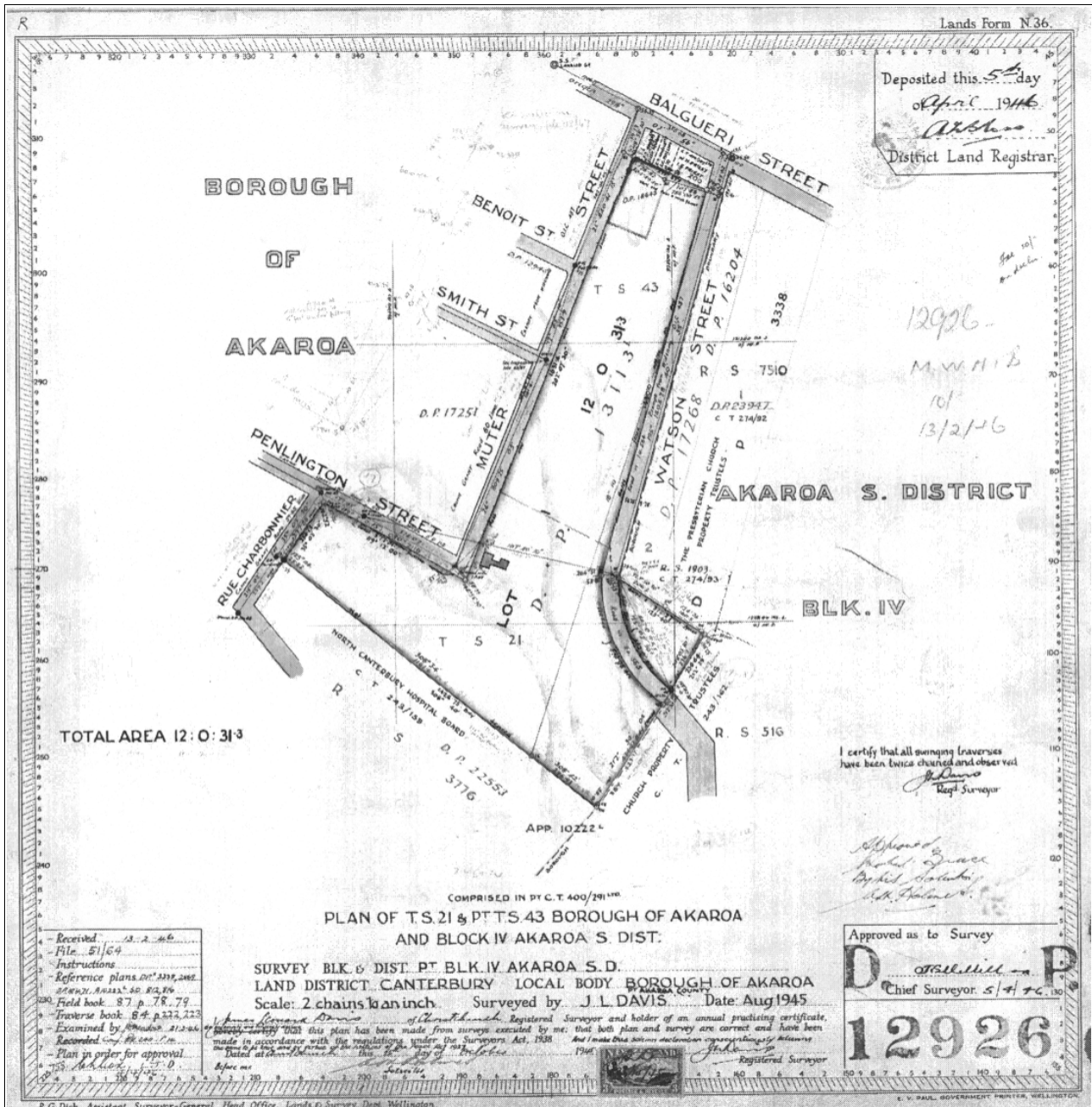


Appendix 3. A 1934 subdivision on the north side of Rue Balguerie saw the area broken up into large blocks of between three and five acres. The area was not more closely subdivided and built on until well after the end of World War II. Ref: DP10471, LINZ



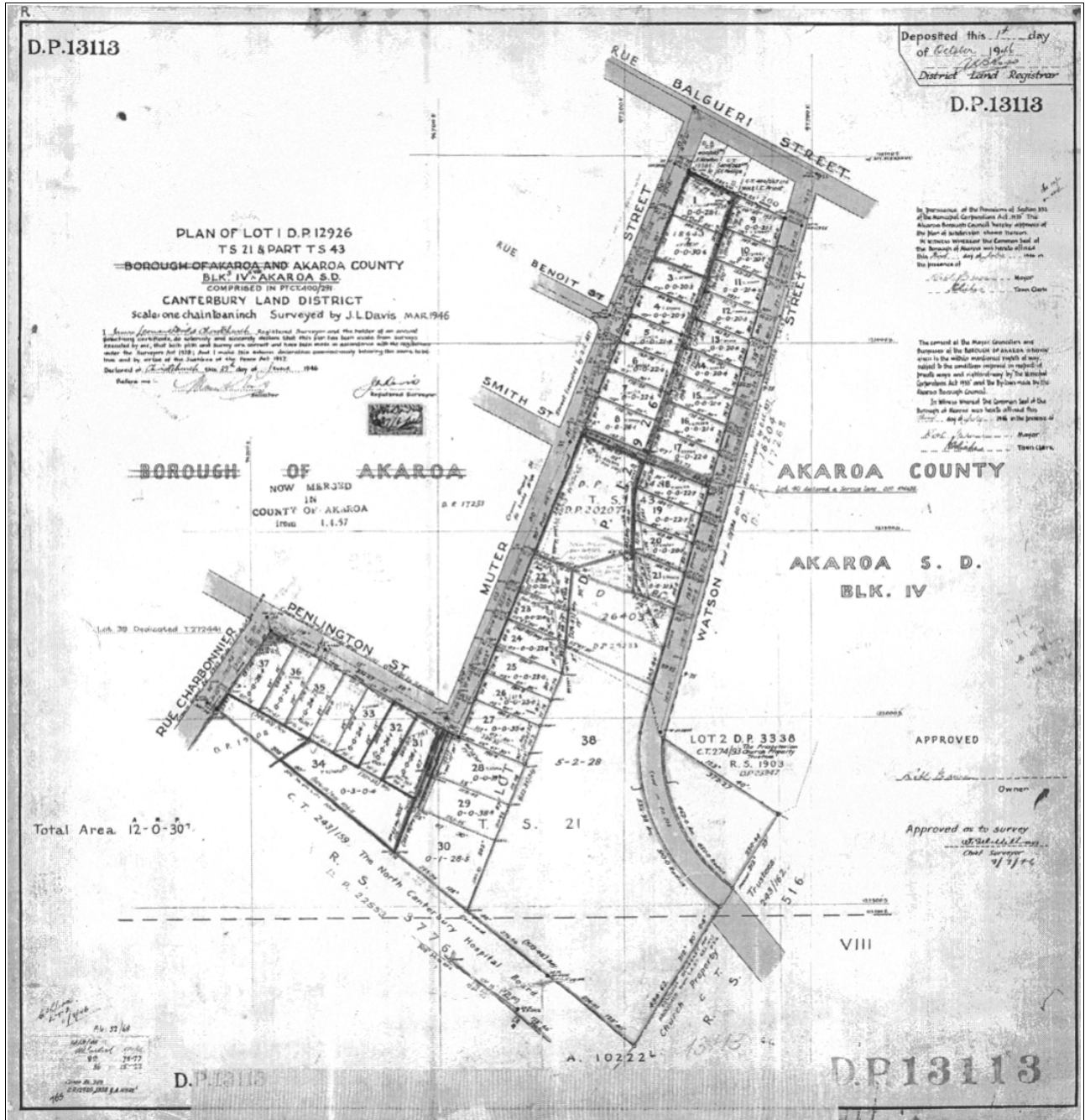
Appendix 4. Typically, subdivisions in Akaroa between the two World Wars were small. A 1935 subdivision on Aylmers Valley Road, above the hospital, saw just four building sections, of around a quarter of an acre each, created. Ref: DP10661, LINZ





Appendix 5. In 1945, the land between Muter and Watson Streets was in a single large block, except for the small sections fronting onto Rue Balguerie on which there were already dwellings. Ref: DP12926, LINZ

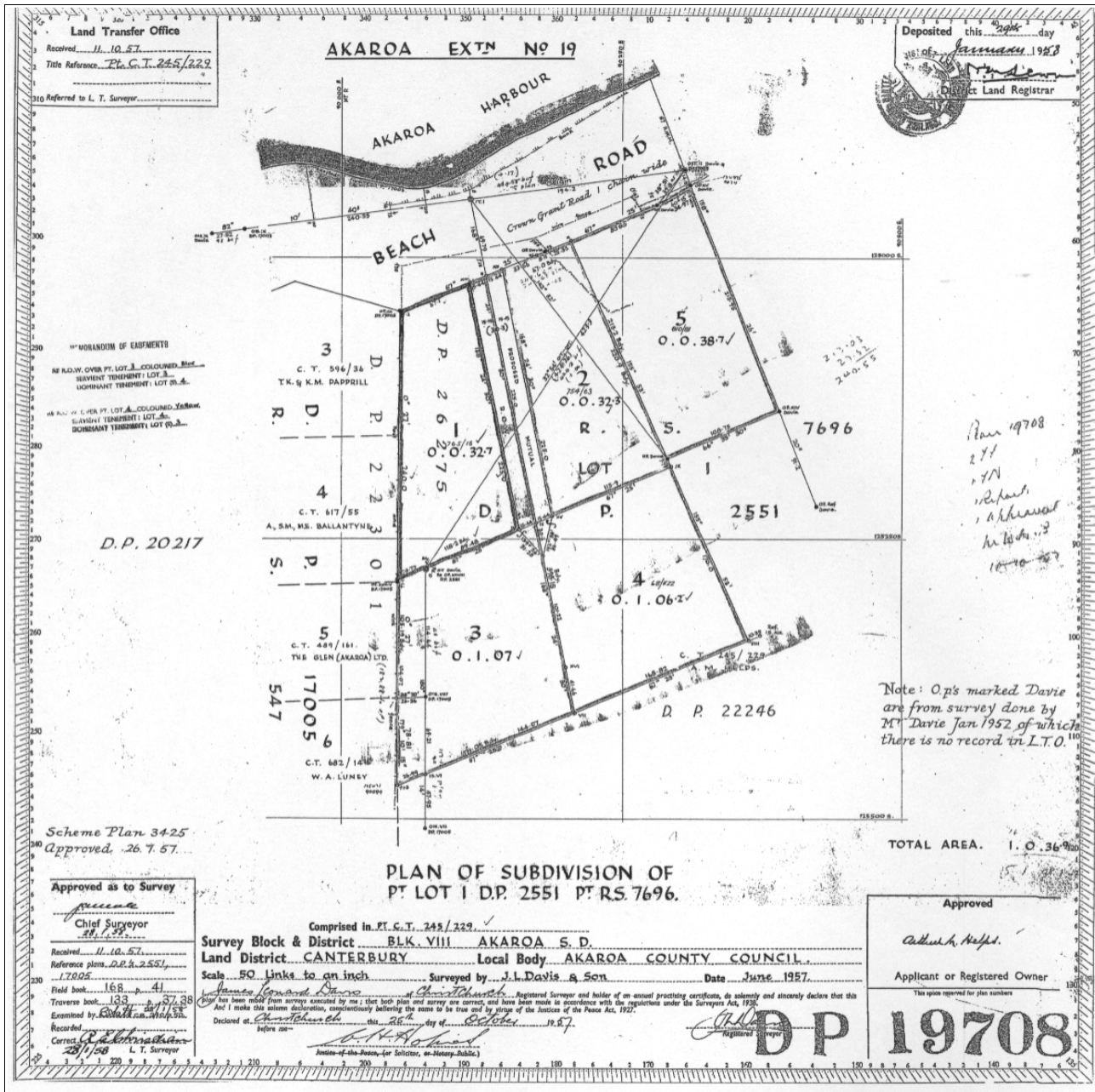




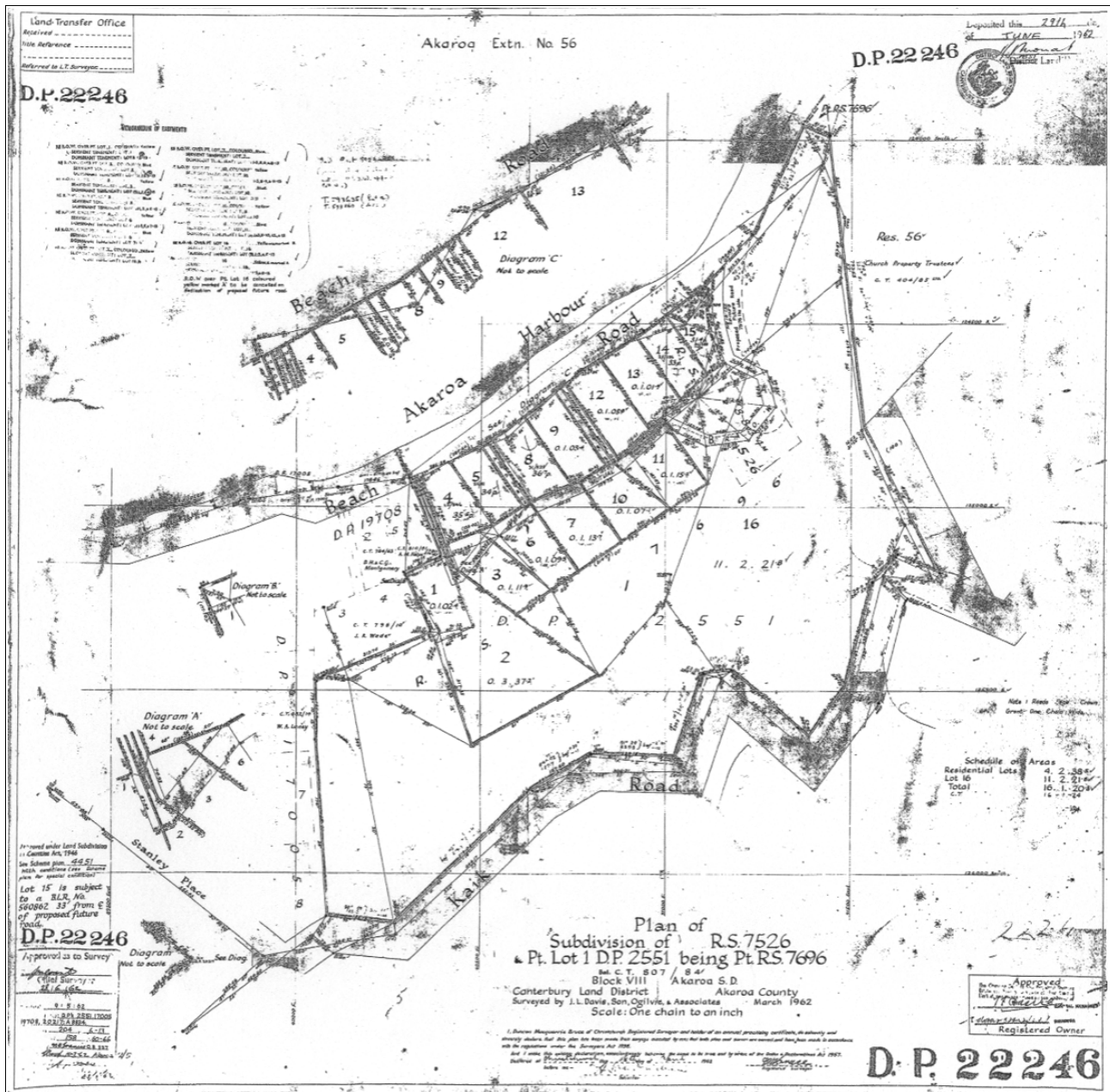
Appendix 6. In 1946, the block of land between Muter and Watson Streets was subdivided. This was the first large subdivision in Akaroa after the end of World War II. It satisfied most of the demand for building sections in Akaroa for some years. Ref: DP13113, LINZ





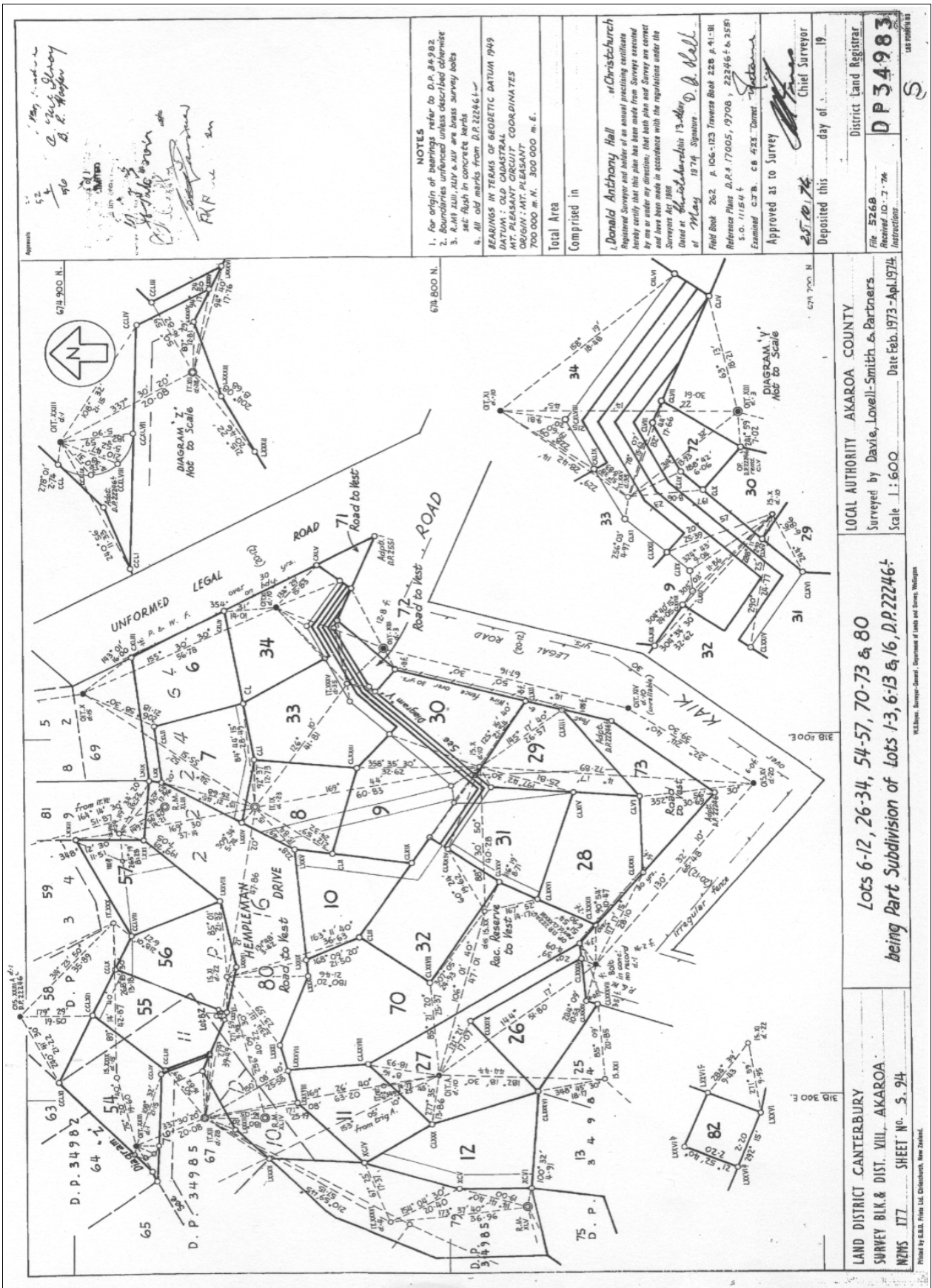


Appendix 9. After World War II, Akaroa steadily expanded along the foreshore south of the old part of the town. The land between Beach and Kaik (later Onuku) Roads beyond the town's cemeteries eventually became entirely built up as the new section of town known as The Glen developed. One of the early, smaller subdivisions in this area, in 1957, created five quarter-acre sections with access off Beach Road. Ref: DP19708, LINZ



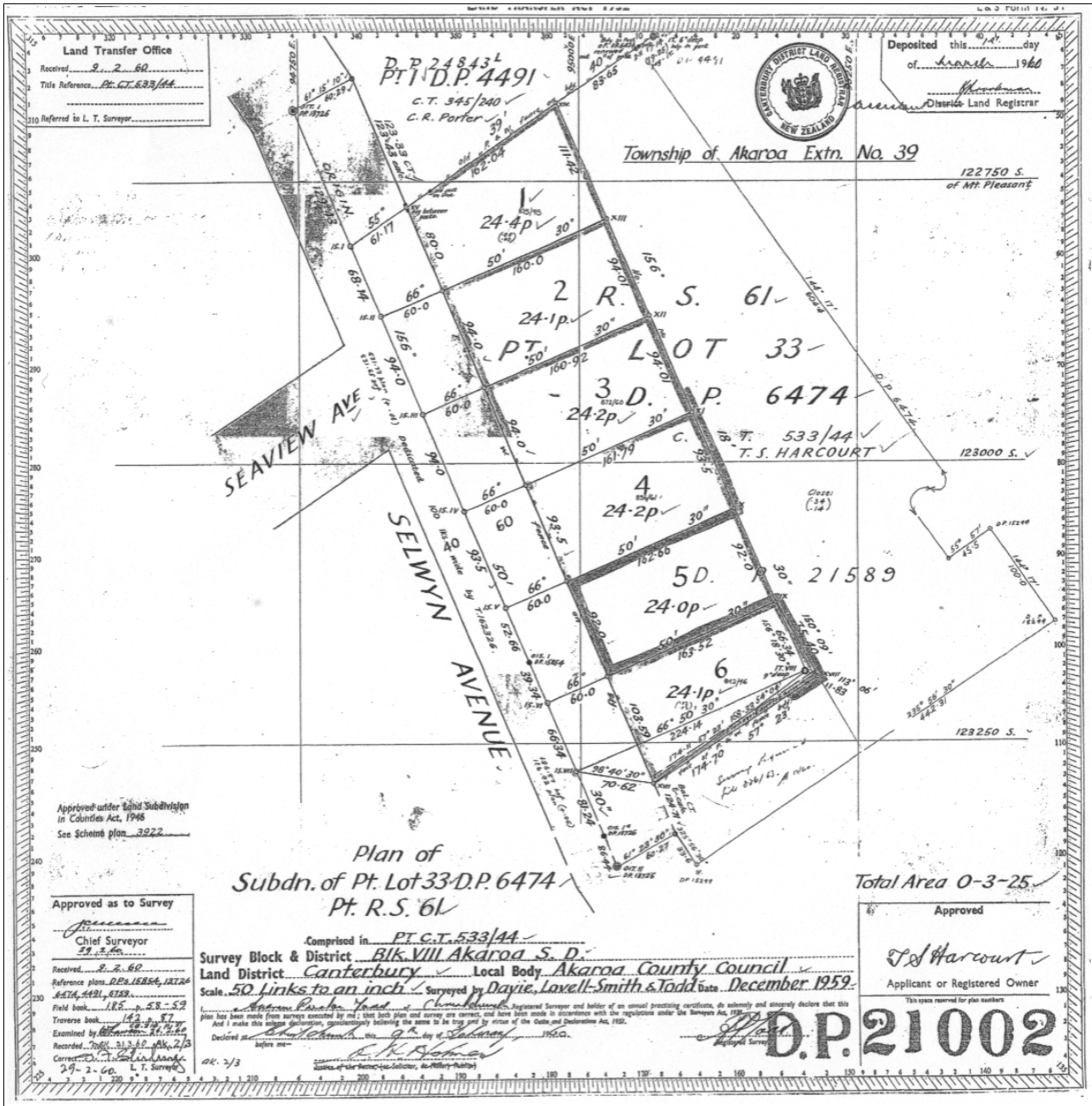
Appendix 10. In 1962, one of the first subdivisions that brought The Glen into existence as a new residential area of Akaroa went ahead. Eventually all the land between Kaik (now Onuku) and Beach Roads as far as Green's Point was built on. Ref: DP22246, LINZ



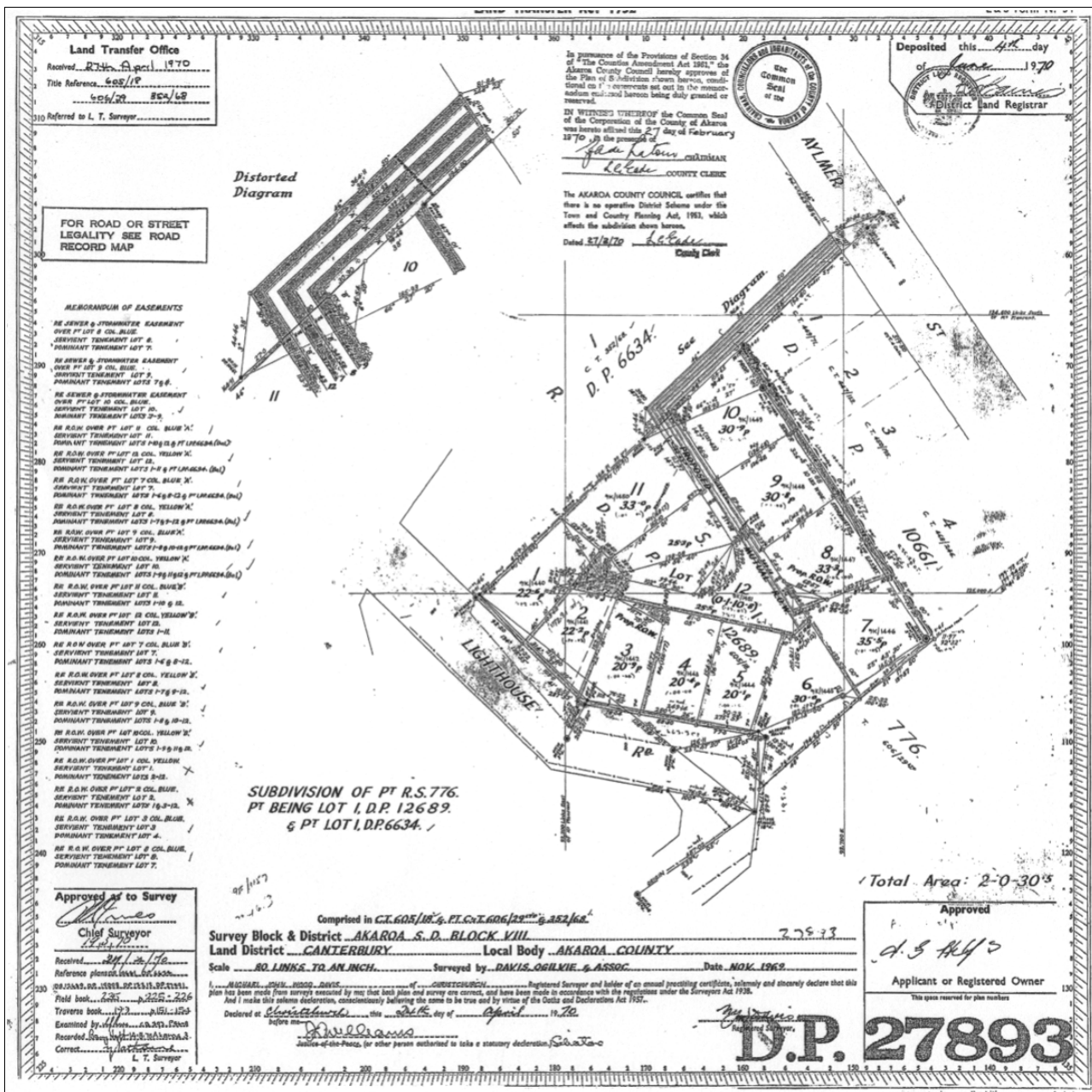


Appendix 11. A 1973-74 subdivision below Kaik (now Onuku) Road south of the town's cemeteries saw a new road, Hempleman Drive, formed. This was one of the several large subdivisions of the 1970s and 1980s which saw The Glen come into existence as a new residential area of Akaroa. The town extended eventually as far as Green's Point. Ref: DP34983, LINZ



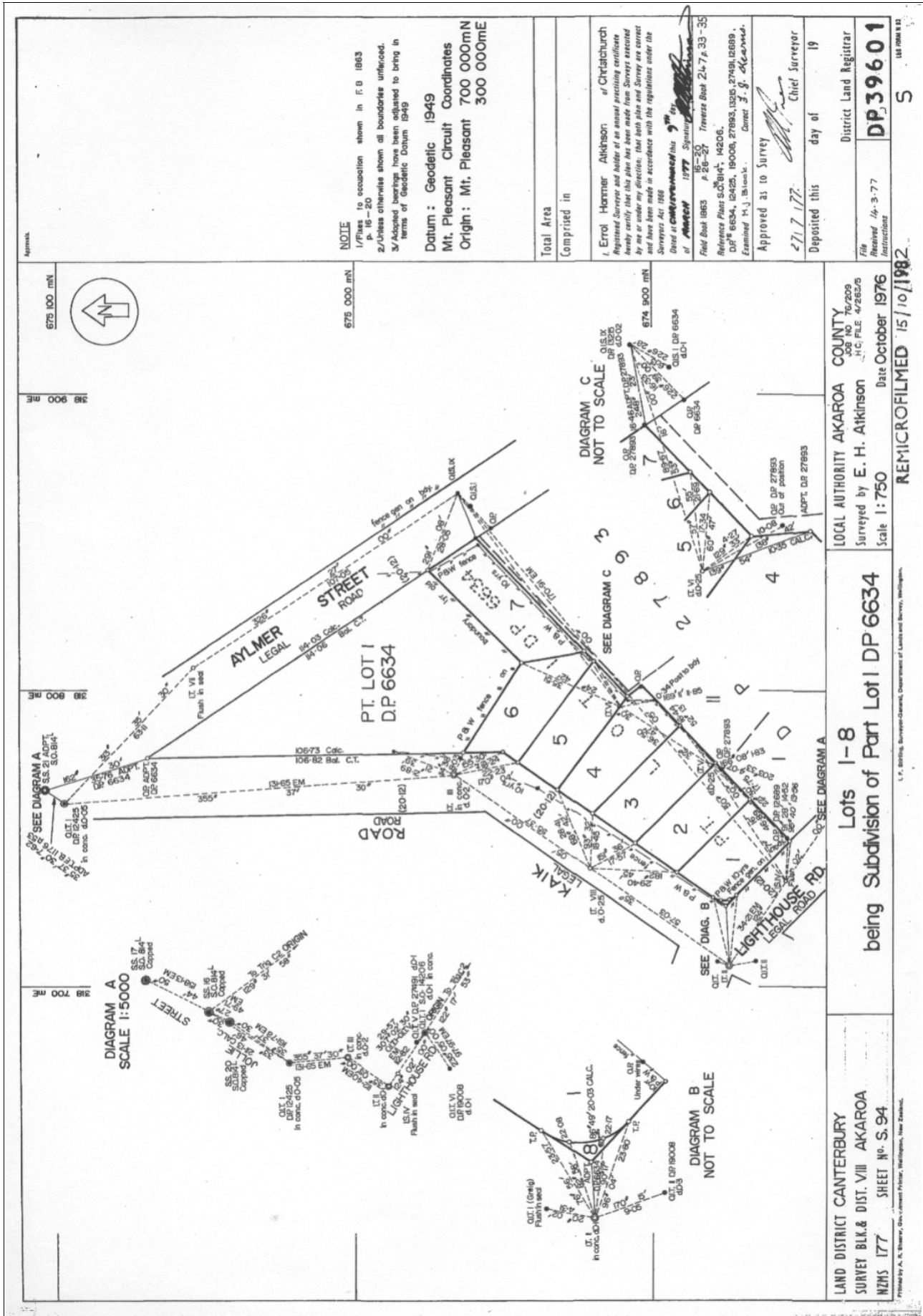


Appendix 13. A 1959 subdivision saw further building sections created on the north side of Selwyn Avenue, opposite Seaview Avenue and the sections of the 1920 subdivision on the street's south side.  
 Ref: DP21002, LINZ



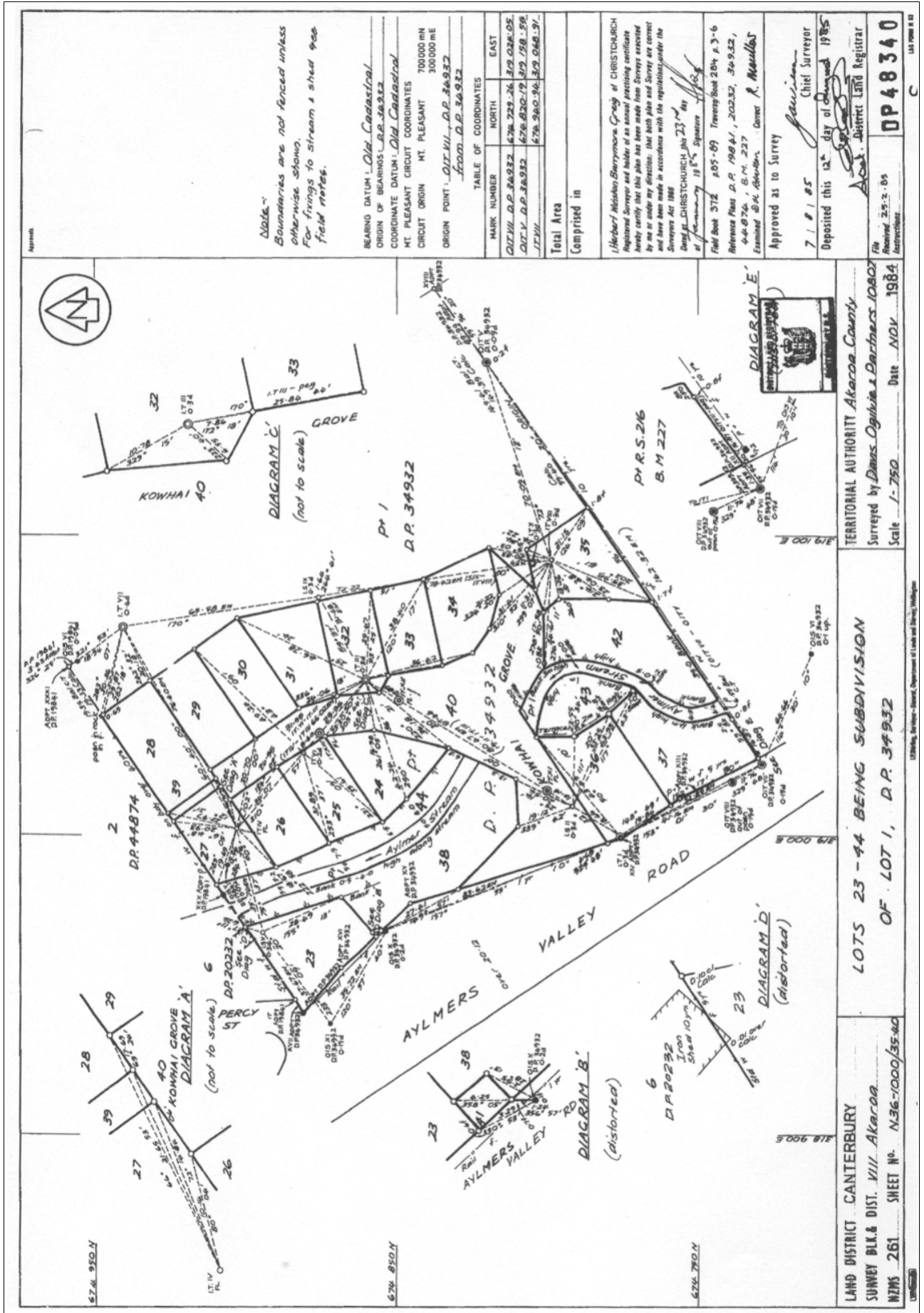
Appendix 14. On the south side of Akaroa, a new hospital was built on an upper slope, in a rural setting, in the 1920s. There was only one small subdivision in the area before World War II. The hospital's setting remained rural until subdivisions on Onuku, Lighthouse and Aylmers Valley Roads saw the area become residential. In 1969 a block of sloping land between Aylmers Valley Road and the lower section of Lighthouse Road, uphill from the hospital, was subdivided. Access to the building sections was from both Lighthouse and Aylmers Valley Roads. Ref: DP27893, LINZ



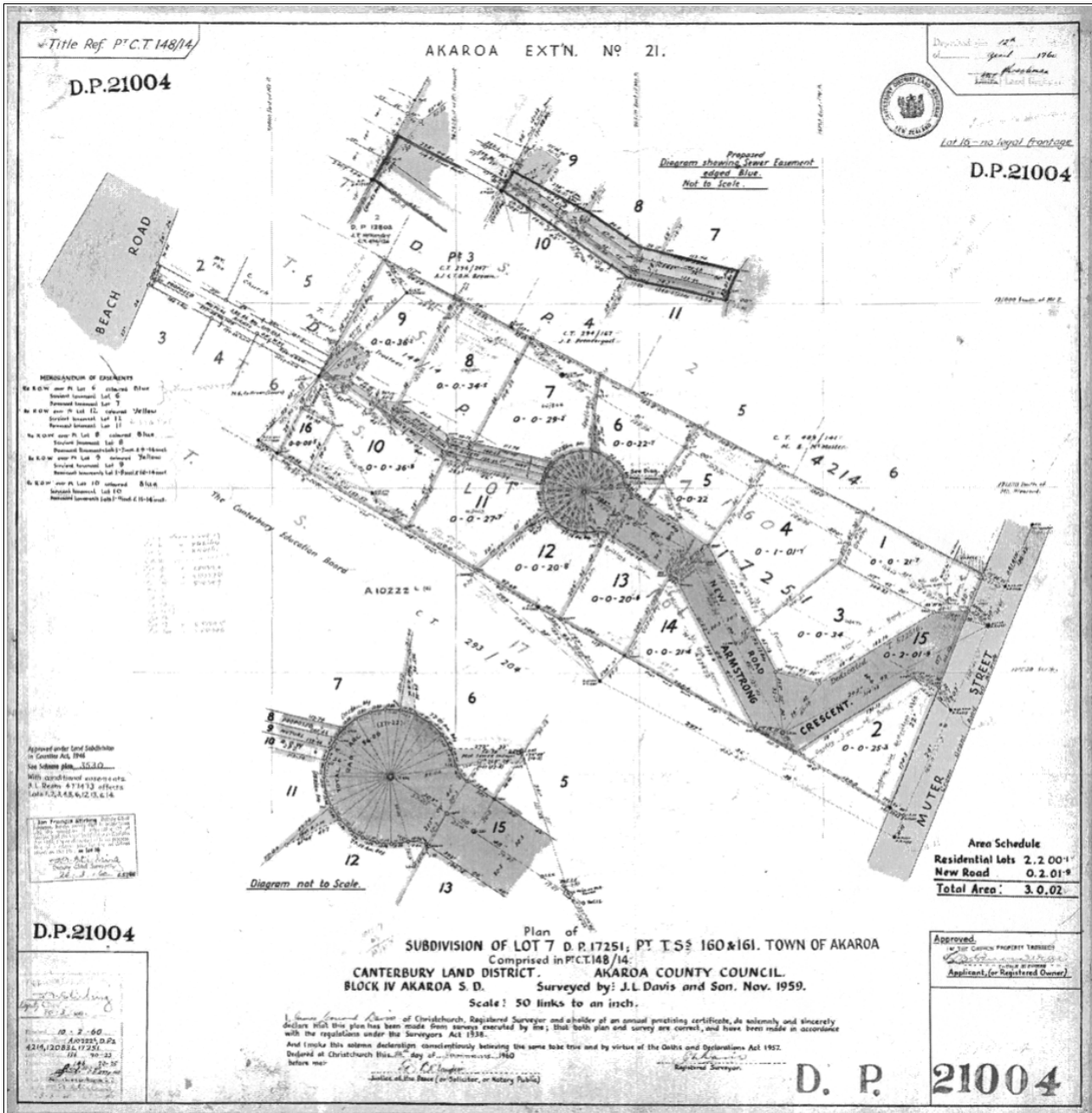


Appendix 15. In 1976, seven new sections, all but one with frontages on Kaik (now Onuku) Road, were created on sloping land above and behind the hospital, reaching up to the corner of Lighthouse Road.  
 Ref: DP39601, LINZ

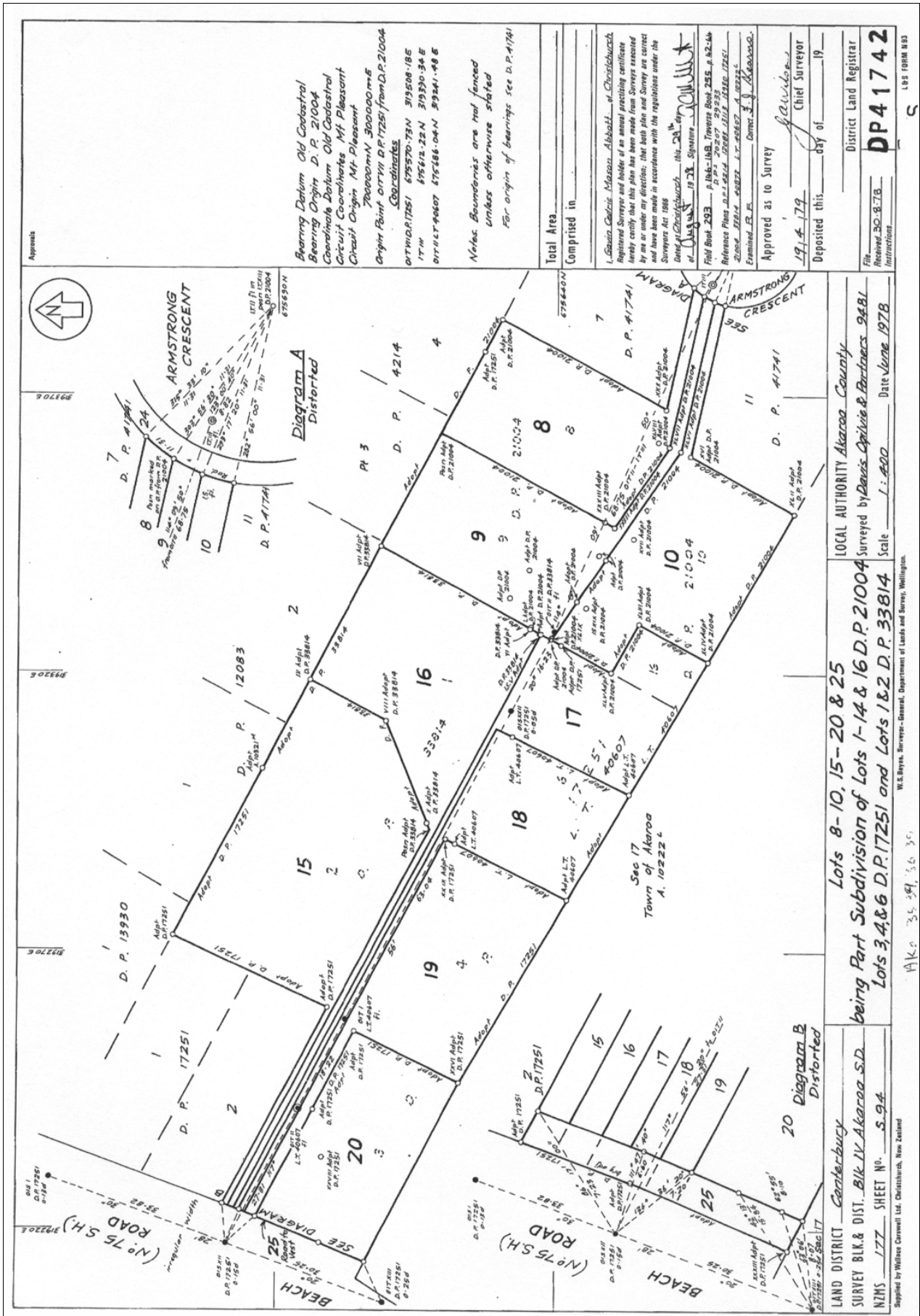




Appendix 16. The most recent large subdivision on the south side of Akaroa saw Kowhai Grove formed in 1984 on the north side of Aylmers Valley Road, above the Percy Street corner. Ref: DP48640, LINZ

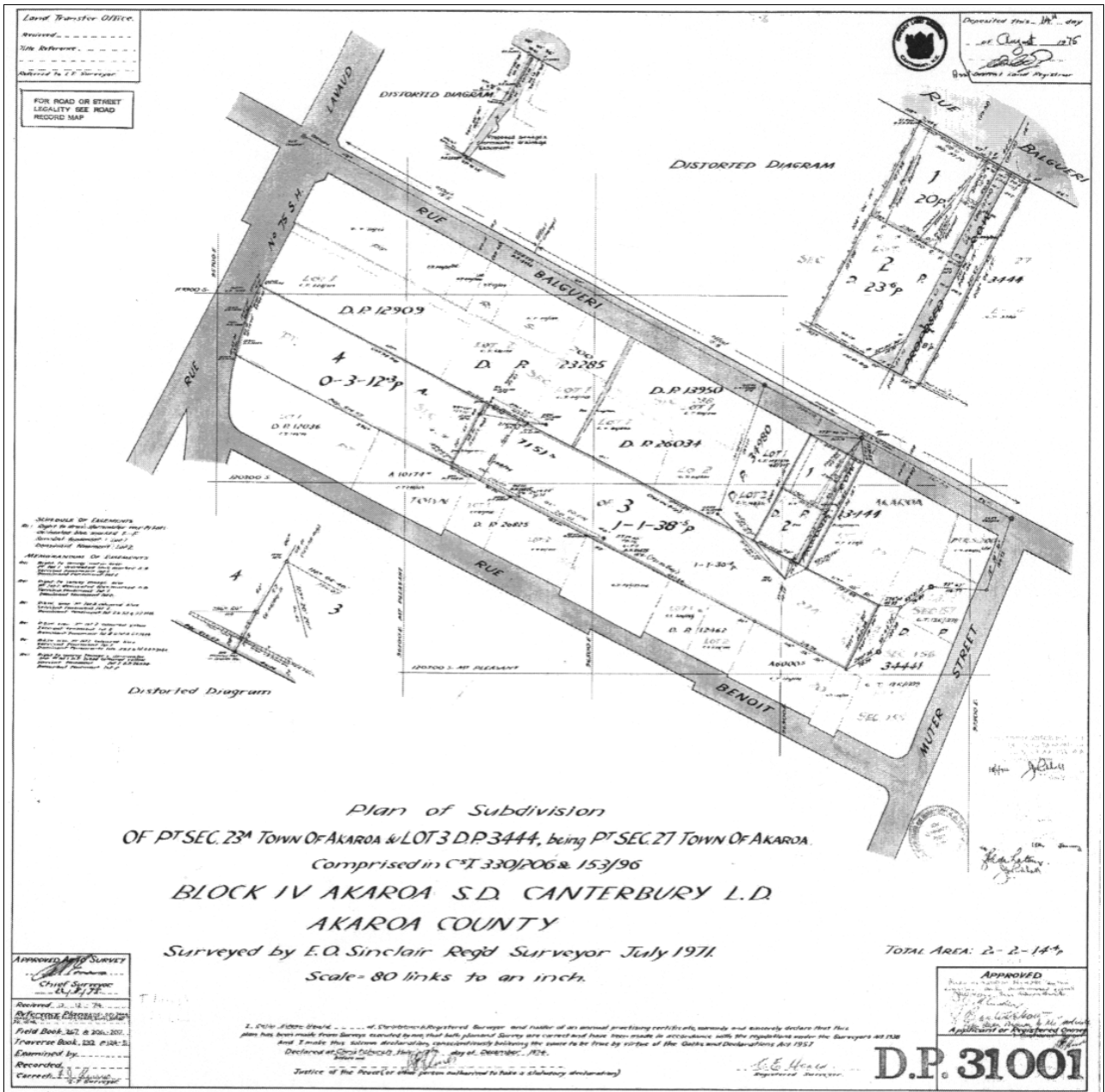


Appendix 17. The land above the section of Beach Road that curves round the town's bay is broken and steep in places. Though it lies between the two oldest parts of the town, this land was not closely developed until the second half of the 20<sup>th</sup> century. Rue Benoit and Smith Street cross the area, joining Beach Road to Muter Street. The first major post-war subdivision in the area saw Armstrong Crescent built downhill from Muter Street in 1959-60. Ref: DP21004, LINZ



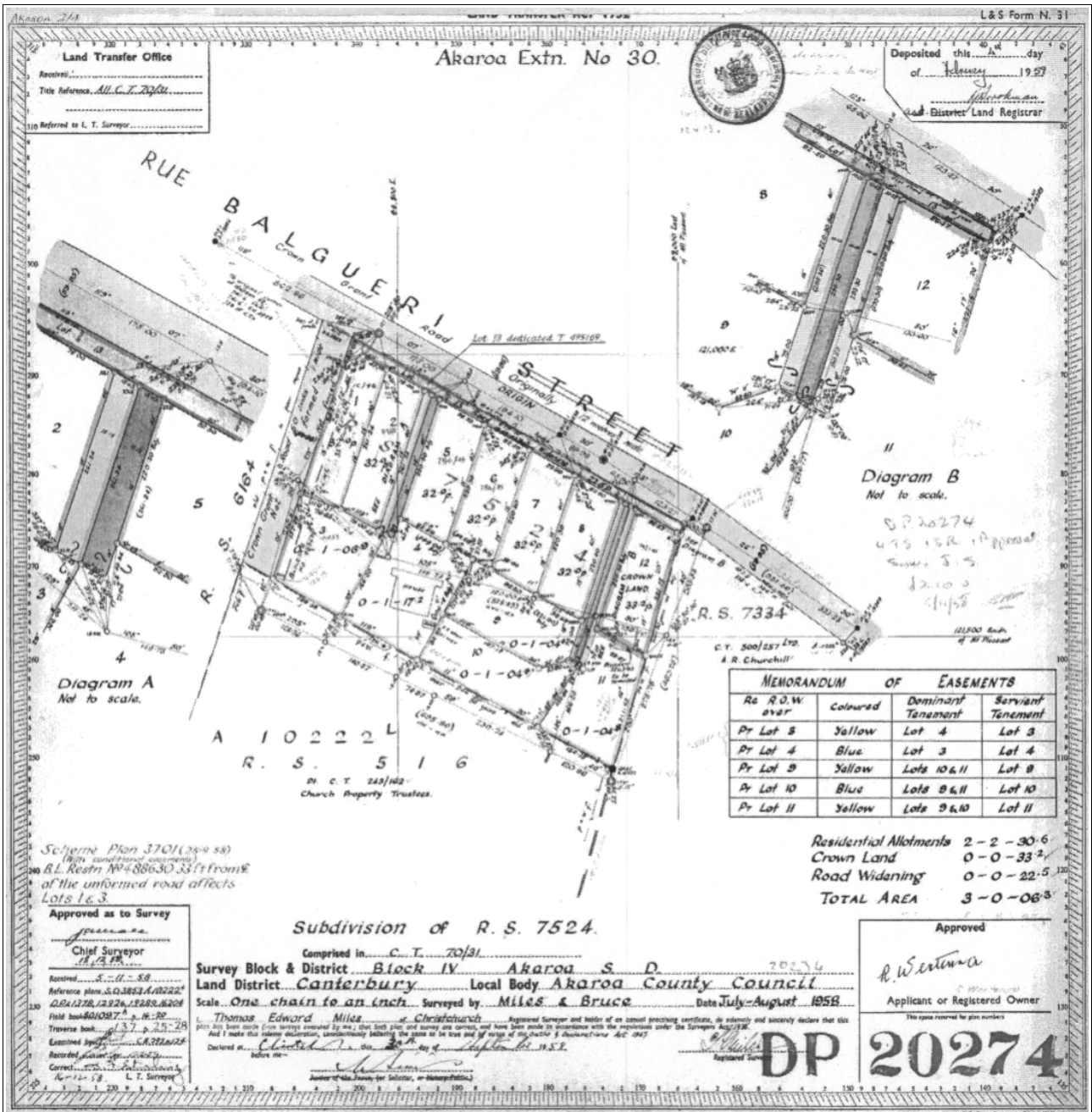
Appendix 18. Nearly 20 years passed after Armstrong Crescent had been formed before the land between the lower sections of that subdivision and Beach Road was also subdivided. The additional sections, with access from Beach Road, were formed in 1978. Ref: DP41742, LINZ



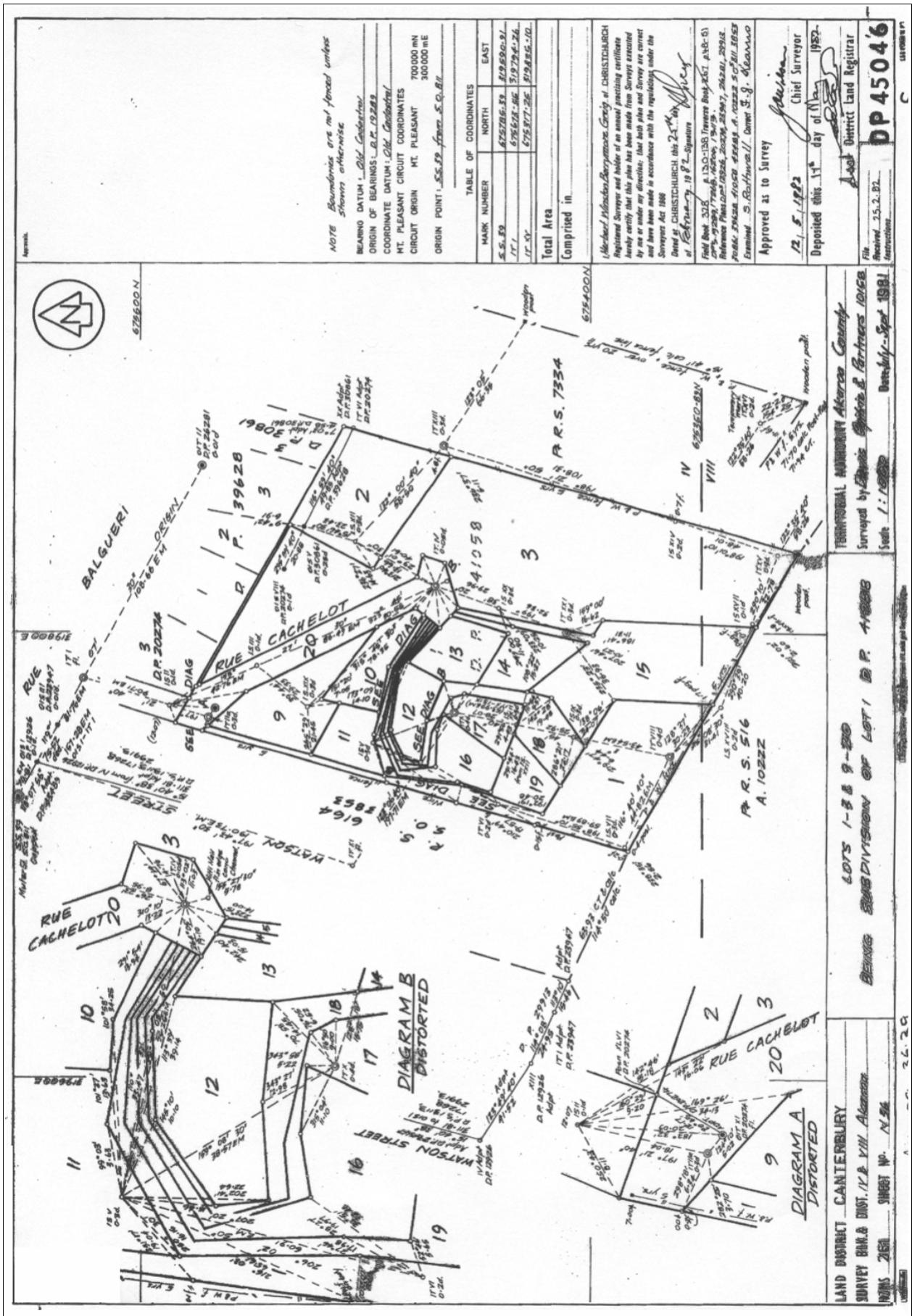


Appendix 20. In 1971, the block of land north of Rue Benoit through to the lower stretch of Rue Balguerie was, like the block to the south, between Rue Benoit and Smith Street, still not closely built-up, though again there were a few older dwellings on large sections. Closer subdivision, and additional new houses, came to the area towards the end of the 20<sup>th</sup> century. Ref: DP31001, LINZ



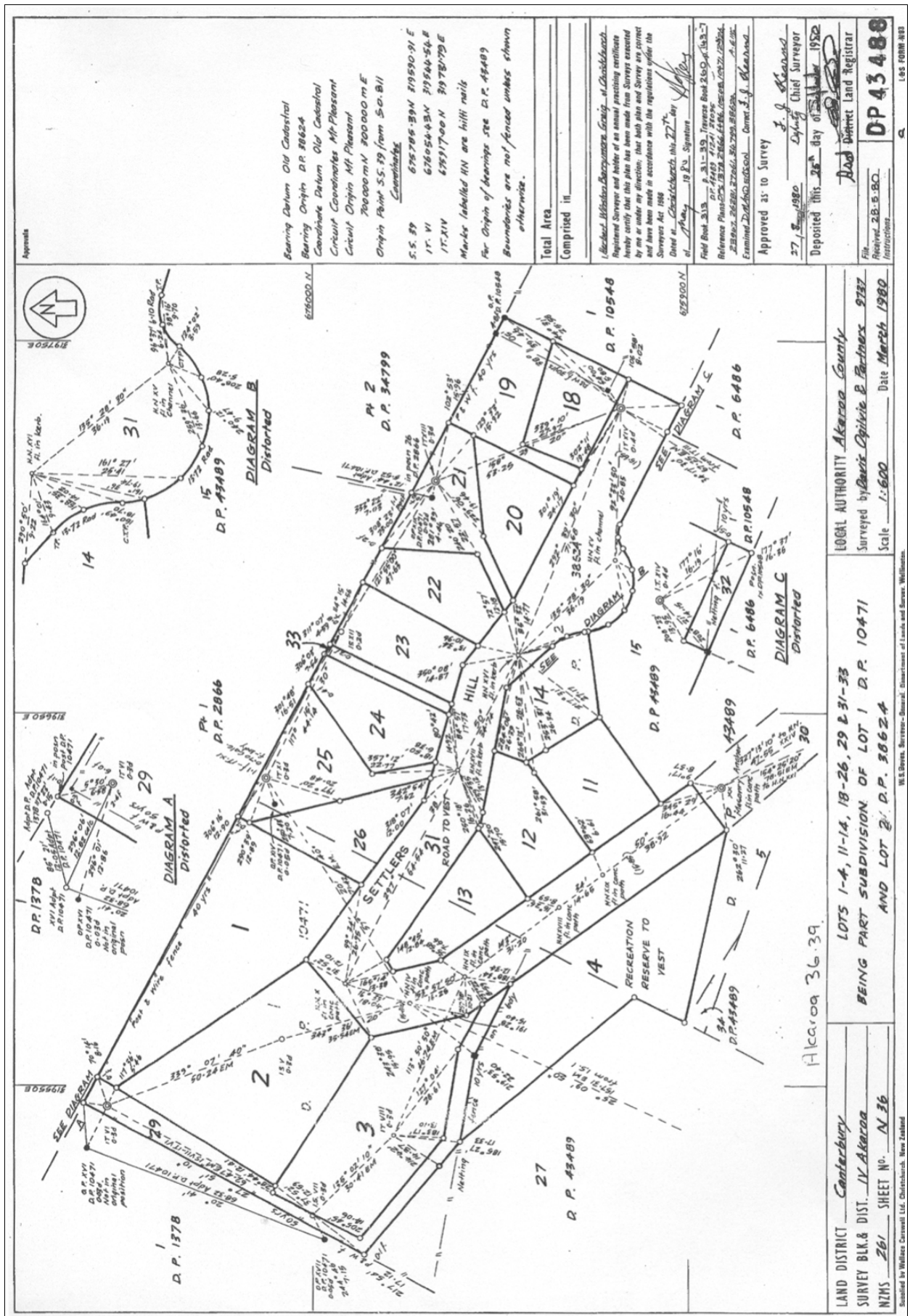


Appendix 21. On the upper stretches of Rue Balguerier, subdivision and development leapfrogged the camping ground and other open areas in 1958 when the extensive grounds of the large house Linton, on the south side of Rue Balguerier, were subdivided. Ref: DP20274, LINZ



Appendix 22. A 1981 subdivision saw Rue Cachalot, a side street off upper Rue Balguerrie, extended up the hill above the sections created by the 1958 subdivision of the grounds of the large house called Linton.  
 Ref: DP45046, LINZ





Appendix 24. The Settlers Hill subdivision of 1980 saw building sections opened up on the upper slopes of the ridge on the north side of the Balguerue Valley, above older dwellings built on Rue Balguerue itself. This was one of the first subdivisions on the higher hill slopes above established parts of the town. Ref: DP43488, LINZ



References  
Prior C/T 2D/576

Transfer No. —  
N/C. Order No. 956645

Land and Deeds 69



# REGISTER

No. 13F/1085

## CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT

This Certificate dated the 7th day of May one thousand nine hundred and seventy four under the seal of the District Land Registrar of the Land Registration District of CANTERBURY

WITNESSETH that JOSEPH BERCUSSON of Christchurch, Company Director and ELIZABETH BERCUSSON his wife are—

seised of an estate in fee-simple (subject to such reservations, restrictions, encumbrances, liens, and interests as are notified by memorial underwritten or endorsed hereon) in the land hereinafter described, delineated with bold black lines on the plan hereon, be the several admeasurements a little more or less, that is to say: All that parcel of land containing 584 square metres or thereabouts situated in Block IV and VIII of the Akaroa Survey District, being Lot 10 on Deposited Plan 34118.



*Shonau*  
Assistant Land Registrar

**Subject to:**

Mortgage 906228 to the Commercial Bank of Australia Limited 12.2.1974 at 1.35 p.m.  
No.957049 Easement Certificate specifying intended easements on D.P.34118

Nature	Servient Tenement	Dominant Tenement
Right to drain water	1(0) (13F/1076)	10 (herein)
Right to drain water and sewage	8 (13F/1083)	10
" "	9 (13F/1084)	10
" "	10	11 (13F/1086)
" "	12 (13F/1087)	10

- 9.5.1974 at 10.35 a.m.

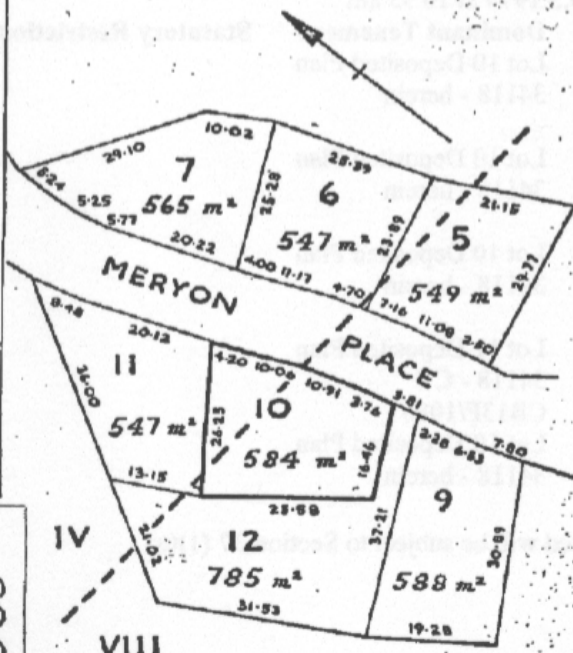
The above easements when created will be subject to Section 37 (1)(a) Counties Amendment Act 1961

*Shonau*  
A.L.R.

Mortgage 122810/1 to Harber Pascoe Nominees Limited 28.3.1972 at 9.44 a.m.

*Shonau*  
L.R.

= OVER =



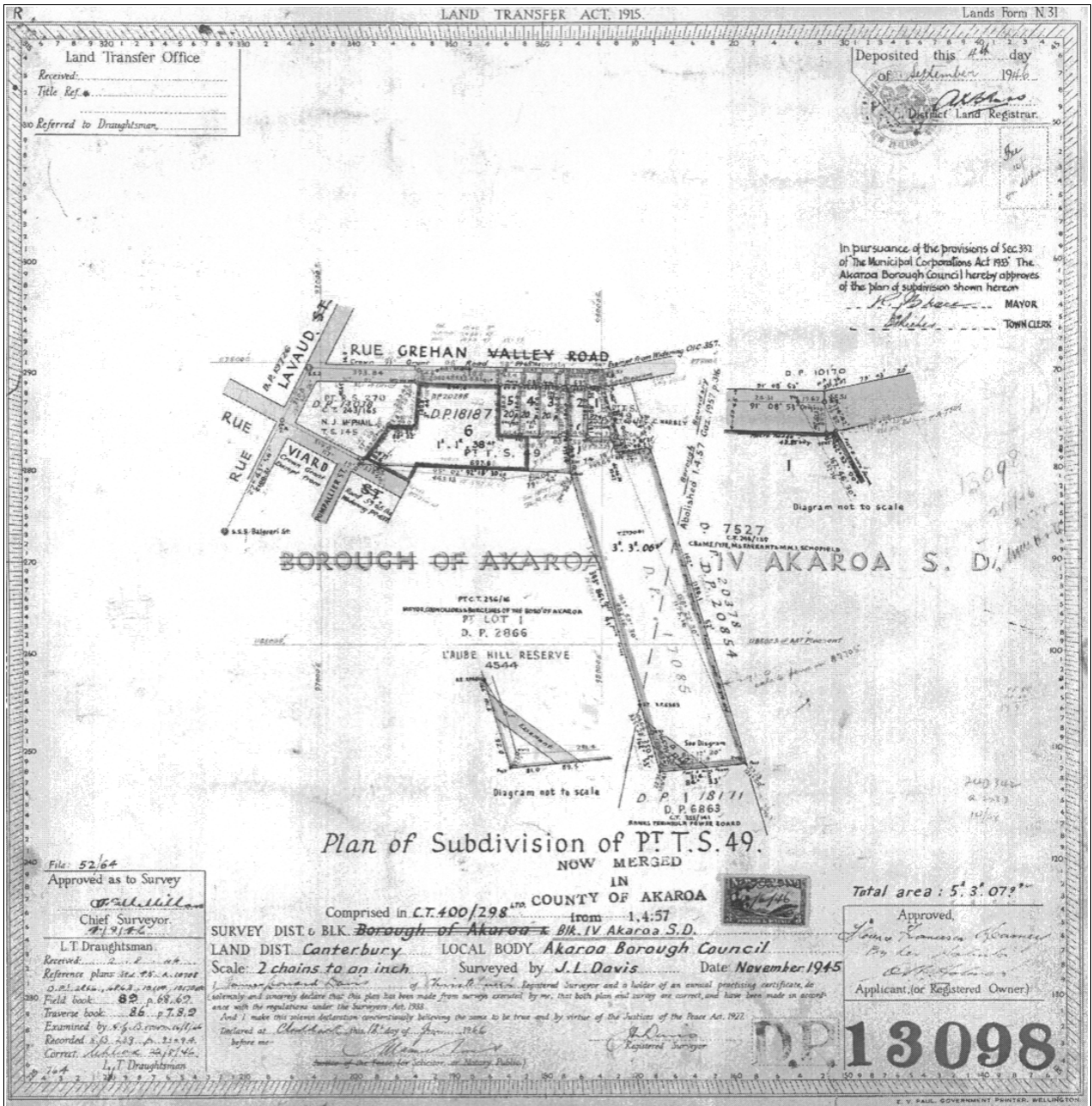
No. 13F/1085

Register copy for L. & D. 69, 71, 72

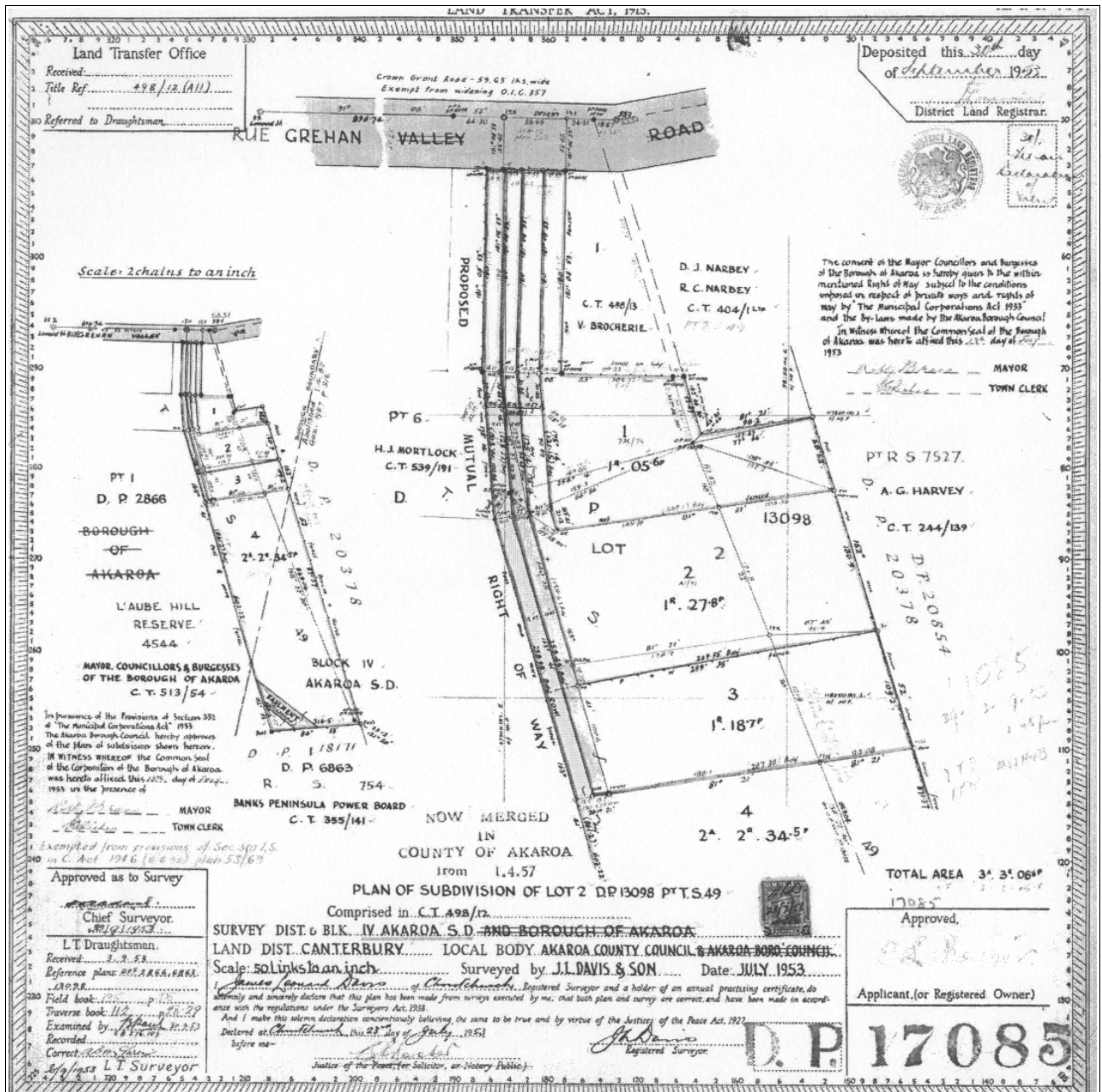
Appendix 25. The Meryon Place subdivision of 1974, part of the extension of the town's built-up area above the 1946 subdivision of the land between Muter and Watson Streets, was one of those encroaching on the higher hill slopes, but the lie of the land made it relatively inconspicuous. The unity of design and careful attention to streetscape values made this one of the more successful of Akaroa's post-war subdivisions. Ref: CT13F/1085, LINZ



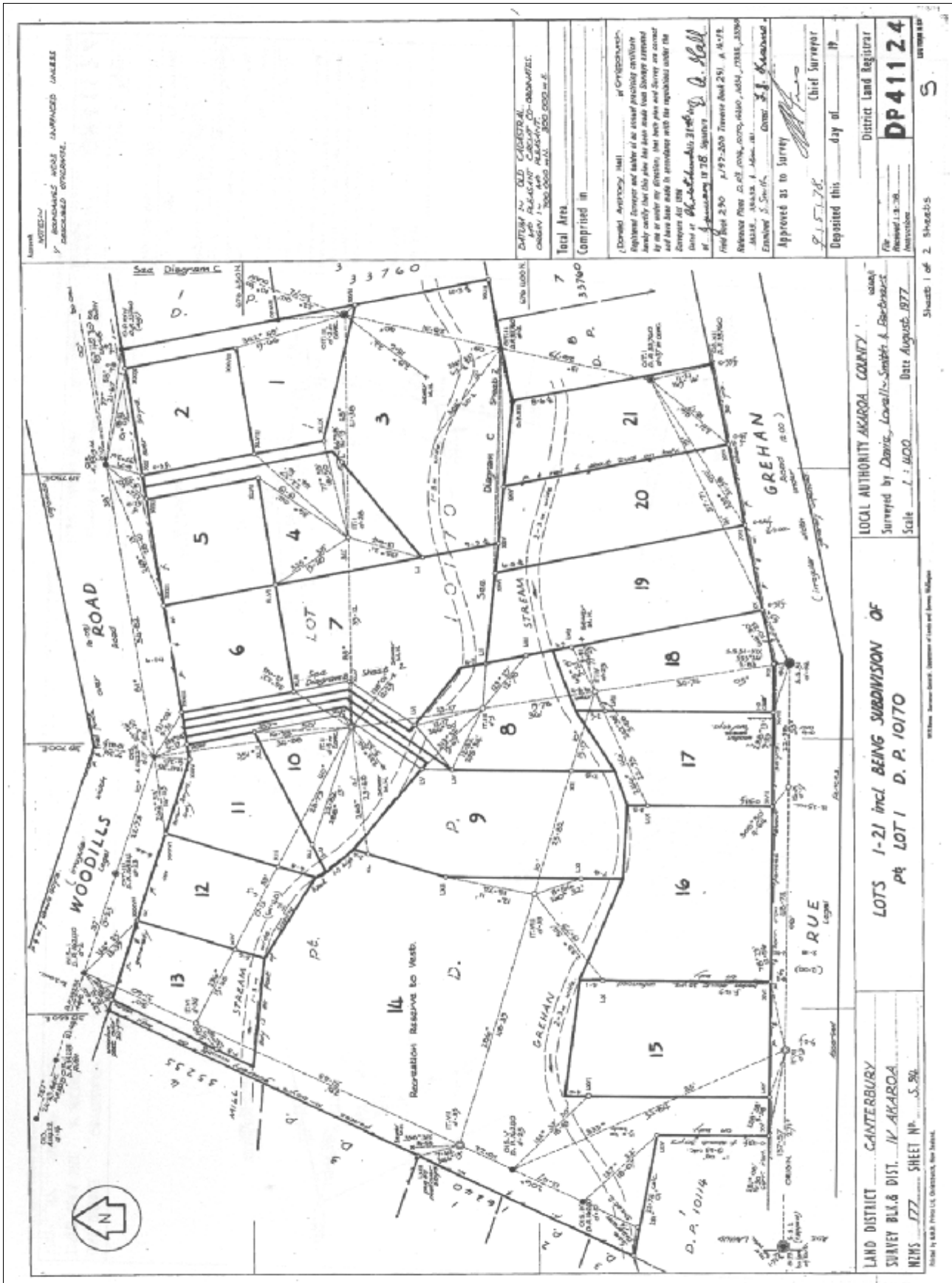




Appendix 27. When World War II ended, Rue Grehan, for most of its length, had only older cottages and houses on large sections. A 1945 subdivision on the south side of the street, just above Rue Lavaud, was the start of progressively more intensive development of the lower stretches of Rue Grehan. Ref: DP13098. LINZ



Appendix 28. As development extended gradually up the lower reaches of the Grehan Valley, sections were formed on the slopes above Rue Grehan, with right-of-way access from the street. A 1953 subdivision foreshadowed this pattern of development on the south side of Rue Grehan. Ref: DP17085. LINZ



Appendix 29. The land on each side of Rue Grehan was mostly developed in a succession of small subdivisions. One of the few larger subdivisions in this part of Akaroa saw a large block of land between the lower stretch of Rue Grehan and Woodills Road, traversed by both the Grehan and Mill Streams, subdivided as late as 1977, though the land was close to Rue Lavaud which had been built up since the 19<sup>th</sup> century. Lot 14 of this subdivision was designated a recreation reserve and given the name Waecerle's Green. Ref: DP41124. LINZ

