Little River Coronation Library
&
Awa-iti Domain

Little River (Wairewa)
Banks Peninsula

CONSERVATION PLAN
June 2015

Prepared by

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ISSUE A

Little River Coronation Library

Little River
BANKS PENINSULA

CONSERVATION PLAN FOR THE
LITTLE RIVER CORONATION LIBRARY

PREPARED FOR THE
CHRISTCHURCH CITY COUNCIL: JUNE 2015

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CONTENTS Page

INTRODUCTION

1.1 Executive Summary

A conservation plan is a methodology for determining the heritage values of a place in order to formulate policies for its long-term conservation while maintaining or enhancing the heritage values determined.

The following is a summary of the findings of the *Little River Coronation Library & Awa-iti Domain Conservation Plan.*

- **Location and Site**

The Little River Coronation Library is located on Awa-iti Domain at 4313 Christchurch Akaroa Road at Little River near the junction of Christchurch Akaroa Rd (State Highway 75) and Western Valley Roads.

- **Summary Statement of Heritage Significance**

The building remains an historically important example of Canterbury's early Library buildings and a connection to the historical event of the coronation of King George V on 22nd June 1911. It is recommended that the Coronation Library be conserved including processes of repair, restoration, reconstruction and maintenance to ensure that its cultural heritage values are retained and the building can again be used and valued by the local Little River community now and in the future.

The exterior of Little River Coronation Library has exceptional overall heritage value enhanced by its considerable landmark and setting value.

The interior spaces of the Library including the Library and Meeting Rooms have considerable overall heritage value. The toilet and tearoom interiors and fabric are generally much altered and are of little heritage value.

Consequently, due to its overall social, historical, cultural, architectural and landmark/townscape significance, the Little River Coronation Library has considerable overall heritage value.

The setting of the Little River Coronation Library is the Awa-iti Domain which was established on part of the land originally set aside under the Kemp Deed in 1856 as Wairewa Maori Reserve.

The overall form of the Awa-iti Domain and the setting of the Little River Coronation Library is assessed as having considerable overall landscape value and may have Archaeological value requiring consultant archaeologist investigation and confirmation.

- **Heritage Listings and Classifications**

The Little River Coronation Library is not included in the New Zealand Heritage List/Rarangi Korero under the Heritage New Zealand Pouhere Taonga Act 2014. However, it has been listed in The Banks Peninsula District Plan Appendix IV Schedule of Protected Buildings as a Category 2 building.

Its status with Heritage New Zealand is under review.

There are no Conservation Covenants or Heritage Orders applying to the Library or setting.

- **Conservation Policies**

The key conservation policies include:

- All conservation undertaken is in accordance with the ICOMOS New Zealand Charter 2010, with work being confined to that which is considered to be necessary and requires the minimum change possible for use of the building, the appointing of a conservation architect or suitably qualified heritage advisor to advise on conservation and recording of the building and other features.
- That generally, any conservation work should not diminish authenticity or heritage values, and where this may be required to meet regulatory requirements, that dispensation be considered where this does not compromise people safety.

- That the heritage inventory ratings of the building, spaces and elements, and levels of authenticity should guide and determine appropriate conservation interventions.
- That Heritage NZ be consulted on any resource consent issues even though under the Resource Management Act they are not an affected party due to Heritage NZ not including the Library on its List of heritage places.
- That an Archaeological Authority be obtained from Heritage NZ should this be required.
- That following the earthquake damage repairs and strengthening, the Library be used once again by the community.
- That the heritage values of the Awa-iti Domain setting be maintained and that the principles and policies of the Florence Charter 1981 be adhered to.
- That the *Management and Cyclical Maintenance Plan* prepared for the Library and appended to this conservation plan be implemented.
- That the conservation interventions shall include maintenance and repair as identified in the *Current Condition Assessment and Schedule of Repairs Report* that is attached as a supplementary report to this conservation plan.

- **Key conservation direction and recommendations**

Key conservations recommendations are:

- The Library be maintained and conserved in its existing form including repairs and reconstruction of earthquake damaged areas and elements including the brick chimney.
- Adaptation of the Library for statutory upgrading requirements and for continued uses by the community is permissible.
- The relationship of the Library and its Domain setting be maintained.
- That adaptation of areas where previous alterations have occurred that be permitted where these restore lost heritage value.
- A fire protection system that would assist with the retention of the building be installed.
- The Library is prone to flooding and preventative protection means needs to be installed around the building until the wider flooding issue is resolved.

- **Identified Risks**
  - Flooding: The Awa-iti Domain and Library site are historically prone to flooding and the Library has been inundated on numerous occasions. This is a wider problem extending beyond the Domain and setting and until resolved, remedial protection of the Library should be provided.
  - Fire: The Library is not protected with a fire sprinkler or detection system, and an audible detector and alarm system should be provided as a minimum.
  - Neglect: due to the Canterbury earthquakes, the Library has been unoccupied and deserted since 2011. Unoccupied buildings deteriorate quickly and the building should be repaired and re-occupied as soon as possible.
  - Vandalism: The Library building is removed from other activities and habitation and could be subjected to damaging attention.
  - Lack of Maintenance: a poorly maintained building will deteriorate rapidly. The Library has not been maintained following the Canterbury earthquakes and is in need of exterior maintenance and painting that cannot occur until the earthquake damage has been repaired and the building strengthened.
  - Planning: The possible sub-division or change of use of the saleyards site adjacent to the Library would alter the historical setting of the Library in a parkland style landscape. Decisions on future interventions to Awa-iti Domain need to consider the effects on the Library and its historical setting.

1.2 Purpose of this Conservation Plan

This Conservation Plan for the former Little River Coronation Library including the setting has been commissioned by and prepared for the Christchurch City Council.

The plan has been commissioned by the Council to assist with the conservation, restoration, maintenance and any work to the buildings and site.

Throughout the Conservation Plan, the Conservation Plan is referred to as the 'plan', and the former Little River Coronation Library as the 'Library'. Awa-iti Domain is referred to as the Domain.

1.3 Approach & Methodology

The plan establishes and records the cultural significance of the Library and reports on its current condition and status. James Semple Kerr in the "*Conservation Plan"* states the purpose of determining cultural significance*"… is to help identify and assess the attributes which make a place of value to us and our society. An understanding of it is therefore basic to any planning process. Once the significance of a place is understood, informed policy decisions can be made which will enable that significance to be retained, revealed or, at least, impaired as little as possible. A clear understanding of the nature and level of the significance of a place will not only suggest constraints on future action, it will also introduce flexibility by identifying areas which can be adapted or developed with greater freedom."*[1]

The plan evaluates the social, cultural, architectural, landmark and technological significance of the Library and its setting. Summary statements of significance are formulated to assist with the implementation of Conservation Policy. A framework within which to plan for future change is provided and within which conservation and maintenance work can be programmed and undertaken.

All conservation work required and recommended shall be compatible with the *ICOMOS New Zealand Charter for the Conservation of Places of Cultural Heritage Value, 2010.*

The setting of the Library including the Awa-iti Domain is considered following the policies and principles of the Florence Charter 1981.

1.4 Authorship

The plan was prepared by Tony Ussher (Conservation Architect) and Brian Dougan (Architect) during April – June 2015 for the Christchurch City Council as stakeholder and owner.

1.5 Acknowledgments

The following institutions and individuals have assisted in various ways with the preparation of this plan. Their generous help is acknowledged.

Heritage New Zealand Pouhere Taonga (HNZ): Southern Regional Office for access to their files and photographs.

Christchurch City Library: New Zealand Room for newspaper articles and photographs.

Christchurch City Council for access to their property and heritage files.

Archives NZ for assistance with historical records.

Kathy Bisman, Bill and Zelma Tini of Little River for personal anecdotes, numerous newspaper reports and photos and supplying an original copy of WH Montgomery`s history of Awa-iti Domain . We also reviewed a copy of Margaret Pettigrew's autobiography of Montgomery.

Jonathon Palmer - Chairman of Little River Reserves Management Committee

Several approaches were made to Te Runanga O Ngai Tahu and Mahaanui Kurataiao to participate in the preparation of this plan, however, no response at the time or issuing of the plan has been received.

1.6 Ownership and Legal Status

The Coronation Library is owned by the Christchurch City Council, (formerly by the Banks Peninsula District Council which amalgamated with the Christchurch City Council in 2006).

[1] The Conservation Plan. A Guide to the Preparation of Conservation Plans for Places of European Cultural Significance

The Library site is owned by the Christchurch City Council, and is described as Lot 1 Deposited Plan 423920 Recreation Reserve, Gazetted 449923 on 25/8/1983 as Awa-iti Recreation Reserve. This is subject to Part 9 of Ngai Tahu Claims Settlement Act 1998.

The Certificate of Title legal description is Lot 1 being a definition of RS41555, DP 423920.

The legal description included in the Christchurch City Council brief for this conservation plan is Awa-iti Domain, Little River, 4313 Christchurch Akaroa Road, being RS 41555 and 41527 Blk XIII Pigeon Bay.

The Banks Peninsula District Plan describes the legal description of the Little River Coronation Library and the Awa-iti Recreation Reserve, as SO 15799.

The saleyards site adjacent to the Library and Awa-iti Domain site is described as being Part Wairewa Maori Reserve 887 IIINo4 Block SO 1332.

1.7 Heritage Classification

The Library is not a listed building under the Historic Places Act 1993. However, Heritage New Zealand has assigned a List No. 10005, Site Reference: P7200 while the building is under consideration for listing and categorizing. The building was nominated on 30/1/1998 as a Category ll Historic Place due to it having important social and historical value to the district. The recommendation for the listing has not been activated and the reason for this has not been determined.

The Library is listed in the *"Banks Peninsula District Plan, Appendix IV, Schedule of Protected Buildings, Objects and Sites"* as a Category II building with a legal description of RS 40393. (The legal description does not appear to be correct, refer legal description above.)

The Library site is not listed as a designated Archaeological site in the Banks Peninsula District Plan, Appendix VI, Archaeological Sites. The Heritage NZ Arch web site does not indicate recorded archaeological sites in the immediate area of the Awa-iti Domain and Library. There are no notable or protected trees on the Domain site identified in the Banks Peninsula District Plan, Appendix VII, Notable Trees - in the vicinity of the Library.

The underlying zoning of the Domain site is defined in the *Banks Peninsula District Plan* as "Recreation Reserve" (RV), and the site contains a *Notable* structure, the Little River Awa-iti Domain Memorial Gates, and a *Protected* structure, the Coronation Library. The Library is included in *Appendix IV Schedule of Protected Buildings, Objects and Sites* as noted above, and the Memorial Gates in *Appendix V, Schedule of Notable Buildings, Objects and Sites* for their Historical and Landmark Significance.

The reasons and implications of both these listings are elaborated on in Part 2 Section 5 of this plan.

The Library is not protected by any Conservation Covenants or Heritage Orders.

1.8 Canterbury Earthquakes 2010/11

The Library has been damaged in the 2010/11 Canterbury earthquakes and its level of strength has been assessed as being below 34%NBS. It is consequently deemed to be an earthquake prone building and being of unreinforced masonry construction has the risk of brittle state collapse. Consequently, since the earthquake events, the Library has been closed to the public and is cordoned by security fencing. The Library is included in the Christchurch City Council schedule of assets that are to be investigated for earthquake damage repairs and strengthening possibilities.

PART 1: UNDERSTANDING THE PLACE

2. UNDERSTANDING THE PLACE – DOCUMENTARY EVIDENCE

2.1 Historical Background

2.1.1 Maori and Pre-1850 History

Ngai Tahu claim traditional rights over most of Te Waipounamu, the South Island of New Zealand.

Maori oral tradition and archaeological evidence indicates that in the 14th century Tamatea, the ariki (first born male) of the canoe *Takatimu* came to Aotearoa and entered Lyttelton Harbour. He was from the Waitaha tribe which first settled in the Poverty Bay area. When he entered Lyttelton Harbour he named it Whangaraupo (also Whakaraupo) because of the abundance of raupo that grew at the head of the harbour. He did not settle in the harbour at this time, but his name has been associated with the conical peak on the summit of the harbour hills behind Rapaki ever since. He continued his journey by sea to Southland where it is believed his canoe was wrecked, and he returned overland with his people, reaching again the Port Hills. Oral history describes that when he and his people arrived at the summit of the Port Hills he decided they should rest. His fire that they carried with them had failed but he could find no trees that could rekindle it and a southerly storm that struck added to their distress. Tamatea climbed the peak behind and called on his gods Tongariro and Ngaurahoe to send him fire. This they did, creating what today is known as Nga Pukarehu o Ahi Tamatea, or the Giants Causeway on the ridge of the crater rim. Tamatea and his people, once replenished, crossed the Canterbury Plains that he named after his tribe, Waitaha.

In the 16th century Ngati Mamoe, a tribe from Hawkes Bay, moved to the Banks Peninsula area and drove the Waitaha south and made slaves of their captives. Ngati Mamoe established a pa at the location towards the head of Lyttelton harbour later called Ohinetahi (in Governors Bay). A century later in about 1720 Ngai Tahu migrated from the North Island and assimilated the Ngati Mamoe. The Ngai Tahu were war-like and led by a chief named Te Rangi Whakaputa who was accompanied by his two sons, one of the sons being Wheke, known to be as equally fierce as his father, and his gentler brother, Manuwheri. Te Rangi Whakaputa took over the Ngati Mamoe settlements in the harbour, and decided that a sheltered bay towards the head of the Whangaraupo would be a suitable home for his people. He drew his waist mat (rapaki) from his canoe and placed it on the beach, thereby making the valley tapu. This is how the marae at Rapaki got its name of Rapaki o Rangi Whakaputa. Wheke and Manuwheri remained in the harbour while Te Rangi Whakaputa returned north. Wheke retained Rapaki while he continued to force the remaining Ngati Mamoe south and Manuwhiri was given the captured Ngati Mamoe pa at Ohinetahi. It was Manuwheri who named the place 'Ohinetahi', Ohinetahi meaning a place of one daughter, as he had a daughter but no sons.

From these beginnings, Ngai Tahu spread over Banks Peninsula and it was a favoured place of the Maori in the classical period of Maori culture and there are extensive remains of pa and kumara gardens. The peninsula was almost at the southern limit for the growing of kumara. The peninsula generally provided a very habitable place to settle with abundant trees, birdlife, warm slopes along the coastline providing favourable places to grow kumara and also plentiful shellfish and fishing resources. There was a pa at Puaha in the valley behind Little River (known as Ohiriri), Oruaka at Birdlings Flat between (Wairewa) Lake Forsyth also known as Poranui, and (Te Waihora) Lake Ellesmere , Taumutu at the southern end of Lake Ellesmere, Okeina or Okains Bay, Onawe on Akaroa Harbour, Rapaki at Lyttelton Harbour and at Koukourata (Port Levy). By the late 18th century Ngai Tahu also had settlements established on the outskirts of Christchurch at Kaiapoi.

Wairewa (floating water) became a highly important source of food for Ngai Tahu and the area along with Te Waihora was known to Maori as mahinga kai (customary food gathering area). The capture of eels (Tuna) was an annual event as the eels started their autumn migration to the sea. Food was distributed throughout the South Island such was the reliability of the food source. Consequently, two lakes and surrounding valleys including where Little River later was settled, was an area of great importance and significance to Ngai Tahu.

Tragedy for the Banks Peninsula iwi started in 1825 at Waikakahi Pa on the shores of Te Waihora (Lake Ellesmere) when Murihaka, wife of Potahi clothed herself in a dog skin cloak belonging to the Upoko Ariki (Paramount Chief) Te Maiharanui in Horomaka. This was considered an insult by the relations of the chief and started a quarrel between the woman`s relations and those of Te Maiharanui who was actually in Kaikoura at the time the insult occurred.[2]

As a result of this insult a female servant of a relative of Murihaka was killed at Taumutu resulting in a five year war between the Wairewa and Taumutu people fighting their kin of the Kaituna and Prices Valleys and the eastern peninsula settlements and eventually involved the whole tribe as far as Foveaux Strait. In this period, every pa on Banks Peninsula was destroyed and the population reduced from possibly 3,500 to 400 people in total. This event was known as the Kai Huanga (eat relations) feud and hopelessly involved all Wairewa Maori. Following this devastation, Te Rauparaha's raids from the North Island in the 1830s at Kaiapoi and Onawe in Akaroa harbour saw the almost complete demise or displacement of Banks Peninsula Maori.[3] Te Maiharanui himself was captured by Te Rauparaha in 1830, taken to his base at Kapiti, and disembowelled. However, eastern and southern Te Wai Pounamu Maori amalgamated into a cohesive military force with a common objective-to remove Te Rauparaha. Ngai Tahu waged campaigns in 1833 and 1834 which saw Te Rauparaha defeated and the invaders removed from Ngai Tahu lands.[4] With the increasing encroachment of Europeans, previous feuds were put aside. During the next 25 years other Maori came into the peninsula area from the south of the South Island and from the West Coast and freed slaves of Te Rauparaha returned.[5]

As a consequence of the feud and Te Rauparaha's raids, at the time of European settlement there were few Maori living in the vicinity of Wairewa/Little River or on the Banks Peninsula. Only a small number of Ngai Tahu were living at Rapaki and Purau in Lyttelton Harbour, and on the plains, at Kaiapohia Pa north of the Waimakariri River. By the mid-1840s there were very few Maori families remaining in the Wairewa area. (Wairewa) Little River itself was at the time heavily forested and was not known to be habited pre-colonisation. Most Maori habitation had been located at Waikakahi (Birdlings Flat) or Taumutu at the mouth of Waihora at the south end of Kaitorete Spit. In 1843 there were Maori settlements at Pigeon Bay, Wairewa, Rapaki Bay, Port Levy, Mackintosh Bay, Okains Bay, Long Lookout, Lavericks Bay and Goughs Bay, as well as at Kaiapoi and Taumutu numbering two thousand people in all.[6]

These episodes overlapped with the beginnings of European interest in Banks Peninsula and their affects on the Maori population was not lost on the Europeans. Flax traders began to frequent the peninsula's harbours and bays in the 1820s and whalers in the 1830s, though it was not until late in that decade that the first visitors settled ashore, most notably Captain Hemplemann at Peraki Bay in 1836. Upon the beginning of European settlement in the 1840s and 1850s, numerous land transactions occurred between the Ngai Tahu and the settlers that led to many of the present day Ngai Tahu Settlement claims and their action towards their resolution. The Akaroa purchase of 1856 would ultimately allow for a Maori Reserve at Wairewa, part of which became Awa-iti Domain - the site of Little River Coronation Library.

During the relatively peaceful years of the 1840s the local Maori of Horomaka (Banks Peninsula) prospered and were known to be excellent pastoralists, trading produce with the new settlers. But in 1849 a flu and measles epidemic swept through the peninsula from which the local Maori population never fully recovered.

2 WE Jacobsen. Aakaroa and Banks peninsula 1840-1940, (Akaroa mail). Pg24

3 Http://www.wairewa.org.nz/wairewa history.asp

4 http://wairewamarae.co.nz/about/about-us/history/

5 Http://www.teara.govt.nz/en/ngai-Tahu/Pg.-7

6 C Anderson- Place Names of Banks Peninsula : A topographical History 1927pg 161

2.1.2 European Settlement of Banks Peninsula and Little River

The first European settlers on Banks Peninsula had been the flax traders in the 1820s and whalers in the 1830s. A gang of whalers lead by Captain George Hempelmann established a whaling station at Peraki Bay (between the opening of Lake Forsyth and Akaroa Heads) in 1836, where 30 men worked.[7] Within ten years of the founding of this whaling station whales became so scarce that Hemplemann abandoned Peraki Bay. However, an increasing number of mariners began to look to the station as a place where they could easily repair their vessels and where timber for new masts and spars was readily available. This soon led to exploration into the thickly wooded valleys around Little River in search of suitable timber. Joseph Price visited the district frequently before settling in the valley to the north-west of Lake Forsyth that was subsequently named after him, Prices Valley. It is believed that at this time the outlet of Lake Forsyth was open to the sea and it is said that Price sailed his schooner up this "harbour" to get timber from Little River when he first arrived at Ikoraki. Hemplemann had in fact referred to it as "Mowry Harbour". One of the first settlers to build a permanent home in the area was William Birdling in 1843.

The first permanent settlers to settle in the Christchurch area had arrived in 1843 on board the *Richmond*. This 12.5m schooner was built at Richmond on the Hutt River at Wellington by Ebenezer Hay, a part owner and Captain Francis Sinclair and launched on the 11 August 1842. The Hay family had arrived at Port Nicholson in Wellington on board the *Bengal Merchant* on 3 February 1840. The Sinclair family arrived in Wellington on board the *Blenheim* in 1841. The *Richmond* was built by the men folk from timber that was milled up river. They made their own nails, screws and bolts from scrap metal using the breech of an old cannon as an anvil and a bellows fashioned from a musket barrel and cow's bladder. After being taken on a series of trading trips, twice to Nelson, then to Kapiti, the Manawatu and Poverty Bay, the fifth voyage of the *Richmond* was made by Sinclair and Hay down the east coast as far as Otago Peninsula in search of land on behalf of the New Zealand Company. On the way they stopped at Pigeon Bay on Banks Peninsula due to inclement weather and were immediately attracted to it. Having found no more suitable location than Pigeon Bay after having explored what would become Dunedin, they decided to explore no further.[8]

The *Richmond* then made several colonising trips to Canterbury. The first of these left Wellington on 10 February 1843 to take to Port Cooper William Deans and his Riccarton party.[9]

Among the Deans` Riccarton Party were the Manson and Gebbie families. They assisted Deans building his cottage and setting up his farm at Riccarton before settling near Teddington at the head of Port Cooper (Whakaraupo), later to be named Port Victoria before finally being renamed Lyttelton Harbour. They leased land from the local Maori, and set about growing fruit and vegetables, and producing cheese that they sold to ships visiting Lyttelton and to the Banks Peninsula whaling stations.

The claims to the land of John Gebbie and Samuel Manson, as well as the Rhodes family at Purau all subsequently came under threat when the New Zealand Company later commenced negotiations to purchase the land from the Maori to sell to the Canterbury Association settlers who were due to start arriving in 1850. In 1849 the New Zealand Company had acquired the land encompassing Port Cooper (Lyttelton Harbour) and Port Levy and these purchases had serious implications for these early settlers as they were regarded as squatters. Protracted negotiations between the early settler families were resolved over time and their rights to the lands and its freehold were eventually recognised after efforts largely made by Hay and Sinclair.

The Canterbury settlement had been founded by a body of churchmen in England in 1848 and incorporated under the name of The Canterbury Association. The Association's plans were to establish a church settlement in Canterbury. The first group of settlers of the formally planned settlement who came out to Canterbury under the auspices of the Association arrived on the first four ships at Lyttelton in December 1850. They travelled on foot over the Port Hills to the proposed site for the settlement of Christchurch in January of 1851. They followed earlier European settlers to the region including the Pre-

7 D Grady. Sealers and Whalers in NZ Waters. Pg. 40-50

8 JC Anderson. Place Names of Banks Peninsula : A topographical History 1927. Pg.161

9 G Ogivie. Banks peninsula - Cradle of Canterbury. Pg. 85

Adamites.[10]

On 12th June 1848 Land Commissioner Henry Tracy Kemp (1818-1901), purchased all land for the Canterbury Settlement in the name of Governor George Grey for the sum of 2000 pounds - a fraction of what had been paid to Ngati Toa and Wanganui tribes for their land in the North Island. It was known that there were at least 1,333 Maori with rights in the block and this sum was to be divided between them. Signatures to the Kemp Settlement were obtained on board HMS Fly anchored in Akaroa harbour. Only those chiefs that had been invited could board the ship and ultimately only sixteen Ngai Tahu chiefs signed the Settlement Agreement on promise of retaining their mahinga kai and kainga nohoanga. Uncultivated Maori land had been deemed wastelands of the Crown in 1846 which effectively gave ownership of multi-million acres of land or most of the South Island below the Wairau River to the Crown. The New Zealand Company`s translation of the Deed unfortunately differed significantly from that of the Maori translation.[11]

The French had also been active in colonising Banks Peninsula and in 1839 had established the Nanto-Bordelaise Company in France that claimed the purchase of all of Banks Peninsula from Ngai Tahu. The French sent out colonists to Akaroa and a corvette for their protection, and in 1845 the title to 30,000 acres of land on Banks Peninsula to the Nanto-Bordelaise Company was confirmed. As a consequence, obtaining Banks Peninsula for settlement was subject to the New Zealand Company purchasing the Nanto-Bordelaise Company interest to finalise their claim in time for the Canterbury Settlement in 1849, as this land had been excluded by the Kemp Deed. Ngai Tahu had also agreed with Kemp that areas of land be set aside for Maori Reserve, but these were not surveyed and consequently led to many of the present day Ngai Tahu settlement claims and their moves for resolution.

The Canterbury Association's agent and Chief Surveyor, Captain Thomas, arrived in Lyttelton in 1848 to chart the harbour and lay the plans for the new city of Christchurch. Thomas proposed a port at Rapaki and initially Christchurch was to be situated at the head of (Whakaraupo) Lyttelton Harbour with the new settlement on the plains to be known as Stratford.

Upon European settlement in the 1840s and '50s, numerous land transactions had occurred between the Ngai Tahu and the settlers. Dissatisfaction amongst Maori over the Kemp Settlement led to difficulties finalising agreement with them particularly on Banks Peninsula. The Kemp Deed had been signed and payment made before any Maori Reserves had been allocated or surveyed. Lieutenant-Governor Edward John Eyre sent Walter Mantell, then Government Land Purchaser, to sort the issue. Mantell`s official title was actually *'Commissioner for the Extinguishment of Native Claims in the Middle (South) Island'.* Mantell forced many of the Ngai Tuahariri chiefs representing the Kaituna and Prices Valleys plus all the land from Koukourarata (Port Levy) in the west and Flea Bay in the east to sell the land to the Canterbury Association, but at a dramatically reduced price of 300 pounds. The asking price had been 5,000 pounds and excluded specifically Okains Bay and reserves at Rapaki, Pigeon Bay and Port Levy, these areas to be kept as reserve land for Maori mostly on steep hillsides. Understanding the deep rifts between Ngati Toa (Te Rauparaha) and Ngai Tahu, Mantell threatened to sell Banks Peninsula to Ngati Toa if Ngai Tahu did not sign. He knew that Ngati Toa would gladly sell Ngai Tahu land back to the Crown. The total land deal was for 40,000 hectares. Mantell did not record the agreement concerning the Okains Bay reserve, even though under the Treaty of Waitangi signed at Akaroa on 14 May 1840, Maori were guaranteed ownership of any land they themselves did not wish to sell. On 23 September 1850, the Canterbury Association sold the first Okains Bay section of 50 acres for 100 pounds. Sections were not surveyed or offered for sale to settlers at Little River until 1859.

Ngai Tahu at Banks Peninsula continued to petition government for their rights under the Treaty of Waitangi and the provision of reserves under Kemp`s Deed that had been so badly handled by Mantell. In December 1856, Donald McLean (1820-1877),[12] acting as Chief Land Purchase Commissioner for the government, instructed William Hamilton (1825-1883)[13] Customs Magistrate at Lyttelton/Port Cooper to

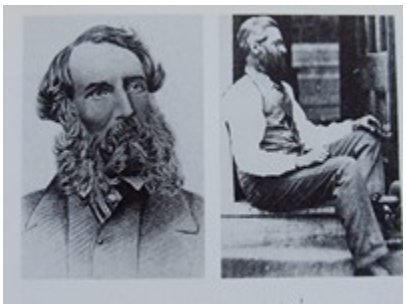
10 http://www.firstfourships.co.nz/ 15/5/2015

11 HC Evison. The Long Dispute - Maori Land Rights and European colonisation in Southern New Zealand . Pg.183

12 http://www.teara.govt.nz/en/biographies/1m38/mclean-donald

13 http://www.teara.govt.nz/en/1966/hamilton-william-john-warburton

meet with Ngai Tahu at Akaroa to settle the claims for Maori Reserves once and for all and determine ownership of the 85,000 acre Nanto-Bordelaise claim that had been left out of Kemp`s Deed.[14]



Source: Alexander Turnbull Library
Lt Gov. Eyre and Walter Mantell

The area of the reserves to be given to Maori had been pre-determined earlier by Mantell at so many acres per number of individual Maori in residence on the land at that time. As described previously, the local population of Maori were still recovering from the ravages of Kai Huanga and tribal war with Ngai Toa, and Mantell also failed to acknowledge that local Maori made extensive travels on a regular basis between iwi and not all iwi were present on their land when census figures had been collected in 1845. Consequently the Maori Reserves set aside were typically under-sized. Hamilton was well aware of this and immediately offered a reserve at Wairewa (Little River) based on this knowledge and on December 10th 1856, the Wairewa Maori Reserve was set at 400 acres and 50 pounds coin. This settlement by Hamilton was again in violation of Clause 2 of The Treaty of Waitangi.[15] (Awa-iti Domain is part of the parcel of land set aside for the Maori Reserve).

The new Wairewa reserve's location in the centre of the Wairewa valley was to isolate the Maori from their mahinga kai (or traditional food gathering sources) and Kainga at Wairewa and Waihora, just as Mantell had done in Port Levy. Mahinga kai was a fundamental aspect of Ngai Tahu existence, and Wairewa was renowned for its abundance of mahinga kai and was widely regarded as the central food basket for Ngai Tahu in the entire Canterbury region. Banks Peninsula was called Te Pataka o Rakaihautu (Storehouse of Rakaihautu).

Source: Mountfort Collection, McMillan Brown Library
Maori Whare -Western Valley Rd 1870s – close to site of Awa-iti Domain

Akaroa and the land that Ngai Tahu had "sold" to the Nanto-Bordelaise Company, was purchased from

14 The Long Dispute. Pg. 255

15 The Long Dispute. Pg. 257

Ngai Tahu by Hamilton for 150 pounds. There is still uncertainty around the extent of land in the Nanto-Bordelaise original purchase to this day but the result of Hamilton`s purchase at Akaroa for the Crown was to stand.

Of nearly 85,000 acres of Banks Peninsula that Ngai Tahu had been granted, 1880 acres remained as Reserve land, the remainder going to the Crown.

Many Banks Peninsula bays were not opened up for settlement until the land had been acquired by the Canterbury Association followed by the arrival of the Canterbury Association's ships in 1850. The Canterbury Provincial Council put aside a town reserve of 640 acres at the head of Lake Forsyth in 1859. The Maori Reserve that had been agreed with Hamilton was also set aside. Five years later the town reserve was surveyed into quarter acre sections and on January 5, 1865 these were put on the market. The name of the settlement at this time was advertised as "Wairewa", later to become Little River. Sales were poor and only five sections were sold and these to only two people, William Guise Brittan who had run the Land Office in Christchurch for John Robert Godley, founder of the Canterbury settlement, and George Sale, neither of whom intended living there.[16] This lack of interest was put down to the isolation of the proposed town. There were Maori trails over the hills to Port Levy, French Farm and Wainui, but there were no roads yet to Akaroa and Christchurch. A bridle path was opened to Barrys Bay on Akaroa harbour in 1858, but access to Christchurch was a more pressing need. Due to the lack of land sales the town reserve was subsequently converted into an Education Reserve and was later vested in Canterbury University College. The town reserve extended from the bottom of the Okuti Valley to the south end of the Maori Reserve on the east side of the Okana Stream. This location was to the east of the current Little River township.

Source: BW Mountfort. MacMillan Brown Library
Early Little River Area

Much larger bush sections were available outside the town reserve area and by 1863 the most accessible of these had been purchased, but once again, few of these were settled. Sections to the west of the Maori Reserve land became the location of the settlement that included the first police station, Library and post office. (This location is centred around the junction of today's SH75 and Western Valley Road.) One section was also purchased by two Maori, an example of peninsula Maori being obliged to purchase land that had been taken from them.

One of the earliest European settlers in the Little River settlement was Henry Smith who established a run that he then sold to Hugh Buchanan in 1851. A year later Buchanan added the land from Ikoraki, the whaling station established by Price close to the outlet of Lake Forsyth, and added other land purchased also from Price. Buchanan built a fine homestead at the head of Lake Forsyth in the Okuti valley that he named "Kinloch" that still stands today.

In 1862 William Coop, a millwright, arrived at Little River from Australia and due to the abundance of timber in the surrounding valley determined to establish a sawmill there. He entered into partnership with William White and returned to Australia to purchase the necessary steam boiler and equipment that arrived by ship to Lyttelton, and from there was taken by brig to Sumner. From here it was hauled

16 Banks Peninsula - Cradle of Canterbury. pg. 229

overland by bullock teams and crab winch to Little River. This feat took three months and indicates the isolation of Little River at this time, while being only 40 miles distant from Christchurch. A number of houses were built around the mill and many settlers were drawn to Little River. The mill was relocated to the site of the future railway sheds and further mills were built. After operating the mill at the railways sheds site for ten years the owners of the mill, White & Co, (W. Coop, Guise Brittan, William White & others), dissolved the company and Coop purchased it and moved it again, this time to his own property, "Springvale", at Cooptown a few miles east of Little River.[17] Timber was sawn at Cooptown until 1900 when most of the available trees had been milled. In the main valley near the junction of Western Valley Road and Church Road some 60,000 feet of timber per acre was milled, mostly Totara.

Further up Western Valley, Goulds Bush was mostly Matai and milkwood, and near the Maori Reserve the best of the timber was Kahikitea. Two-thirds of the timber in Little River was Totara, the rest being Matai and Kahikatea.

Source: B.W. Mountfort. Macmillan Brown Library
White's Forsyth sawmill at Little River

The timber was taken from the valleys by tram-line to the mill and from there on to Catons Bay on Lake Forsyth also by tram-line. The timber was rafted across the lake to Birdlings Flat, hauled in horse wagons across country to Lake Ellesmere where it was again rafted across to Harts Creek on the western side of the lake to a point now known as Timber Yard Point.[18] From here it could be carted via the township at Leeston via tramway to the Main South Road or the southern Main Trunk Line where it could be transported to the Rakaia River bridge construction site or to Christchurch.[19] Consequently transporting the logs from the mill to Christchurch and the Canterbury Plains was one of immense difficulty and was costly. In early years the high price of timber in Christchurch was largely due to the high cost of transport.

White & Co, decided to solve the transport problem by building a tramway from Christchurch to Little River. The line from Christchurch reached Halswell before being abandoned for lack of capital. A tramway reserve was however established from Christchurch to Little River. The tramway was used to transport road metal from the quarry at Halswell to Christchurch.

By now there was more traffic through Little River and in 1872 workmen had completed a new coach road between Christchurch and Akaroa. A Cobb & Co coach service was started and there was an increase in foot and horse traffic. Yet the journey from Christchurch could take two full days as at that time Waihora (Lake Ellesmere) extended up the valleys and they were filled with water. From the initial settlement of Christchurch and Banks Peninsula, the Port Hills had presented the most pressing communication problem in the country, a worse problem than that being faced by other settlements. Not only were the peninsula bays isolated from Christchurch and the port at Lyttelton but there was also great difficulty transporting goods and people between the port, the plains and the peninsula. All heavy goods had to be brought around by boat from Lyttelton and across the Sumner bar to enter the Avon and Heathcote Rivers to reach Christchurch, and access to Akaroa harbour and the peninsula bays was dependant on boat transport. The first superintendent of the Canterbury Provincial Council, James

17 Akaroa and Banks Peninsula. pg. 201-204

18 W. Jacobsen Akaroa and Banks Peninsula 1840-1940 Akaroa Mail 1940.

19 WA Taylor, Picturesque And Historic, Bascands Ltd 1956 3rd Edition

Edward Fitzgerald (1853-57), pushed for the completion of a road over the Port Hills from Lyttelton to Sumner via Evans Pass to resolve the problem of access of the principal settlement to its port. This proved very hazardous and the access problem between Christchurch and its port at Lyttelton remained.

Fitzgerald's successor was William Sefton Moorhouse who was superintendent of the Canterbury province for two terms between 1857-63 and 1866-68. He promoted the concept of, and was responsible for, having a railway tunnel constructed through the Port Hills to the port at Lyttelton. There was a great deal of railways expansion in England at this time that kindled enthusiasm for the project. Although the cost was considered far too expensive for the small Christchurch community, the railway connection between the port and city was seen as the logical solution. The Provincial Government consequently determined that the provision of a rail transport system was essential and work on the tunnel started in 1860. It is indicative of the optimism of the Provincial Council in its success that work was started before Canterbury even had a railway.

The first public railway line in New Zealand was the Christchurch to Ferrymead line, connecting the city to the boat landing and unloading point at the head of the Heathcote River estuary. The line which was in the wide "Irish" gauge was formally opened on December 1, 1863 and was used until the tunnel to Lyttelton was opened in 1867. Industrial development that had been slow before the advent of the railways and the tunnel, started to proliferate in the 1870s. The Main Southern Railway begun in 1865, reached Oamaru in 1877, Dunedin in 1878 and Invercargill in 1879. A line to the West Coast was also proposed and this was progressing in 1885 and was finally opened in 1923 after completion of the Otira tunnel.

The railway network from Hornby on the outskirts of Christchurch was extended as a branch line towards Banks Peninsula. The line extended to Prebbleton, Lincoln and Southbridge and was completed in 1875. In 1874 a Mr. Greenwood had suggested to Mr. W. Montgomery, the Member of Parliament serving the district, that Banks Peninsula was badly in need of a railway. There were proposals to extend the line on to Akaroa, but again the hills separating the two proved problematic and the proposal was abandoned. There was also debate about the location of the railway station within the Little River settlement. The people from Akaroa and the peninsula bays wanted the station at the base of the Coach Road in Cooptown to the north-east, whereas the Little River residents preferred the station in the middle of their town. *The Lyttelton Times* of February 17, 1885 reported that a deputation of local dignitaries and residents including the Mayor of Akaroa, Mr A.I. McGregor, and Messrs W. Coop and A.H. Anson, members of the Little Road Board, met with the Minister of Public Works, the Hon E. Richardson to state a case for extending the railway thus reducing the length of road travel to other Banks Peninsula bays. This proposal was rejected by the Minister on the grounds that the account for the construction of the Little River line was in debit and the proposal went no further.

The railway subsequently reached Birdlings Flat in 1882 after difficulties with the lake levels but was proposed to terminate at Little River.

The route of the completed railway line to Little River forked from the branch line to Southbridge at Lincoln. The route between Lincoln and Little River skirted flood prone Lakes Ellesmere and Forsyth, and travelled over swampy ground. The railway reached Birdlings Flat in 1882, and the extension of the branch line to Little River was opened for traffic on 16 March 1886. The line was 22.5 miles long from Lincoln to Little River.

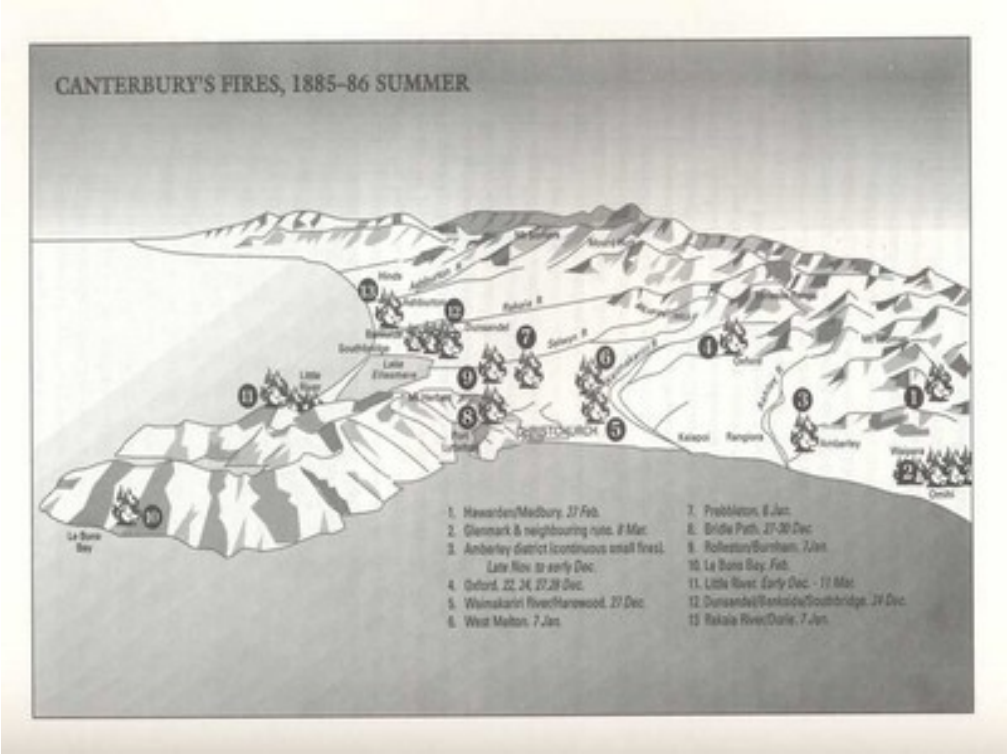
With the railway now completed between the timber mills at Little River and Christchurch, large quantities of milled timber could now be quickly and easily transported to the Main Trunk Line and the city and port. The completion of the railway to Little River was a notable milestone and provided a fresh sense of purpose to the town and Wairewa district.

As a social focus the train now rivalled the hotel. A racecourse was established out on the grassy flats across the river from the Little River Hotel and the Little River races continued as an annual event attracting a good trainload of city punters at each meeting. Between 1887 and 1907 the Inter-Provincial Amateur Regatta was held annually at Lake Forsyth also with excursion trains bringing large crowds from Christchurch. The Racecourse became the venue for the Little River A&P Show day in November 1908.

However the racecourse area was prone to flooding from the lake and adjacent Okana River and in 1912 the racecourse was relocated to Motukarara, then called Rabbit Island, where the railway continued to provide excursion trains to the meetings. The advent of the railway to Little River was a milestone in its settlement making it accessible to the plains and the city for trade, and opened the peninsula to traffic and visitors.

Little River's timber, dairy produce and stock now had far easier access to the Christchurch market due to the railway line and the district now entered a new period of prosperity. The opening of the branch line was a significant event for the district and especially for the Little River township. In its first year of operation 935,450 super-feet of timber and 2,445 tons of firewood were railed to Christchurch. There was also a substantial quantity of other freight including wool, livestock and general merchandise, and 4,906 passenger tickets were issued. Cattle and sheep saleyards were erected in 1888 and from this period onwards the regular stock sales in the yards were to be of key importance to the peninsula. Little River became the gateway to the peninsula and an important junction. Though the train was met by coaches that would take travellers on to Akaroa, many would stay overnight before moving on and several boarding houses sprang up to cater for the travellers' needs. General stores, blacksmiths, shops and stables opened and a well serviced community developed catering for the needs of the farmers, railways and travellers. This developed to include a town hall, police station, schools, maternity hospital, a new Maori Hall to replace the old Runanga Hall, a Masonic Hall, new churches and a small Library, (opened in 1876). Sadly few of these remain in present day Little River. St Andrews church built in 1879 is a reminder of this period.

Bush and grass fires had become a serious and recurring problem for Little River and the valley became notorious as "the Valley of a thousand fires". Coops/Forsyth mill burned down two years after it was established then re-built. A particularly severe drought over the 1885/1886 summer season resulted in three major fires in Little River area destroying hundreds of acres of pasture, cocksfoot and fence posts.[20] Not surprisingly a rural Fire brigade was soon formed in Little River.



Source: NZs Burning- The Settlers World in mid-1880s - Rollo Arnold (Victoria University) Pg.91
The bush fire season in Canterbury of 1885-1886 [21]

20 http://nzetc.victoria.ac.nz/tm/scholarly/tei-ArnNewZ-c8.html#n93

21 http://nzetc.victoria.ac.nz/tm/scholarly/tei-ArnNewZ-c8.html#n91

By 1900 most of the timber had been removed from the hills around Little River and its valleys. The destruction of the forests destroyed local birdlife with at least twelve indigenous species rendered extinct by 1900. This was a source of mahinga kai to local Ngai Tahu who were now confined to live on their designated reserves.[22] Timber milling gave way to dairy, sheep and cattle farming, and the growing of cocksfoot for seed. Once cleared of bush, stumps and scrub and properly grassed, the Little River countryside turned out to be very fertile farmland. The population of Little River had reached 380 by the turn of the new century.

In the 1930s Little River had the best production figures for cocksfoot seed on the peninsula, but by 1950 it was the lowest. The timber and cocksfoot era had brought Little River much of its prosperity and following the decline of cocksfoot seed production farming concentrated on grazing cattle and sheep and dairying with a decline in the requirement for labour.[23] Dairy factories and seed stores had replaced timber mills. Early settlers and land owners became wealthy and therefore aristocratic in the colony.

Falling railway passenger patronage with the improvements of the Christchurch – Akaroa Road and the increasing use of motorcars saw the railway line close to passenger traffic on April 14th 1951. By 1952 the goods service was losing money with reduced demand for using rail freight for farm produce due to increased competition from road freight but the service continued until June 30th 1962 when the line was closed for good.

The A&P Show at the Racecourse had become a very popular event, not only to local people but also to many people from Christchurch, and had become major source of income to the Little River Community. When the Racecourse had been re-located to Motukarara in 1912 the A&P Show committee approached the Little River Domain Board about possible relocation of the show. The Little River Domain Board agreed to relocate the A&P Show to the newly formed Public Domain known as Awa-iti (Little River) Domain with the 5th Little River A&P Show taking place at Awa-iti Domain on 25th November 1913. The A&P Show remains an annual event in Little River to this day.

Parliamentary legislation between 1876 and 1924 had authorised the lowering of the lake level of (Waihora) Lake Ellesmere to drain the land for cultivation.[24] Eventually the lake level was lowered by 2-3 metres from the natural level. This enabled a more direct access route for the coach road and ultimately provision of the rail link to Little River. Ngai Tahu had however lost a large part of their lake and mahinga kai that they had been guaranteed by Kemp`s Deed in 1848. Similarly with the deforestation of the valleys behind Little River after the commencement of sawmilling in 1862, the vulnerable loess topsoils had been exposed. Run-off from the hills and sawmills, and sewage from the towns flowed into (Wairewa) Lake Forsyth which became much shallower and poisoned with blue-green algae. Eutrophication further destroyed remaining mahinga kai.[25]

As early as May 1863 J.W. Hamilton, Native Commissioner, had expressed his concern about the future of the Wairewa Maori following the destruction of the forests and the loss of birdlife as a result of European settlement and activities.[26] Thomas Cass, Chief Surveyor of Canterbury, had also expressed his concern about the run-off from the mills polluting the rivers, another significant source of food for Maori, and he advocated that the river at Wairewa be reserved exclusively for them. At this time there were 36 Maori accounted for in Wairewa population counts.[27]

In 1877 Hamilton called the public's attention to the fact that the population losses suffered by Maori were in the main caused by European activities and carelessness. He advocated the appointment of a government officer to protect Maori interests at Little River. The problem remained and in the early years of the 20th century, Diphtheria was common amongst Maori children to the point of epidemic. Water

22 S. Moore Natural and Human History of Akaroa and Wairewa Counties QE2 Arts Council- 1987

23 G Ogilvie Picturing the Peninsula Hazard Press 1992 . Pg. 90

24 H. Evison. Land of memories: A contemporary view of places of historical significance in the South Island Tandem 1993. Pg. 31

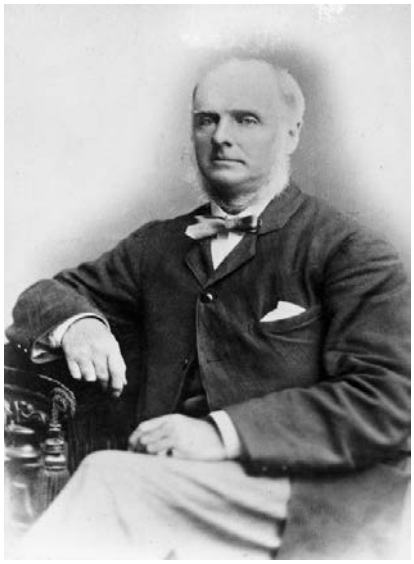
25 Natural and Human History of Akaroa and Wairewa Counties. Pg. 41

26 http://natlib.govt.nz/items/22355735

27 Place names of Banks Peninsula. Pg. 106

quality and water supply remains a problem in Little River to this day.

At the time of the Little River Coronation Library's inception in 1911, Little River was experiencing an economic boom and had a population of about 400 people in and around the township. Train excursions arrived up to three times a day from Christchurch connecting with coaches from Akaroa. The successful run-holders had become rich and were the aristocrats of the new colony. Ngai Tahu, however, having been deprived of capital, living on tiny uneconomic areas of land isolated from their mahinga kai became poor, diseased and outcast, but they did manage to retain their Maori Reserve on flat land in the centre of the prospering township - much to the consternation of the new settlers.



Source: **http://mp.natlib.govt.nz/detail/?id=28289**
William John Warburton Hamilton

2.1.3 Historical Significance of the Little River Coronation Library.

The establishment of education and Library facilities in the early settlement of New Zealand was initially the responsibility of the churches and private enterprise, and after 1853/54, provincial government. The Provincial Councils were responsible for governance of the provinces from 1854 until 1876 when they were abolished and their functions were taken over by central Government in Wellington. In 1877 after the abolition of the provinces, central Government re-organisation of the education system began with the Education Act 1877. Primary Education was the first focus of Central Government, and the Education Act 1877 established initially twelve regional Education Boards, most of which took over from the Provincial Boards. Each Education Board was responsible for public education in its district and the main concern was primary education.

Under Provincial Government in Canterbury, a Board of Education had been formed in 1863. In 1864 the Canterbury Provincial Government enacted the 1864 Educational Ordinance as a result of a Commission of Inquiry the previous year. The Commission was in part established because of widespread interest created by the incumbent Pigeon Bay Academy teacher, W.S Fitzgerald, when he withdrew the Academy from under the wing of the Presbyterian Church, with the support of Pigeon Bay run-holder, Ebenezer Hay. Fitzgerald had taken up the teaching position in October 1861. The withdrawal was advertised bringing much attention to the unsatisfactory denominational system. A commissioner was appointed who then condemned the whole education system including the public Library system that had been established in Canterbury, but without effect. Thus to Hay and Fitzgerald goes the credit for our present day system of public education.[28]

There were soon to be no less than five separate schools in the Little River area over the next decade, including a separate school for 'The Natives'.

The Provincial Councils also decided to take a more controlling approach to the provision of Library facilities rather than leaving them to be organised by opposing church groups and financial control was removed from the church groups and given to independent Library committees. The first Library in Little River was established in 1876 on a block of land on Western Valley Road directly opposite the current Awa-iti Domain. This parcel of land had been given to the community by William White, one of the founders of the original Forsyth sawmill on the current Railway Station site.

King George V was to be crowned king on 22nd June 1911 and the New Zealand Government had announced a pound for pound subsidy up to 250 pounds for communities to erect a coronation memorial in their town. On Tuesday 30th May, 1911, the Little River Domain Board met and recommended that an application be made for a Government subsidy towards a coronation memorial and that memorial should take the form of a new Library to be built in the domain. The old Library in Western Valley Road had fallen into disrepair and access across private land to the Library was problematic. The land that the existing Library was on would be worth 10 pound per annum leased and there were 50 subscribed Library members at this time who could assist with donations. It was also proposed to run a domain bazaar with the hope of raising donations from local landowners.

On the following Saturday 3rd of June 1911 a public meeting was held in the Little River Town Hall advising the public of the proposal to apply for the coronation subsidy to erect a coronation memorial in Awa-iti domain next to the Matson and Co saleyards on Western Valley Road. The public were asked for voluntary donations and immediately the sum of 174 pounds was collected.[29] The Domain Board pledged 25 pound towards the building if a dressing room for footballers was included in the proposed building and the Wairewa County Council pledged a further 25 pounds. In short time it was expected 250 pounds would be raised and with the pound for pound subsidy from the NZ government meaning 500 pounds was set as the anticipated building cost.

On Tuesday 17th October 1911, the Little River Domain Board met and Mr WH Montgomery advised the

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28 **V.** Wright. Little River District Schools Centennial 1972

29 Akaroa Mail June 9th 1911

results of a tender for a brick Coronation Library.[30] Luttrell Bros. Architects, the architects selected for the Library design, had advised that the estimated building cost would be 413 pounds but upon opening the three tenders the price was found to be double this estimate. Montgomery was instructed to advise Luttrell Bros. that the tenders were not acceptable. Luttrell Bros. responded by proposing a tender for a wooden building. Montgomery and the County Chairman proposed to discuss the matter further with Luttrell Bros.

The Akaroa Mail reported on Friday 3rd November 1911 that the architect, Luttrell, had expressed his willingness to construct the Library building with his construction company for 415 pounds but he could not do the work that year but would have it completed by the end of 1912. It was decided by the committee that the Luttrell proposal was a good one and should be accepted.

On Wednesday 27th December 1911 Luttrell started construction of the Library in the Awa-iti Domain. Heavy rain throughout the Christmas and New Year period prevented a rapid start to the project as the site was continually flooded.[31]

In May 1912 Mr T. Quealy who was now Wairewa County Clerk described the proposed Library:

The two main rooms (the Library and the reading room) are 24 ft x 20ft and 18ft x 20ft respectively, while there is a dressing room 12ft x 7ft, and coal and wood room, and an imposing entrance in the shape of a porch 7ft x 15 ft. the porch is to be supplied with stone cut pillars, and is to be on the south side of the building.
The building is to be built in double brick walls on a concrete foundation, with a slate roof. There are fireplaces in the Library and reading rooms, and a large bay window in the reading room facing on the main coach road.[32]

As noted, the original tenders for the Little River Coronation Library were more than twice the estimates that the Luttrell Bros. had quoted to the Library committee for a Library of brick construction. That the Luttrell Bros. should agree to construct the Library in brick for the estimates quoted by them was a bold move indeed.

In May 1912, five months after starting construction of the Library, the Luttrell. Bros. wrote to the Wairewa County Council over the top of the Library Committee complaining about the appointment of a Mr Otley as Clerk of Works and their refusal to continue working under him. The council immediately advised Luttrell Bros. that they had a contract agreement in place and Luttrell Bros. must continue as before, which they did. Henry J. Otley had been responsible for the construction of the Wairewa County Council administration building at the north end of the domain in 1911. Otley had his own construction company Winny & Otley and also operated variously as a Timber merchant (C.E. Otley& Co.) Chair of the Canterbury Hospital Board and publican of the Red Lion Hotel in Rangiora. Notably, Otley was also an active Borough Councillor for Linwood from 1903-1917. Otley was therefore well connected with local government officials.

There were also time constraints that the Library Committee had to consider as the Government subsidies required expenditure of the coronation subsidy in the year of coronation but an extension of time for the Library was granted after discussions with the Hon. Heaton Rhodes, the Member of Parliament for Ellesmere and the Minister of Internal Affairs responsible for the distribution of funding. Once the Library committee had confirmed there were no other coronation memorials being built in the area the extension of time to claim the government subsidy was granted.

In October 1912 it was reported that the Library would be completed by the middle of November but it was not until 15 March 1913 that the Little River Coronation Library was opened to a large gathering with much fanfare in the town. The exact date of the completion of the Library construction has not been determined.

30 Akaroa Mail October 11th 1911

31 Akaroa mail December 29th 1911

32 Akaroa Mail May 17th 1912

The Prime Minister William Ferguson Massey arrived late from Akaroa with the Member of Parliament for Ellesmere, the Hon. Heaton Rhodes, to open the new Library, as a fitting memorial to the coronation of King George V on 22nd June 1911. Massey was reported to have commented on how few towns in New Zealand had taken advantage of the Government subsidy to construct and maintain such a Library. The old Library committee had handed over all their stock of books and furniture to the new Library committee. Both Massey and Rhodes commented on the large contribution already made by the Little River community to the construction of the Library. The official opening continued with afternoon teas which were then followed by banquets well into the evening.

The Luttrell brothers did not attend the opening but their work in preparing the Library plans and construction of the Library was acknowledged. Mr J. Coop then chair of the Wairewa County Council formally handed over the new Library to the Little River Library Committee as the new controlling body with the council to contribute an annual subsidy of 5 pounds for its control. The maximum charge for an annual subscription to the Library was set at 5 shillings.

The final cost of construction was provided on request to the Department of Internal Affairs as 474 pounds 17 shillings and 10 pence.[33] The Government share would be 237 pound 8 shillings and this was immediately approved as Member of Parliament, Hon. Heaton Rhodes, had promised at the opening.

The construction of the Little River Coronation Library represented a triumph of community involvement and co-operation. That such a substantial sum of money could be donated by the Little River community in so short a time to construct a fitting memorial to the coronation of King George V was a significant indication of the reverence that many in the Little River community held for the monarchy and empire at that time. The far-sighted practicality of the rural people of Little River provided not just a memorial to the coronation but a multi-functional civic asset for generations to come.

This small community would once again show high regard for empire when the call came to fight in World War One in 1914 , just one year after the completion of the Library. As Prime Minister Massey noted, it was indeed a shame that more communities in New Zealand had not embraced the opportunities made available by the Government Coronation subsidies of the time.

[33] Akaroa Mail- June 13th 1913.Pg. 2

2.2 People Associated with Little River Coronation Library

The Little River Domain Board of June 1911, responsible for recommending application for the subsidy to erect a coronation memorial that eventuated in construction of Little River Coronation Library consisted of the following members:
Messrs W.H. Montgomery(Chairman), W.F. Parkinson, J.F. Buchannan, M. Barclay, H. Chapman, J.E. Johnstone, T. Thompson, J. Gaskin and T. Quealy.

William Hugh Montgomery (1866-1961) was the son of The Hon. William Montgomery Snr. a former Minister of Education, Colonial Secretary, Member for Banks Peninsula and at one time touted as a future Premier of NZ. Montgomery was born in Opawa,[34] Christchurch and was a qualified solicitor, farmer, traveller and artist. He had been elected Member of Parliament for Ellesmere over two terms until defeated by Heaton Rhodes. Montgomery purchased 1,200 acres from his father at Rocky Peak and eventually 3,000 acres at Wairewa in 1891.[35] There he milled the bush and turned the land to Cocksfoot and when that market faltered he ran sheep. He retained a long and distinguished membership of the Little River Domain Board and was an active member of the community for many years up to his death in 1958. He donated 50 pounds of his own money to the cost of building the Library or approximately 20% of the public donation. Montgomery Park situated adjacent to Hilltop on the peninsula was donated to the public as a reserve by Montgomery.

Source: "Notes on my Life" by WH Montgomery
WH Montgomery -Chairman of Little River Library Committee 1911-1916

Mr Thomas Quealy (1855-1930) was born in County Waterford, Ireland. He first moved to Little River in 1880 from the goldfields in New South Wales. On arrival in Canterbury he was employed on the construction of the railway between Lincoln and Birdlings Flat.[36] Once completed he became Wairewa County Council Engineer, Surveyor and ultimately Town clerk and was responsible for the establishment of much of the roading infrastructure throughout the Wairewa area. He owned a large dairy farm in Little River.[37] Quealy was instrumental in acquiring part of the central portion of the town from local Maori for the purpose of creating Awa-iti Domain, which eventually became the site for the Library.

The Wairewa County Council donated 25 pounds to the Library fund whilst Quealy was County Clerk.

34 Akaroa and Banks Peninsula. Pg .222

35 WH Montgomery. Notes on my Life 1995.

36 Http://nzetc.victoria.ac.nz/tm/scholarly /tei-Cyc03Cycl-tl-body1-d5-d25.html

37 Akaroa and Banks Peninsula pg. 223

A memorial plaque to Mr Quealy lies in the domain grounds adjacent to the Awa-iti Domain Memorial Gates.

Source: http://nzetc.victoria.ac.nz/tm/scholarly /tei-Cyc03Cycl-tl-body1-d5-d25.html
Thomas Quealy

Mr John (Jack) Fletcher Buchanan (1873-1927) was born in Little River. He was a farmer and Horse breeder. His father, Hugh Buchanan, established Kinloch estate in the adjacent Okuti valley in 1851 as one of the first European settlers in Little River.[38] This large estate once exceeded 15,000 acres of land. John Buchanan donated 21 pounds of his own money to the building of the Library. The homestead that his father, Hugh, built is still to be seen today.

Source: http://nzetc.victoria.ac.nz/tm/scholarly /tei-Cyc03Cycl-tl-body1-d5-d25.html
John Fletcher Buchanan

Mr Thomas Thompson was chairman of the existing (old) library committee and advised the domain board that application for the coronation subsidy must be made through the local authority Wairewa County Council. He eventually became the Little River Domain Board Chairman.

Mr W. F. Parkinson was the first Wairewa County Council Chairman and was elected in 1910 and was president of the Canterbury A&P Association. Parkinson made formal application to Mr C.A. Hardy M.P. on behalf of the Little River Domain Board for a pound for pound subsidy for a coronation memorial in Little River. Mr Hardy was the representative acting for The Hon. Heaton Rhodes, the standing Member

38 Akaroa and Banks Peninsula pg.228

of Parliament for Ellesmere, who was in England for the coronation itself.[39] Rhodes was an ardent supporter of the rural communities of Banks Peninsula. Mr Parkinson personally donated 10 pound 10 shillings to the building of the Library. Mr Parkinson also donated the land that enabled construction of St Kentigerns Church in Kaituna.

Mr Morrison Barclay (1851-1926) was born in Dundee, Scotland. He arrived in Canterbury in 1874 and took up a farm lease in Pigeon Bay in 1874 before purchasing Hawk Hill estate in Little River in 1895.[40] Morrison Barclay was the old-Library chairman from his arrival in Little River to 1901 and served for many years on Akaroa County Council and local school committees. Barclay died soon after his son was drowned at Little River.

All of the men noted above were established, wealthy landowners in Little River. They all maintained long standing and a highly active involvement in Little River community committees and actively promoted and lead the advancement of Little River.

Mr Edward Sidney Luttrell (1872-1932)[41] – One of the Luttrell Brothers -Architects and Builders of Little River Coronation Library. Sidney Luttrell was the entrepreneur of the partnership and was often to be seen attending to his active building sites. Alfred, Sidney`s older brother, is understood to be the main design influence of Luttrell Brothers and was probably the designer of the Coronation Library.
(See below for full biography of Alfred and Sidney Luttrell.)

Source: http://www.TeAra.govt.nz/en/biographies/3l16/luttrell-alfred-edgar
Edward Sidney Luttrell

39 G. Rice Heaton Rhodes of Otahuna. Pg. 153

40 Akaroa and Banks Peninsula. Pg. 228

41 A.E. McEwan. From Cottages to Skyscrapers: The Architecture of A.E. & E.S. Luttrell in Tasmania & NZ. Pg. 22

2.3 History of the Architects

2.3.1 Alfred and Sidney Luttrell: Architects of the Little River Coronation Library

The new Little River Coronation Library was designed by the Luttrell brothers, Alfred and Sidney, who arrived in New Zealand in 1902 after winning an architectural competition for the proposed White Hart Hotel in Christchurch. Their principal contribution to New Zealand architecture was the introduction of the Chicago 'skyscraper' style typified in the New Zealand Express Company buildings in Christchurch (1905-1907) and Dunedin (1908-1910). They also specialised in the design of race course grandstands and worked as unofficial diocesan architects for the Roman Catholic diocese in Canterbury.

Source: CCC Library heritage Photos Reference CCL Photo CD 7, IMG0067
Alfred and Sidney Luttrell -King Edward Barracks, Christchurch 1905

The Luttrell brother's early years in Tasmania

Alfred Edgar Luttrell was born in Hobart, Tasmania, on 21 October 1865. He was the first child of Alfred Ernest Luttrell and Thomasina Louisa Woollett. Alfred (Snr) and his wife were both born in Tasmania and he was a cabinetmaker and builder by trade. They were members of the Church of England and their family that comprised seven in all were raised in the Anglican faith. A younger brother, Edward Sidney, was born on 20 June 1872 in Sydney, New South Wales.

It is believed that following the birth of the youngest son, George Shannon Norman in 1876, the family returned to Tasmania living at Launceston. Sidney attended the prestigious Launceston (Church of England) Grammar School in 1888, and Alfred served an architectural apprenticeship in Launceston between 1882 and 1886. His early education is not known. Alfred, Sidney and George all became architects in Tasmania.

Alfred's architectural apprenticeship was served with Harry Conway, (1829 – 1905), an English builder and architect. The younger brothers received their training directly from Alfred himself, and during the 1890s they worked together to expand their practice throughout northern Tasmania.

Alfred and Sidney contributed much to the architecture of Tasmania, responding to the needs of numerous mining towns and rural communities and developed a sound understanding of design and construction on which they based their future practice in New Zealand. While with Harry Conway, Alfred learnt to design buildings using both the classical and gothic styles of architecture, with the latter being applied particularly to church architecture. He accepted the conventions of the time that applied the gothic style to Anglican and Catholic churches and the classical style to secular buildings. Conway also possessed a sound knowledge of engineering that was shared with Alfred. Later this was to become significant to the design of many of his important works in New Zealand.

Alfred established himself in practice on his own account in 1886 following Conway's appointment to the House of Assembly as the Provincial Architect. Eleven years after he established his own practice, Alfred

took Sidney into the firm as an equal partner of A.&S. Luttrell, Architects, the name of the firm in Tasmania. They assumed different roles within the practice with Alfred being principal architect and engineer, and Sidney as the firm's contractor and client relations' partner. This allowed them to best use their individual skills and talents. Sidney was a distinguished athlete, cyclist and yachtsman, and also had a passionate interest in horse racing. The latter was to be a significant source of commissions in the future.

Alfred and Sidney Luttrell left Tasmania in 1902 on the eve of Federation in Australia. Tasmania was economically starting to fall behind mainland Australia, while conversely New Zealand was optimistically looking to the future. Christchurch had become a bustling Provincial capital and at the time was preparing for the 1905 International Exhibition.

S.&A. Luttrell, Architects. New Zealand

By immigrating to New Zealand in 1902, the Luttrell brothers improved their professional career prospects. Christchurch had just celebrated its 50th anniversary and it was a time of transformation of the architectural character of the city as economic prosperity and civic pride lead to earlier wooden structures being replaced with buildings of masonry and concrete construction.

Sidney arrived in Christchurch in 1901 and Alfred followed in 1902. They are both thought to have travelled to the USA between leaving Tasmania and arriving in Christchurch and their work from the time they arrived displayed influences of their visit as seen with the use of the Chicago "skyscraper" style and also in the level of innovation and modernity not anticipated by their Tasmanian work. In Christchurch they practiced under the name S.&A. Luttrell, and by 1906 they were employing their younger brother, George, who had also worked for them in Tasmania. In their first decade of practice in New Zealand their principal commissions were for commercial buildings and they made use of the Chicago "skyscraper" style of office building and were responsible for introducing this style of architecture to New Zealand. This is seen in their designs for the buildings for the New Zealand Express Company Ltd in Christchurch, (1905-07), and Dunedin, (1908-10).

The Luttrell's early commissions in Christchurch included the new White Hart Arcade building (1902), a commission they received before leaving Tasmania, and the Lyttelton Times building in Cathedral Square (1903) which marked the beginning of their practice in New Zealand. In 1906 they designed the new Theatre Royal, returning to a Baroque classical style of architecture, more commonly seen in their Tasmanian buildings.

Source : CCC Library heritage Photos Reference CCL Photo CD 2/ IMG0062
Lyttelton Times Building (1903)

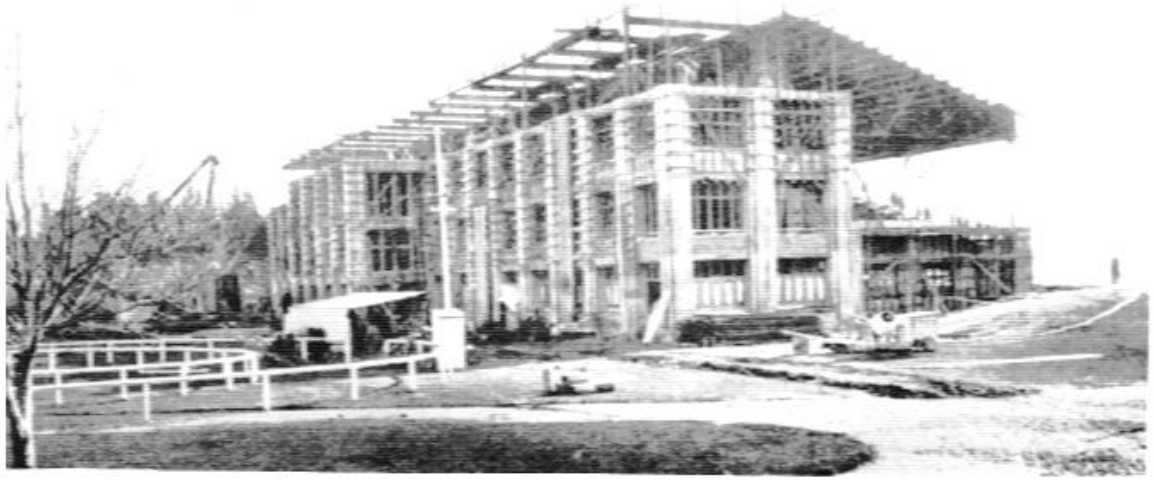
The Luttrell brothers established their own construction firm, and the first building they constructed was King Edward Barracks in Cashel Street (1905). The King Edward Barracks was to be the largest public covered floor space in Christchurch for many years to come and provided a venue for shows and concerts

as well as its original drill hall purpose. It was also innovative being a prefabricated kitset steel structure that allowed the rapid construction of a structure clear spanning and enclosing a large volume and space.

The New Zealand Express Company Ltd building in Hereford Street was the tallest commercial building in Christchurch at the time, so from very early on after their arrival in Christchurch, the Luttrell's were responsible for innovative and major buildings in the city and were making a significant contribution to Christchurch's cityscape. For a time they also owned the Golden Bay Cement Company using Sidney's entrepreneurial skills and business acumen.

Source: Christchurch City Libraries,
Heritage Photos Collection,
Image CCL/Photos/CD6/IMG0005
New Zealand Express Co Ltd,
Christchurch,1905 –07
Architects: S. & A. Luttrell

Sidney's passion for horse racing lead to racecourse work and they specialised in the design and construction of grandstands. In these, their use of modern building materials and construction methods, in particular reinforced concrete, was most successful and striking. They built grandstands at Addington Racecourse 1909-15, Trentham 1919-25 and Riccarton Racecourse 1920-23, and also other smaller examples. The Trentham Racecourse grandstands are their most noteworthy.



Source: Source: Christchurch City Libraries, Heritage Photos Collection,
Image CCL/Photos/CD6/IMG0073
The rear view of the grandstand at Riccarton Racecourse, 1922, designed by the Luttrell brothers. The grandstand shows their knowledge and understanding of engineering with the cantilevered roof counter balanced off the reinforced concrete grandstand structure.

The firm was the unofficial diocesan architects for the Roman Catholic diocese in Christchurch and commissions for the church included the Convent Chapel, St Mary's Convent, Colombo Street (1910), Our Lady of the Sea, Sumner, Christchurch (1912), and further a-field, St Mary's Catholic Church in Hokitika (1912). The practice also undertook numerous residential commissions and their houses were predominately in the Arts and Crafts influenced bungalow style.

Much of their work shows the influence of Harry Conway on Alfred's architectural education with his expertise in engineering projects. An example of this can be seen in their New Zealand Express Company building in Dunedin and its use of pre-cast reinforced concrete slabs manufactured off-site.

Source:http://www.nzhistory.net.nz/media/photo/new-zealand-express-company-building
The New Zealand Express Co. Ltd building in Dunedin, 1908. Architects: S. & A. Luttrell.

Alfred Luttrell died aged 59 on the 7th May 1924. He was survived by his wife Ellen a son and daughter. The firm continued to operate until 1932, although the work it produced after Alfred's death was to the design of Allan Manson, Jack Hollis and Wilfred Melville Lawry, all of whom had joined S.& A. Luttrell in the early 1920s prior to establishing their own architectural practices. The last major commercial buildings designed under the name of S.& A. Luttrell were the Majestic Theatre (1927-30) and Beath's Department Store (1929-33). These were however, principally designed by Manson and Hollis, associates of the practice although Sidney still retained control of the practice until his death. Following Sidney's death the firm was taken over by Allan Manson and it continued to maintain its links with the racing world designing grandstands and maintained the association with the Catholic church. The firm tended to specialise in commercial architecture.

Sidney Luttrell died aged 60 on the 17th July 1932 following a motor accident. He was survived by his wife from whom he had been separated for 20 years, and by his three children. He was described in an obituary as being an outstanding figure in architectural and building activities in Christchurch and in death Sidney seemed to outshine his brother. Alfred, however, was a nationally respected expert in grandstand design and in the use of reinforced concrete. He was characterised as being the designer, and Sidney as the entrepreneur. Sidney matched his brother's architectural talent with a gift for public relations and great entrepreneurial skills. However, it is fairer to describe their association and achievements as "*Alfred being a gifted and capable architect and knowledgeable engineer who was very*

ably assisted by his younger brother, Sidney". [42]

The Luttrell brothers established one of New Zealand's foremost Edwardian architectural practices when they arrived in Christchurch in 1902. They are recognised for their contribution in reshaping the streetscapes of Tasmanian mining towns and more significantly, for introducing a bold new style of architecture in the design of their commercial buildings in New Zealand. They combined artistic sensitivity and originality with engineering expertise and business acumen. Their practice spanned a period forty years at a time when Australia and New Zealand were beginning to look to the USA for social and artistic leadership. Although starting with Victorian period origins and influences, Alfred Luttrell was always aware of contemporary architectural developments and progress and these culminated in his designs. This is exemplified by the New Zealand Express Company Buildings in Dunedin and Christchurch, and by the Trentham Racecourse grandstands. The Luttrell brothers made a very significant contribution to architecture in New Zealand, both stylistically and technologically, and most of their New Zealand buildings survive today as testament to their skills, business acumen and architectural ability.

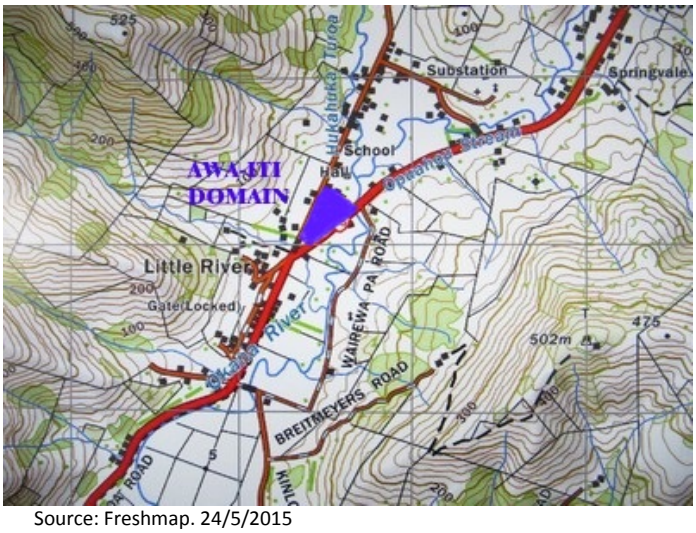
[42] A.E. McEwan. From Cottages to Skyscrapers: The Architecture of A.E. & E.S. Luttrell in Tasmania & NZ.

3. UNDERSTANDING THE PLACE – PHYSICAL EVIDENCE

3.1 Location and Extent of the Setting of Little River

Source: Google Earth image showing location of Little River on the Banks Peninsula.

Little River is a small community on Banks Peninsula located adjacent the Okana River that enters (Wairewa) Lake Forsyth 1.6kms away. Port Levy lies over the hill to the north with Duvauchelle and Akaroa over the hill to the east. It is connected to these locations via a number of roads and routes. The most direct access is from the south of Little River via the Christchurch Akaroa road (State Highway 75).



Source: Freshmap. 24/5/2015

The township is located on the western side of Banks Peninsula to the north of (Wairewa) Lake Forsyth. It is settled in a junction of valleys where the Okana and Okuti Rivers flow into the lake. Today the township extends sparsely over some three kilometres along the state highway towards Cooptown and Akaroa. The steep valley walls are now grazed and covered in grasslands, but in the time of the early European settlers the valley sides and hills were bush-clad. The Railway Station (1882) and the Post Office (1938) are located in the centre of the town as are the general store, cafés and art gallery. The commercial buildings are spread along the main highway and residences have mainly developed on the hills behind. Historically, access to the town was by boat across Lake Forsyth or by foot from Port Levy or Duvauchelle. The summit road was used to travel to Lyttelton and Christchurch and a new coach road was opened to Akaroa in 1872. The railway was extended to Little River in 1886.

The steep hills surrounding Little River were once heavily forested and the trees, mainly Totara, Kahikatea and Matai were milled in the late 19th century for building the Rakaia River bridge, providing sleepers for the southern railway, house construction and construction of the Lyttelton wharves, and as the trees ran out, for firewood. Production of cocksfoot seed eventually gave way to pastoral farms predominantly grazing sheep.

As settlement at the head of (Wairewa) Lake Forsyth grew, the Little River township developed in the floor of a large and deep valley. This has a large water catchment with numerous smaller side valley streams running entering into the main valley which discharges into the lake.

Little River has an air of tranquillity that belies its lively history and is now a stopping off point for visitors travelling to Akaroa and the peninsula bays beyond. The burgeoning popularity of Akaroa as a holiday destination has significantly increased the vehicular traffic volume through the township. Little River has become a destination in its own right with its picturesque setting, cafeterias and access to walking tracks in the area. Much of the original railway embankment between Little River and Motukarara remains, running past Lake Forsyth and across the shores of Lake Ellesmere to Motukarara. In 2006 a cycle trail and walkway was established along the railway embankment which brings a new influx of visitors to Little River.

3.2 Physical Description of Site and Setting of Little River Coronation Library

The site of Little River Coronation Library is located at the junction of Christchurch Akaroa Road and Western Valley Roads on a corner of a triangular plot as part of Awa-iti Domain. (Awa-iti means Little River). The site comprises 4.5680 hectares (11 acres, 0r, 34 p). The site was gazetted as Awa-iti Recreation Reserve Lot 1 Deposited Plan 423920. The Christchurch City Council is named as Original Proprietors.

Ngai Tahu is instrumental and influential in Natural Resource Management in the Wairewa Catchment. The Ngai Tahu Claims Settlement Act 1998 has seen the recognition of Ngai Tahu`s mana in relation to Te Roto o Wairewa (Lake Forsyth). They therefore have Customary Title over Te Roto o Wairewa and are guaranteed tribal involvement in the future of the Wairewa Catchment in recognition of the historical significance of the area as mahinga-kai to Ngai Tahu. This includes the Awa-iti Domain.

The Awa-iti Domain is subject to the Ngai Tahu Claims Settlement Act 1998. Schedule 7, Part B.[43]
(refer Schedule 71 of Ngai Tahu Claims Settlement Act 1998 -Appendix 7.)

Te Roto Wairewa (Lake Forsyth) is one of only two lakes in New Zealand that have received Customary Title, (Lake Horowhenua being the other). Te Roto o Wairewa is listed as a Statutory Acknowledgement Site.

The Local Marae for Wairewa Runanga is named Whare Tupuna-Mako. This is located immediately north of Awa-iti Domain on the opposite bank of the Okana River. The land is on a remnant section of the original Wairewa Maori Reserve 887 Block IV Section 22 designated in 1856 during the Akaroa

[43] Ngai Tahu Claims Settlement Act 1998, Schedule 7, Part B

Purchase.[44]

The Coronation Library is located at the southern corner of the Awa-iti Domain. The well grassed domain site is essentially flat though the Library is visibly and physically at the lower end of the domain. The domain site boundary is encircled by large Oak trees originally planted around the domain's boundary in 1910. The trees are now an important feature of the Awa-iti domain's rural character.

The Domain site itself is located in the floor of the Okana River valley and is surrounded by high grass covered hills rising to over 800m. Little River is very exposed to southerly weather coming up the valley along the lake and the trees provide much welcomed shelter. There is one tree of particular note within the domain located on the Western Valley Road boundary and directly adjacent to the Library. This tree is known as Osage Orange and one of only a few examples growing in the country.

Source : B Dougan 10/5/2015
View from the Coronation Library across the Awa-iti Domain

Located directly adjacent to the east of the Library are the Little River Awa-iti Domain Memorial Gates, a large imposing structure erected in 1923 to commemorate the local community involvement in the Boer War, World War One and subsequently World War Two. The gates were intended as the main entry to the domain (prior to the common use of motorised transport). Alongside the Awa-iti Domain Memorial Gates are a memorial sundial erected by the Little River community to commemorate Mr H.D. Buchannan, a prominent Little River resident, and also a memorial plaque to commemorate Mr T. Quealy who was for a long time Wairewa County Council Engineer and a resident of Little River from 1880. A large flagpole and yard arm also used to occupy this area of the site and is visible in several old photographs. The flagpole appears prior to the gates' construction in a location north of the gates' site, but was relocated to a location to the south of the gates following the construction. Evidence of the flagpole remains today in the large Rhododendron. Together with the Library these memorials form an important heritage grouping.

44 Maahanui Iwi Management Plan, February 2013. Pg. 43

Source: ATL http://natlib.govt.nz/records/29946474
Flagpole and memorial gates circa 1923-1925

Source: ALT http://natlib.govt.nz/records/29940438
The NZ navy circa 1920 with the Awa-iti Domain Flagpole on the extreme left with the Library at the centre.

Source : B Dougan 10/5/2015

The Awa-iti Domain Memorial Gates with inscriptions to World War 1 to the road facing side with later addition of World War 2 inscription facing the Domain

Source : B Dougan 10/5/2015

J.F. Buchanan memorial

Source : B Dougan 10/5/2015

Thomas Quealy Memorial

Source: B.Dougan 10/5/2015

The context of the Library and the Awa-iti Domain Memorial Gates. The sundial and Quealy memorial are to the left of the Awa-iti Domain Memorial Gates.

To the south of the Library building are sale yards that date from before 1890. The yards were originally leased and operated by Matson & Co. Auctioneers and Stock and Station Agents. Mature trees line the edge of a poorly maintained, weed choked open drain, (Police Drain), running along the southern boundary between the sale yards and the Awa-iti Domain and to the south of the Library. The sale yards are used for the annual Little River A&P Show held each November and are accessed via a crude metal plate 'bridge' across the open drain. At the north end of the domain are several large recreation buildings that include the Fire Station and several other community buildings associated with local tennis, rugby, netball, cricket and other local sporting clubs. These buildings on the whole are modern, except for the Tennis Pavilion which dates from 1911. The Little River School occupies the land along the north boundary of the Domain and makes great use of the adjacent Domain.

The Christchurch City Council has recently undertaken re-development of the vehicle access to the domain based on a 2009 Development Plan which now provides main public access to the domain from the north eastern corner off Western Valley Road. This has effectively isolated the Library and the Awa-iti Domain Memorial Gates at the opposite end of the domain. There is no direct vehicular access to the Library at present without driving onto the domain ground itself. Pedestrian access is available from S.H. 75 via side gates in the memorial gate.

The Christchurch City Council 2009 Development Plan proposes a new car-park within the existing Sale Yards area with sealed pedestrian footpath access, though how this will accommodate the Annual A& P show has not been described.

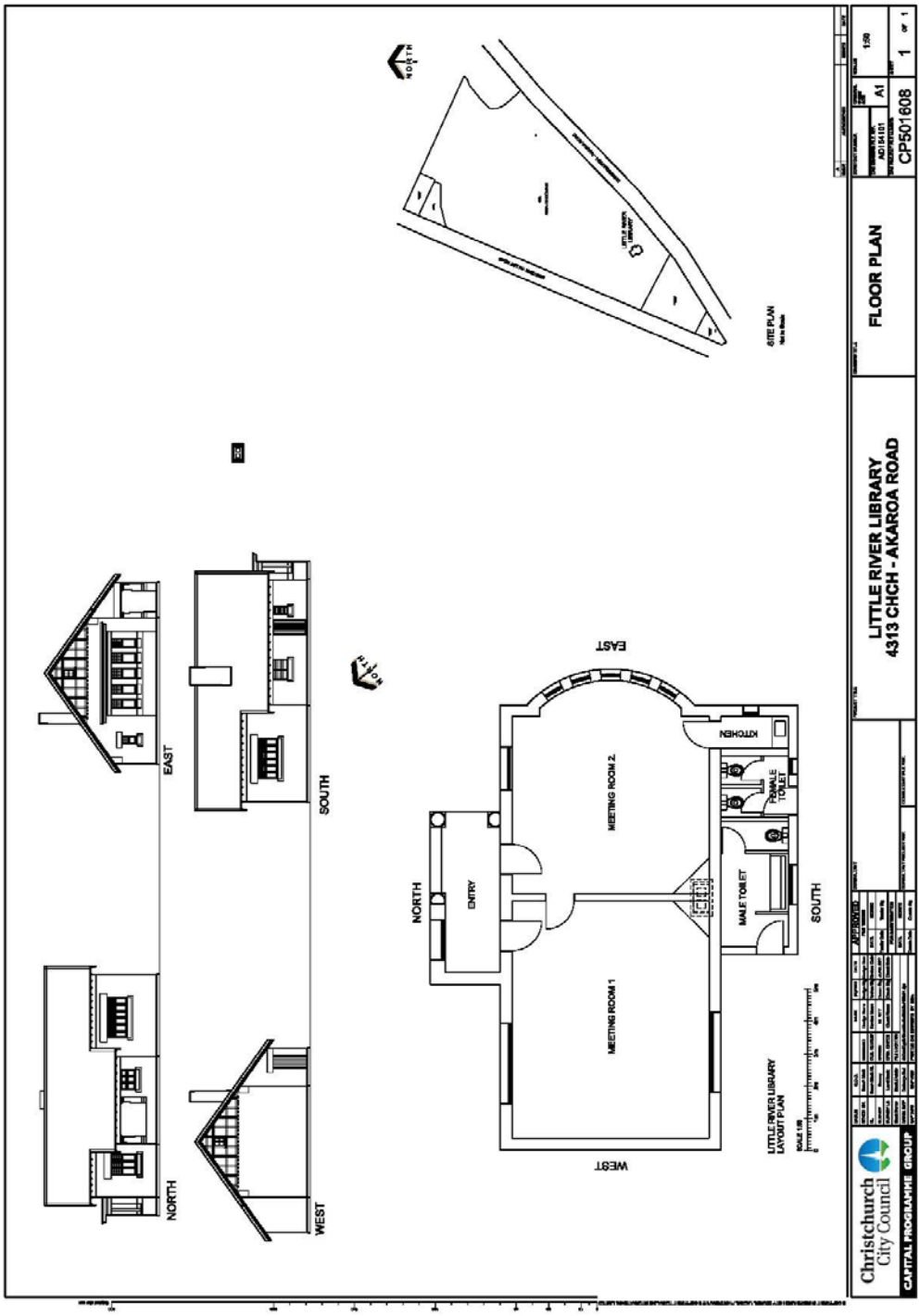
Following the establishment of the Awa-iti Domain Memorial Gates in 1923, an asphalted footpath from the gates to the Library steps was formed, and the gates were also the main vehicular access to the domain. It is unclear whether the existing concrete pathway follows the line of the old asphalt pathway. The Library was originally encircled by a white painted post and rail fence with a mesh infill to prevent entry from grazing sheep.

At the time of construction of the Library, the domain was leased on an annual basis for sheep grazing rights and cocksfoot planting. The funds from this assisted in meeting costs of maintenance of the domain.

Source: B Dougan 10/5/2015
View of Library from the main vehicular entry at north end of Awa-iti Domain with the Library and Awa-iti Domain Memorial Gates in the distance.

In the same year that the Library opened, the Little River A&P Show was relocated from the old racecourse to the Awa-iti Domain and the 5th A&P Show took place in November 1913 in what was to become an annual event to this day. An agreement was reached by the Little River Library Committee, the Awa-iti Domain Board and the A&P Show Committee to operate the administration of the show from the Library meeting rooms. An annual fee for the use of these facilities was also arranged to assist with maintenance and purchase of new books. This agreement continued up to the closure of the Library building due to earthquake damage in 2010.

3.3 Plan and Layout of Little River Coronation Library and Setting



3.4 The History of the establishment of the Awa-iti Domain

A public meeting was held in Little River on 14th March 1891. The people were advised that the Akaroa County Council had made available the sum of 42 pounds to procure a recreation ground for the people of Little River. At the meeting a committee was elected to obtain a suitable ground. In 1892 a 200 acre reserve at Birdlings Flat was set aside and a Domain Board was created for its management. An additional reserve referred to as RS1649 was also obtained but both of these areas of land were never adopted as Recreation Reserves. At that time most of the available flat land in Little River had been designated as Maori Reserve and was not therefore available for a Recreation Reserve. Negotiations with the Maori owners within the Maori Reserve commenced to secure some of their reserve land and continued for a further 14 years whilst several other options for a Recreation Reserve were considered.

In 1897 Mr W.H. Montgomery who was then a Member of Parliament for Ellesmere, was responsible for advocating the Little River Domain Board Empowering Act. Once enacted this enabled the Domain Board to sell the Birdlings Flat and RS1659 reserves and look for better alternatives for recreation. The Birdlings Flat beach reserve was eventually sold to Mr W. Birdling and RS 1649 was retained and leased for grazing for a period of 7 years. In 1906 the Domain Board acquired a small domain within the Morice Estate for recreation purposes in Cooptown. This became known as the Morice Domain. Future purchases included the Okuti Domain in the Okuti Valley.[45]

Finally, in 1908 an area of the Maori Reserve (Section 4, Block 111 of Native Reserve 887) was purchased off Mrs Makareta Rapatini (Robinson) acting for her daughter. Mrs Robinson was the widow of Mr George Robinson who had been a universally respected Kaumatua of Wairewa Runanga up until his death in 1906. The area of land sold totalled 6 acres, 2 roods, 21 perches and was purchased for the sum of 819 pounds 6 shillings. This sum was placed with the Public Trust until it could be determined where the money should be distributed among the previous Maori owners. The area of land consisted of the southern portion of the present domain near the intersection of Western Valley Road and SH75, Christchurch-Akaroa Highway. The land was transferred to the Crown on 14 October 1909.

There is some debate as to ownership of the saleyards at this time. It is believed that the saleyards remained in the possession of the Rapatini family until 1983. However , Montgomery`s history of the Domain submitted to the Little River Domain Board on January 21st 1933 states the saleyards were part of the original `southern portion' of the domain and the saleyards were leased to H. Matson & Co. with the rent being income for the Domain Board. There is also repeated mention in the minutes of the Domain Board relating to non-payment of rent by Matson & Co. over a period of years from 1916-1927.

Montgomery states that a specific condition of lease was drawn up on 13 August 1928 ensuring that Matson & Co. had no right to remove the saleyards and rent was set at seven pound 10 shillings per annum.[46]

The Deposited Plan of the Awa-iti Domain including the saleyards site, identifies the saleyards site as being Part Wairewa Maori Reserve 887 IIINo4 Block SO 1332. Further research on ownership of the saleyards is required to clarify the issues.

Source: B.Dougan 15/5/2015
Looking north across the saleyards to the Library and Awa-iti domain.

45 WH Montgomery History of Awa-iti Domain

46 WH Montgomery History of Awa-iti Domain

At a meeting of the Domain Board on 21 May 1910 the new recreation ground was named Awa-iti (Little River) Domain. In 1910 W.H. Montgomery was elected as chair of the Little River Domain Board. Montgomery had been defeated as member for Ellesmere in 1899 by Heaton Rhodes and had become heavily involved in the future development of the domain and its development. Around this time the new domain was encircled in freshly planted oak trees. The area of land was drained and re-levelled and sown with grass in the spring ready to be leased for grazing.

The land directly to the north of the domain (northern portion) was part of the Maori Reserve and was leased by Mr T. Quealy. Thomas Quealy was at the time Wairewa County Council Clerk and County Engineer. The Wairewa County Council had recently been formed out of the old Little River Roads Board in 1907 (where Quealy had been the Roads Engineer). It was understood by the Domain Board that this 'Northern Portion' now known as Awa-iti Park would eventually come under control of the Domain Board and was informally sub-let free of rent to the Domain Board in what appears to have been a gentlemen's agreement. Consequently the board decided it would construct tennis courts within Awa-iti Park. As the Domain Board did not at that stage own the land on Awa-iti Park they could not spend money there so a public bazaar was held and 304 pounds in donations from that enabled the construction of three fenced tennis courts. The domain was leased on a regular basis from this time for annual grazing rights to enable a further source of income for the Domain Board.

Enactment of the Little River Domain Board Act 1911 was considered an important landmark in the history of the Domain Board. By this Act, the reserves under control of the Domain Board were made Recreation Reserves and the Domain Board was given powers of Trustees of Recreation Reserves under the Public Reserves and Domains Act 1908. This Act brought Awa-iti Park directly under control of the Domain Board. The land known as Awa-iti Park (northern portion) had already been scheduled under this Act although it was still part of the Maori Reserve.

Eventually W.H. Montgomery, HD & JF Buchanan, J. Coop and T. Quealy came to agreement with the Awa-iti Park owners and the land (Section 3, Block iii, Rese.887) was donated by them to the Crown with the transfer completed in 1914. An area of 4 acres, 1 rood, 13 perches was amalgamated into the Awa-iti Domain, and one rood was transferred to the Wairewa County Council for 47 pounds to allow them to erect the County administration building (where the current fire station now sits.) The total land area of the Awa-iti Domain was now 11 acres, 0 roods, 34 perches.

In 1911, the Domain Board undertook to construct the Little River Coronation Library as a memorial to the Coronation of King George V which occurred on June 22nd that year. Construction commenced in December 1911 and by 1913 the Little River Coronation Library had been completed. The Library was to be owned by the Little River Domain Board but controlled by the Little River Coronation Library Committee who insured and maintained the building, receiving a 5 pound annual subsidy in assistance. In November 1913 the fifth annual Little River A&P Show took place in the Awa-iti Domain. The first four A&P shows had taken place at the racecourse further down the valley towards the lake, but in 1912 after constant flooding of that site it had been decided to relocate the racecourse to Motukarara. After discussions with the Domain Board it was agreed to retain the A & P show in Little River for the benefit of the local community and as a means of income for the Little River Domain Board.

In October 1914 the first cricket pitch was laid out on the domain and the Tennis Pavilion that had been constructed by the Tennis clubs in 1911 was taken over by the Domain Board with the Tennis clubs responsible for maintaining the courts. In September 1915 a flagpole was erected adjacent to the Coronation Library. This had originally been the mast from a yacht. A Union Jack flag was donated to the Domain Board by H. Matson & Co. who still leased the adjacent saleyards.

W.H. Montgomery resigned from the Domain Board in 1916 to assume work for the war office in Wellington and it was about this time that two Whaler`s Try-pots were installed in the domain. Montgomery eventually returned to the Domain Board after his war service was completed.

Source; ATL http:// natlib.govt.nz/records/29946474
The Awa-iti Domain Memorial Gates, Coronation Library and flagpole. This may have been the opening of gates in 1923 with bunting and a dressed table laid out.

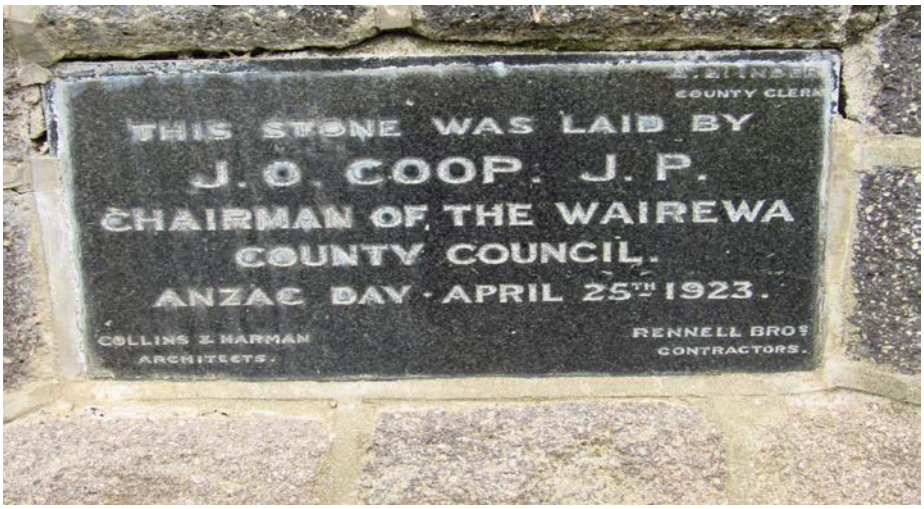
The Little River School was re-established on the northern boundary of the domain about this time. In 1920 a Croquet Club was formed in Little River and by 1921 the first Croquet lawn had been approved and was laid down in the domain and a pavilion was eventually built in 1930. By this time a water supply had been piped to the domain from the railway yards, and in 1922 electrification arrived. The Wairewa County Council undertook to erect the Awa-iti Domain Memorial Gates (designed by Collins & Harman) in the domain and the foundation stone was formally laid by J.Coop on Awa-iti Domain Day, 25 April 1923 with the gates formally opened by the Governor General, Lord Jellicoe on 8 November 1923, just prior to Armistice Day. The Wairewa Council undertook to maintain the gates and the Domain Board had responsibility for the roadway underneath.

In 1925 a major flood was recorded and the croquet lawn was destroyed but was quickly re-formed. In 1929 a memorial sundial to H.D. Buchanan was erected adjacent to the Awa-iti Domain Memorial Gates followed by a memorial plaque to Thomas Quealy in 1931. These two men had significant roles not only in the establishment of the Awa-iti Domain but in the Little River township and broader community. By the early 1930s, New Zealand as a country was in the depths of the Depression and this hit rural areas such as Little River particularly hard with falling prices for farm goods and burgeoning unemployment. In 1931 The Domain Board took advantage of a Government scheme for the unemployed and had the entire domain re-levelled and new playing fields were marked out. The saleyards had been continually leased to various stock and station agents since the establishment of the adjacent Awa-iti Domain until in 1963 they were sold to the National Mortgage Agency of NZ (Wrightsons) and were eventually absorbed by the Wairewa County Council.

The Awa-iti Domain Board underwent numerous transformations and name changes as local Government legislation changed through the years. The Reserves and Other Lands Disposal Act 1949 repealed the Empowering Act of 1898 and the land was formally constituted as the Little River Domain, but the Awa-iti Domain, as local people knew it, remained the centre of leisure activity in Little River. Surprisingly the domain land was not officially gazetted as a reserve for recreation purposes until 1981 and did not receive official notification as Awa-iti Reserve until 1983 when the reserve was vested with the Wairewa County Council. The Wairewa County Council was eventually dis-established in 1989 and became Banks Peninsula District Council. The Awa-iti Reserve Management Committee was formed and assumed informal control of what was now Council-owned freehold property.

Local sports clubs that use the domain today are many and varied. Rugby clubrooms in Lockwood style buildings dominate the north-east corner of Awa-iti Domain while concrete toilet facilities and other

weatherboard storage facilities for the annual A&P Show are scattered across the northern boundary adjacent to the school. Most of these more modern structures have little heritage value.



Source: B.Dougan 15/5/2015
The foundation stone to the Awa-iti Domain Memorial Gates

The Awa-iti Domain Management Plan prepared by the Banks Peninsula District Council in 2006 makes brief mention of the 1911 Tennis Pavilion at the north end of the Domain (adjacent to the Tennis Courts and Highway Boundary), *"Although it is currently unused, the committee does not see any value in disposing of it."* Management Policy determines to *'maintain the building in a safe and sound condition. Repainting as necessary'.*

The Awa-iti Domain Tennis Pavilion was constructed adjacent to the new tennis courts by the local community in 1911 on what was Awa-iti Park, before Awa-iti Park became part of the Awa-iti Domain. The Tennis Pavilion is therefore understood to be the oldest remaining structure in the Domain and pre-dates the Coronation Library by at least two years.

Source: B. Dougan 15/5/2015
Awa-iti Domain Tennis Pavilion at left .Tennis courts and local Rugby Clubrooms

However, the level of organised sport on Awa-iti Domain has been dropping in recent years. This may be due to a number of factors from the deteriorating state of the facilities to the increasing costs of petrol in travelling to the domain from different corners of the Peninsula. In 1984 a new community facility / gymnasium was developed at the northern end of the domain followed by a new Fire Station on the site of the former Wairewa County building. The Little River School continues to make increasing use of the Awa-iti Domain as a part of the school curriculum with an emphasis on student health. There are no fences between the school and the domain. The school roll has steadily increased from 82 in 2009 to 109 in 2014. This reflects the recent influx of new residents into the district following the Christchurch earthquakes of 2010-2011 and the increasing popularity of life style living.

Source: B.Dougan 10/5/2015
Little River School and Dressing Sheds adjacent North Boundary of Awa-iti Domain

The Christchurch City Council Community profile of November 2014 projects a steady increase in the resident population. Recent census figures show there are few elderly or teenage residents currently in the Little River community with a spike in the population profiles between ages 5-14 and 35-65 years of age. The local population is overwhelmingly European.

Whilst the Awa-iti Reserves Management Committee has restricted camping on the Domain, there has been special provision for organised community groups such as car clubs and mobile camping clubs to overnight within the Domain. The small fees charged go towards cleaning of toilet facilities and the grounds.

The Banks Peninsula District Council initiated a Management Plan for Awa-iti Domain in 2006. The District Council was amalgamated into the Christchurch City Council in the same year and ownership of the domain was transferred to the Christchurch City Council. Following some delay, a Master Plan was issued by the Christchurch City Council for discussion by the sitting Awa-iti Reserve Management Board and community in August 2009. Elements of this Master Plan have already been implemented, most notably the development of a main entry to the domain adjacent to the Fire Station from Western Valley Road and restriction of vehicular traffic and provision of vehicle parking along the northern boundary of the domain. The Awa-iti Domain Memorial Gates have been closed to vehicular traffic and the gates are planned to be conserved. The Awa-iti Reserves Management Board proposes to erect a new flagpole adjacent to the Awa-iti Domain Memorial Gates.

It has not been determined when the original flagpole was removed, and this was not part of the original Management Plan. Further progress on implementing the Master Plan of 2009 has been delayed due to lack of funding following the Christchurch earthquakes and sporadic flooding which is a problem for the township and affects the domain.

Source: Awa-iti Reserves management Committee
Flooding of Awa-iti Domain October 2011 with the Coronation Library on the extreme right

Awa-iti Domain is located adjacent to the Okana River which bounds the domain`s north-east boundary. The domain has a history of repeated flooding with flood waters regularly inundating facilities in 1925, 1939 and more recently 2011, 2013 and 2014. The flood of 2013 was considered a 100 year event, and that of 2014 a 50 year event. In the 2014 flood, water entered the domain from the north-east corner adjacent to the SH75 bridge and collected around the Library.

Awa-iti Domain and the township of Little River are located on a flood plain. But the recent flooding was at its worst at the lake end of the township and the flooding in the Domain was localised. The domain sits at an elevation of 7.7m above sea level and still flooded whereas the township that also flooded at the Kinloch Bridge is at 3.6m above sea level.[47] It would appear the question of flood protection of the Awa-iti Domain has not been addressed by any council since the domain`s formation despite the long history of regular flooding in the immediate proximity. With each flood event ground facilities require removal of large amounts of silt and gravels, (usually by community volunteers), and built facilities need to be cleaned out and re-furbished. It has been acknowledged by the CCC Management Plan of 2006 that many of these facilities were "showing their age". Dr Suzanne Vallance`s report "*Issues and options for Little River: A scoping report 2014",* also highlights the long standing problems that the Little River community as a whole must deal with in regards to continual flooding of the township. The local rate payers will soon vote on the proposed increase in Council rates to cover future responses to flood control.

The long term future of Awa-iti Domain and the built assets, including the Coronation Library, Tennis Pavilion, tennis courts and playing fields, is inextricably bound to resolution of the flooding problems associated with the Domain`s location.

From the Awa-iti Reserve Management Board's viewpoint, it appears that the solutions to flooding issues are sometime in the future while the limited board funding now controlled by the Christchurch City Council is expended repairing existing facilities following the latest flood. This includes the Coronation Library. Questions are being raised by the Management Committee with the Council via the Akaroa Wairewa Community Board about the possible relocation of some facilities to alternative sites that have no history of flooding. This includes the tennis courts which were destroyed in the latest series of floods.

47 Little River Flooding Report-CCC Flooding Task Force May 2014

Source: Awa-iti Reserves Management Committee
Flooding of Awa-iti Domain October 2011

It was observed that recent subdivision of private land in Western Valley Rd adjacent to Awa-iti Domain has continued with land being purchased by private individuals and the opportunities for relocation of certain domain facilities adjacent to the existing domain could prove difficult in the future.

The current Little River Reserves Management Board fully supports the Awa-iti Domain as a community facility just as the original Little River Domain Board that created Awa-iti Domain in 1909. The Awa-iti Domain today remains a core facility in the community.

Source: B. Dougan 15/5/2015
Christchurch-Akaroa Highway domain boundary edge.

Source: B. Dougan 15/5/2015
Western Valley Road domain edge.

3.5 Architectural Description and Influences of the Little River Coronation Library

The Little River Coronation Library was constructed in what came to be termed an early 'New Zealand (Californian) Bungalow style', which was influenced by the Craftsman Bungalows of America and the Federation Bungalows of Australia, all of which had developed from the influences of the Arts and Crafts style that was in favour, particularly in England, in the 1890s. The building should, however, be considered transitional in style with elements of Arts and Crafts noted in detailing combined with the more simplified design ethos and industrialised production of the Bungalow, adding to ambiguity in style.

The term Bungalow derives from a Bengalese Indian term 'Bangla'. This was a form of thatched or bamboo building used as a traveller's resthouse, commonly found in Northern India. The defining feature of the Indian Bangla houses was a prominent verandah enclosed by the main roof. English Traders of the East India Company soon favoured this form of construction for their own houses as the verandah could be used as an outdoor room to shelter from the hot climate and monsoon. Returning to England, developers borrowed the Indian design to build 'Bungalows' by the sea.[48] There were initially two distinct styles of bungalow - English and American. The English bungalow could usually be distinguished by a hipped roof whereas the American 'Craftsman' bungalow usually featured a gabled style roof. The Americans were quick to adopt and elaborate the Bungalow Style as their own from the late 1870s and the style soon flourished there, particularly in California right into the 1930s. Whole suburbs soon emerged from buy-off-the-plan catalogues. The Bungalow style was also adopted and adapted to the climate in Australia in what would become the Federation style so prevalent there between 1890 -1925. Refer to the photograph taken in Sydney below.

Licensed under CC BY 3.0 via Wikimedia Commons
http://commons.wikimedia.org/wiki/File:Burwood_Appian_Way_10.JPG#/media/File:Burwood_Appian_Way_10.JPG
"Burwood Appian Way 10" by J Bar - own work, built in Sydney in 1910 in the Federation Arts and crafts style.
Note the use of classical order columns, bay window form with stucco and half-timbered gable and gable window, all elements used by the Luttrell Bros. on the Library.

[48] Old NZ houses 1800-1940.- J Ashford pg 186

By the 1920s the Bungalow Style had become truly international as the popularity of Hollywood and all things American proliferated. New Zealand at the turn of the twentieth century had an established tradition of using the Villa style in its residential architecture. This style commonly featured a steeply pitched upright gable facing the street with a separate verandah to the front of the building and a formal entry leading directly from the street to the front door. Intricate details such as finials and filigree decorated the facade. The Villa style suited a conformist puritanical society which New Zealand was in the late 1800s. The American influenced Bungalow style was less formal and rigid in design and was less genteel reflecting a change in society that was happening at the turn of the 20th century, and later as a consequence of the huge societal changes influenced by the impact of World War One. In pre-WWl New Zealand, God Save the King and Mother England was still ingrained in society though much of this established way of life would begin to change as a consequence of World War One. The new century was a time of great change with the death of Queen Victoria and the investiture of a new Monarch, the advent of the internal combustion engine and motorised transport, and all these had an influence on society becoming urbanised and more egalitarian.

The English Arts & Crafts Movement of the late 1800s influenced the material use and detailing of the Bungalow style, but where the Arts & Crafts Movement eschewed the machine and promulgated the use of natural materials crafted to purpose by hand, the construction of bungalows tended to be industrialised and used standardised designs and pattern books and mass production in their construction. In New Zealand, the style became synonymous with suburban housing developments and builder/developer design and construction. The New Zealand (Californian) Bungalow style was soon to gain much popularity through builder and developer built off-the shelf designs from plan books readily available to the builders and the man in the street. As adapted in New Zealand, the Bungalow style was more austere than its American or Australian counterparts, and in its simplicity it suited New Zealand builders and speculators. In contrast, New Zealand architects of the time were more inclined towards buildings that owed much of their architectural influence to the Arts and Crafts Movement still taught in Architectural Schools in Europe, and typically houses they built were for wealthier clients. This is typified in the work by the England Brothers, Cecil Wood and Samuel Hurst Seager among others in Christchurch in the first two decades of the 20th century. [49]

There had been only a few architect designed houses built in the Bungalow style in New Zealand between 1900 and 1910 most notably by Samuel Hurst Seager. One of the first houses produced in New Zealand in the Bungalow style was the house on 'The Spur' at Sumner from 1904. This building was one of eight developed by Seager to explore the transition of the ideals of the Arts and Crafts Movement owards a New Zealand idiom and borrowed elements of the Bungalow style that was already very popular in Australia and California.

Source: http://googl/eYUvCy
The Spur No.5. Sumner
Early Bungalow style by Samuel Hurst Seager.

Samuel Hurst Seager was born in England but immigrated with his parents to New Zealand in 1870. He returned to England to train as an architect in the 1880s where the Arts and Crafts style was particularly favoured at the time. After qualifying he travelled extensively in Europe then later spent two years in Australia before returning to New Zealand. By then Hurst Seager had an excellent understanding of all

[49] The Bungalow in New Zealand – J. Ashford

new developments in architecture of the time. He came to believe that colonial buildings could and should inspire local architectural tradition, paring down the heavy Victorian decoration to expose the simple house beneath to create an original architectural style that was distinctly lacking in New Zealand at the turn of the 20th century. As with many architects in New Zealand at the turn of the 20th century Hurst Seager was mainly a proponent of Arts and Crafts style.

When the Luttrell brothers immigrated to New Zealand in 1902 they had already been successful as architects in Australia. They immediately found success in New Zealand and would have been quite familiar with the work of highly respected contemporary local Christchurch architects such as Hurst Seager. They would also have been very aware of Federation style housing in Australia and the development of the Craftsman Bungalow style in America. However, by 1911 the Bungalow style was still relatively rare in New Zealand and was yet to be accepted by the mass population. After World War One this would become the most popular housing style in New Zealand.[50]

Alfred Luttrell was noted for his innovation and technically was well ahead of his time. The Luttrell Bros. no doubt, needed an economical solution for the design and construction of the Little River Coronation Library to reduce the construction costs to achieve the set budget, and the Bungalow style with its stylistic simplicity and common material use would have allowed innovation in the design and be quick to build. That the Library was constructed for 474 pounds rather than the 413 pounds originally estimated by Luttrell Bros. is still quite remarkable, especially considering that the building took at least three months longer to build than was expected. Providing context to their achievement, the adjacent Awa-iti Domain Memorial Gates were constructed for 1,200 pounds some 10 years later.

3.6 The Little River Coronation Library: Architectural Analysis

Internally the interior of the Little River Coronation Library consists of two major rooms, the Library and the Reading Room. It was only later in the Library's life that the Reading Room was called a Meeting Room. There is no common hallway or internal entry, the porch has assumed this role. Note that in the vernacular of the time, the term verandah had become 'porch'. The two fireplaces have been pushed to outer corners of the main rooms rather than a central location. This serves to free up the interior space. The fireplaces themselves have coal registers flanked by deep glazed brown ceramic tiles with varnished Rimu surround and mantle-piece in simple but decorative fashion. The fires themselves were relatively ineffective as a heat source as the Library was known to be very cold in winter. When the original primary school burned down in 1939, the Library was used as a school for two years before the new school on the north boundary of the domain was completed. The bi-centennial booklet makes reference to the difficulties of teaching in such a cold space and the flood that forced them out of the Library.[51]

Source: B.Dougan 31/3/2015
Coal register fireplace in Reading room flanked by glazed tiles and Rimu surround. Note intrusive surface mounted power outlet.

50 The New Zealand Period House – S.Arden & I. Bowman Random House 2004

51 V. Wright - Little River District Schools Centennial 1872-1972 Akaroa mail

The details of the interior are simple and undecorated Arts and Crafts style with typical use of Rimu tongue and groove flooring, bevelled wide plain architraves and skirting boards, the six panel timber doors are typical for bungalow houses of the period, and Rimu dado panelling and the painted plastered brick walls above. The natural expression of the timber and the plain walls provides a rich ambience to the interior spaces. The interior timber dado was not originally stained but has received various coats of varnish over its lifetime. Early descriptions of the interior noted the dark heart Rimu of rich colour.

The walls were covered in pictures, photographs and other memorabilia from the first Little River Library and large Memorial Boards to fallen soldiers were hung in the Library space. (These are now on display at the Railway Station). The repetition of the casement windows provides ample levels of natural daylight to internal spaces. The windows in the Library are a particularly striking feature of Californian Bungalow style in a particular New Zealand idiom with casement sashes containing plain and leadlight panes. A feature of the Bungalow style is the side-hung, rather than later top-hung, upper sash windows.[52]

Source: B. Dougan 31/3/2015
West wall of the Reading Room. The timber frame held one of the memorial boards that were displayed in the Reading Room. The yellow ochre paint to the walls within the frame appears to be original wall colour. The Rimu panelled dado to the walls encircle the room

The panelled interior walls are complimented by the impressive heart Rimu panelled ceiling. The ceilings to the reading Room and Library room are a significant feature of the interior of the Library building. The 350mm wide heart Rimu boards fit between dressed heart Rimu ceiling rafters with a heart Rimu ridge beam spanning the rooms longitudinally. The ceiling is a strong Arts and Crafts stylistic component of the interior. The ceiling is unusual due to its being suspended at a considerably lower level than the roof and wall junction and is pitched with a ridge along the centre line of the spaces. . The centre panels of the ceiling either side of the ridge incorporate a subtle ventilator detail with the panels being mounted above the rafters and panel battens with a gap all round creating an opening to the roof space. The ceiling in the Library must be seen as a fine example of the Luttrell brothers work in timber detailing.

Source: B.Dougan 31/3/2015
The ceiling of the Library Room in the Arts and Crafts style. The ceiling is unusual, being suspended below and independently of the roof structure, and in the detailing and incorporation of the ceiling vents.

52

Source: T. Ussher 25/6/2015
The ceiling of the Library Room showing the raised panels creating a ventilation gap.

The interiors of the tearoom and externally accessed toilets that flank the two main internal spaces were later alterations to the original building. These spaces are entirely utilitarian and the altered interior construction and finishes have been crudely executed.

Source: B.Dougan 31/3/2015
Tearoom showing painted hardboard lining overlay to brickwork walls, crude sink bench and poorly executed plumbing. All of this is non-original fabric or no heritage value.

The Library was electrified in 1922, ten years after it was built, and soon after the power station at Lake Coleridge began generation. Electric cabling and services were not allowed for in the original construction of the Library and therefore all electrical cabling had to be surface mounted in black steel conduit that remains today, albeit with alterations and modifications.

The principle exterior features of what became the New Zealand Bungalow style are well illustrated in the Little River Coronation Library Building. The formal rigidity of the earlier Victorian Villa style of architecture that preceded it has loosened considerably and the Little River Coronation Library was a very modern innovative building when completed in 1913.

The Library has a long, low pitched roof spread over the entire building enclosing a deep verandah or porch. This is the dominant architectural form of the Library. The slate roof extends down at the same

roof pitch to cover the porch and rear service rooms rather than using separate or lean-to roof forms that would have been the norm for earlier styles of building including the Villa style. This extension of roofs to form verandahs or enclose porches was a particular feature of the Bungalow style.

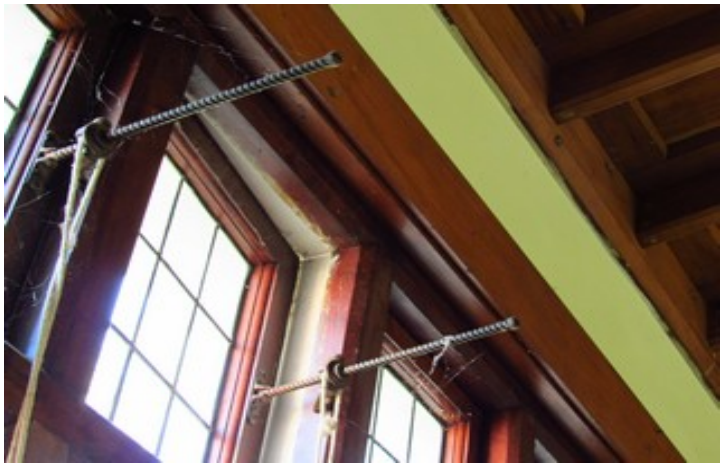
The verandah porch is almost large enough to be an outside room. Wide overhanging eaves and gable enhance this effect. The purple slate tiles on the roof were commonly sourced from North Wales and their use in buildings of the period was not uncommon. The rafters are fully extended and exposed at the eaves and, most importantly, notched to the fascia and spouting providing a direct expression of timber construction in keeping with the Bungalow style; gone are the enclosed boxed eaves of the classical villa. The gable still addresses the street but the main entry to the building is from the side of the building from the verandah porch and not directly off the street. This side entry had a significant effect on the internal layout of the building and removed the need for a long central internal corridor (as in a villa) to access all rooms. The porch is eclectic in its use of limestone columns showing eclectic influences in the use of the Doric classical order. The classically ordered columns to the entrance verandah porch was a common architectural feature used in the Federation interpretation of the Bungalow style.

In contrast to the American and Australian bungalow styles where all windows were double hung sash windows, the New Zealand Bungalow style featured side hung outward opening casement windows with fixed or top hung fanlights. Unusually the Library has side hung fanlights. This feature, peculiar to the New Zealand Bungalow, is well illustrated in the Library and the original, beautifully crafted window hardware is still in place. [53]

Source: B.Dougan 31/3/15
The north windows to the Library room showing weathered paint to the plastered sills.
Note the side hung toplights.

Source: B. Dougan 31/3/2015
Original window hardware.

53 The Bungalow in New Zealand- J. Ashford



Source: B. Dougan 31/3/2015
The window catches and latches and worm gear for opening side hung toplights.

In New Zealand, the casement windows were typically grouped into curved bay windows in contrast to the polygonal shaped bay windows common in Australia. Often these bay windows had a built-in window seat to disguise the change in floor level but the Library has a floor that runs into the bay itself. Timber seats that have been cut into the wall dado may be original but appear to be or an addition at a later date evidenced by their crudely detailed installation. The seats are utilitarian in contrast to the panelling. The flat roof over the bay window accentuates the bay as a separate building element, another common feature particular to the New Zealand Bungalow. The bay window as an architectural feature, owed more to the earlier Arts and Crafts style of British architects rather than 'Bungalow' but the separation as an isolated element is pure Bungalow.

Source: Akaroa Mail 2010
Bay window to the east elevation articulated as a separate building element with a flat independent roof. Note the stippled plaster gable and /high-level fixed non-operative fanlight.

The gables are one area where the Luttrell Bros. have allowed decoration to creep in. The ventilator or window high in the projected gable is used whimsically as a decorative element rather than a functional ventilator as there is no first floor or mezzanine to the interior nor access to the roof space. The wide lattice half-timbered strapping painted in high contrast colour over the off-white pebble dash plaster stucco of the gable face and the use of non-functional brick corbels under the gable bottom edge soffit itself are again distinctly Bungalow style and commonly seen on the Australian Federation style houses. The brick corbels are also visible on the half gable end of the verandah. Note also the profiled timber corbels marching around under the eaves of the flat roof to the bay window. The Library building was designed to have presence from the Christchurch-Akaroa Road (now SH 75) afforded by the more elaborate treatment of the design of the principal street facing façade.

Additional flourishes of decoration exhibit the craftsmanship of the carpenters involved, particularly the

wide projecting barge boards shaped and flared at their extended edges and intricately folded original barge cappings (where these remain), complete the work.

The Doric-inspired squat columns carved from Oamaru stone at the porch entry, tapering from their base to their simple capitals, infer strength, stability and formality to the other-wise unrestrained informal architectural style of the exterior of the Library. Architecturally speaking the columns are a form of greeting at an entry and define the entry space. The eclectic use of such classical devices in transitional bungalow style buildings was not uncommon, particularly in Australian Federation buildings of the period (see the photo of 'Burwood' at start of this section).[54]

The principal facades, being those facing the main road and the entrance opening to the domain are given greater prominence with the half-timbered and stucco plaster gable with the curved bay window beneath, and the Oamaru stone columns to the entrance porch provide solidity and formality. The rest of the building form is simple in its design and material use.

The use of brick construction rather than the usual weather-boards in an otherwise modest rural building is quite unusual. This gives a sense of care and permanence to the Library, appropriate to its civic nature and the significance of the Library within the community. It is inspired no doubt by the new-found confidence and stability of the still young colonial town of Little River. The building may have been built down to a budget but it was done so with care and skill.

Source: B.Dougan 31/3/2015
The shaped barge boards exhibit the legacy of Arts and Crafts style craftsmanship

Source: B.Dougan 31/3/2015
Off the shelf brick quoins to the under-side of the stippled plaster gable. The painted copper spouting is original heritage fabric

54 The California Bungalow- R.Winter Raun 1980

Source: B.Dougan 31/3/2015
Note the careful brick detailing with the use of English bond brick laying techniques commonly used for principal wall construction, cut and key-stoned bricks above foundation vents.
From anecdotal evidence, the vents were knocked in very early after the building's construction, soon after its construction.

Soon after the completion of the Library a post and rail fence was erected with a diagonal mesh infill to keep sheep, grazing the domain, away from the Library. The Library`s fenced area soon received a garden of low shrubs donated and planted by the local community. An asphalt path was laid between the main gate at the Christchurch-Akaroa Road to the steps of the Library and soon the building settled into the grassed landscape of Awa-iti Domain and the lives of the Little River Community.

Source: Kathy Bisman
Little River Coronation Library probably mid 1920s showing the post and rail mesh fence that surrounded the Library and protected it from grazing animals. Note park bench

Compare the solidity of the Little River Coronation Library with the Lincoln Coronation Library, both shown below. The Lincoln Coronation Library was also built in 1911 as a result of another Government subsidised memorial to the coronation of King George V, but this Library was constructed as a much more modest weatherboard building. The Little River Library Committee had been adamant from the beginning of the Library concept that the building should be in brick even after initial tenders were well above budget. The Little River Library Committee accessed every available pound from the New Zealand Government for a Coronation Memorial. Lincoln was a larger town than Little River at that time.

The Little River Coronation Library is possibly representative of the generosity and community spirit of the people of Little River and the vision of the Little River Library Committee that insisted on a brick Library rather than one of timber, and doggedly resisted change from this when the original building tender for a brick Library was so over budget. The Little River Coronation Library was the realisation of the long term aspirations for the advancement of Little River by its civic leaders. By 1911 the people of New Zealand were becoming aware of their own identity and confidence as a Dominion, but were still eager to prove themselves to the Mother Country.

Source: Kathy Bisman 2010
Little River Coronation Library 1911-1912

Source: B.Dougan 19/5/2015
Lincoln Coronation Library 1911

The Luttrell Bros. are considered to be among the outstanding architects of the early twentieth century in New Zealand. They are most well known for their innovative high rise commercial buildings, grandstands and churches and many of these buildings were considered ahead of their time. Many of their buildings have now been demolished and sadly many of those that were remaining in Christchurch were either destroyed in, or as a consequence of, the Canterbury earthquakes of 2010-2011.

In conclusion, many of the Luttrell Bros. early domestic work in Launceston, Tasmania, has been destroyed and is poorly documented, and A. MacEwan notes in her thesis that their domestic work occurred very early in their practice and was of modest design.[55] Consequently, it is not possible to draw direct comparisons between their residential work at the end of the 19th century prior to their emigration to New Zealand with their later design of the Little River Coronation Library which has a domestic scale and influence. In Australia, they had established their practice in Launceston in the middle of a boom time in the 1890s which was a time of influence of the Arts & Crafts Movement in domestic architecture that lead to the development of the vernacular Federation style at that time. Launceston in particular was considered a hotbed of Federation architecture, domestically and commercially and the Classical and Arts and Crafts influences on Federation architecture are apparent. The heyday of the Federation bungalow in Australia had yet to occur when the Luttrell Bros. departed for NZ in 1902 and buildings of the time were considered transitional in Australia. However, Alfred and Sidney Luttrell would have been exposed to this work and would have been familiar with it. As is common today the architect would have been kept well abreast of further developments in design style. Alfred Luttrell was known to prefer a more colonial, stripped down style in his lesser buildings, probably as much because of budget, but at the time of their settlement in Christchurch, Samuel Hurst Seager was being out-spoken about the development of a specific colonial response in architecture rather than being directly influenced from the home country. He proposed a more simplistic indigenous style in response to the New Zealand environment (the complex matrix of identity).[56]

The influences of Alfred Luttrell's architectural experience in Launceston prior to coming to New Zealand can be inferred in the architectural form and Federation style influences seen in Little River Coronation Library including the classical columns and half-timbered plaster stucco gables common to the Australian Federation style in combination with a mixed use of hybridised style elements typical of the New Zealand Bungalow idiom as seen in the casement windows design, flat projection of the roof of the bay window, and the false fanlight in the gable.

The English Arts and Crafts Movement of the 1890s had an influence on domestic architecture in Australia and New Zealand at the turn of the century that resulted in a transitional style of architecture that incorporated influences of the style. However, it was not until c1910 that the Federation Bungalow gained confidence and acceptance as a colonial interpretation of the English Arts and Crafts style and New Zealand was several years later with the acceptance and adoption of the Californian Bungalow style.

[55] A.E. McEwan. From Cottages to Skyscrapers: The Architecture of A.E. & E.S. Luttrell in Tasmania & NZ.

[56] Samuel Hurst Seager. Architectural Art in NZ (RIBA journal Third series V11 19, 29 September 1900. Pg 470

The Library has Arts and Crafts stylistic influences but uses the mass construction technologies that developed with the wide spread adoption of bungalow architecture that grew from it. The Library displays stylistic of influences seen in both the Australian Federation and New Zealand Californian Bungalow interpretations of the bungalow style in domestic architecture.

3.7 Construction

The Library is constructed in red common bricks laid in English Bond double skin brickwork with light grey coloured pointing. The walls are built with an outer structural wythe of 230mm brickwork with a cavity to the 110mm inner wythe with internal brick surfaces rendered in smooth lime or gypsum plaster for paint finish.

The brick masonry walls are supported on a continuous concrete foundation wall with plaster render finish.

The pitched gable roof is timber framed with purple coloured welsh slate tile cladding, originally with copper spouting and downpipes.

The gable wall ends are pebble dash stucco on timber framing with timber battens providing a half-timbered appearance.

The entry porch has a plastered finish concrete slab on grade floor and with the roof extension supported on limestone columns.

A Rimu timber dado to 1,200mm above floor level lines all internal walls of the Reading and Library Rooms.

The ceilings in the Reading and Library Rooms are suspended below the roof framing and are lined with Rimu panelling. The ceilings feature a vent detail to the edges of the centre panels of the ceiling panelling.

The internal floor is timber tongue and groove boarding on timber framed sub-floor joists and bearers. The sub-floor structure is or Rimu sub-floor joists on bearers, founding on square, tapered concrete piles. Access to the sub-floor space to fully determine the nature of the sub-floor structure was not possible.

3.8 Modifications to the Library and Setting

The original Coronation Library provided a Reading Room, Library, sports Dressing Room and Coal Store. A number of significant modifications to the original building have occurred its construction.

- The original Dressing Room on the south side of the Library and Reading Room has been converted to male and female toilets.

- The entry to the female toilets has been cut into the existing brickwork on the south elevation, the exposed brickwork jambs to the door entry have been plastered before a door has been fitted. There has been a louvre style window frame installed to what may be an existing window opening and an additional frame sits over the window for a mesh screen. There are two non-matching WC toilet pans and a stainless steel sink installed, and all pipework is surface mounted and exposed. Toilet cisterns are pvc surface mounted and in poor condition. Toilet partitions between the pans are of crude timber construction. Exposed painted brickwork partition walls have been crudely erected.

- The male toilets have concrete blockwork partitions to one WC toilet pan and a concrete slab urinal has been installed along the south wall. A stainless steel sink has been installed. All pipework is surface mounted and exposed. A louvre style window frame with glass louvres rather than hardboard louvres have been fitted to the window opening with an additional frame for security mesh fixed over this.

- What is believed to have been part of the coal store has been converted into a utilitarian tea room. The door between the Tea Room and Reading Room has been modified and rehung to swing into, rather than out of, the Reading Room. A new raised floor to the Tea Room has been framed to line through the Reading Room floor level and is lined with clear finished particle board. A Formica bench, stainless steel sink and shelf unit has been installed. A wall mounted, above bench zip water heating cylinder has also been installed. Existing plastered brick exterior walls have been strapped and lined in thin hardboard with paint finish.

- Original copper spouting and downpipes to the exterior of the Library have been replaced in several areas with unpainted galvanised steel.

- The construction of the Library in 1912 pre-dated the electrification of Little River and therefore no allowance was made for electrical reticulation of the building. When electrification reached Little River in 1922 the Library was wired for lighting and power socket outlets. Wiring was originally reticulated around the building in black metal conduit, the mains cable entering the building high on the east (road facing) wall elevation. In more recent times, exposed white electric power cabling has been extended around and down walls to various surface mounted power outlets and switches. The power outlets have been fitted with various coloured non-matching cover plates. There is a mix of suspended fluorescent light fittings (without diffusers) and surface mounted pendant incandescent light fittings in both the Reading Room and Library. A large surface mounted switchboard is located inside the entry of the Library Room.

- Early photos and documentation of the Library in the domain show that the Library and large flagpole were enclosed by a post and rail fence with diagonal mesh infill. At the time of installation the purpose of the fence was to enclose a significant planted garden area and protect the Library from animals that grazed the Domain.

- At some point in time the fence, the flagpole and enclosed gardens have been removed. Fragments of the original fencing can be found in front of the Awa-iti Domain Memorial Gates adjacent to the Library.

- The existing concrete path that leads from the Awa-iti Domain Memorial Gates to the Library porch was originally laid in asphalt. There is no evidence to show that the existing concrete pathway does not follow the same line as the original asphalt pathway.

Source: B.Dougan 15/5/2015
Original fence post and mesh fence adjacent to Memorial gates. This is similar to the fence style that once encircled the Library

3.9 Chronological Summary of Events

The chronological summary of events is mainly for the period of European settlement.

1200s First Maori/Moa Hunter (Waitaha) arrive in the Banks Peninsula area.

1600s The Moa becomes extinct from human predation.
First Ngati Mamoe arrive in the South Island from the North Island and supplant Waitaha.

1700s Ngai Tahu invade from the North Island and supplant Ngati Mamoe.

1770 Captain Cook charts Banks Island from HMS Endeavour on his first voyage of discovery.

1802 The first European sealers arrive and are known to have made contact with Maori.

1815 The First physical contact between Ngai Tahu and Europeans on Banks Peninsula is recorded.

1823 The Kai Huanga (eat relation) feud decimates the Ngai Tahu population on Banks Peninsula.

1830 Te Rauparaha captures Te Maiharanui-paramount ariki chief of Horomaka Ngai Tahu.

1832 The first measles and flu epidemics occur in Canterbury.
Onawe Pa is destroyed by Te Rauparaha.

1833 Southern Ngai Tahu regroup and counter-attack and begin to force Te Rauparaha north.

1837 Capt. George Hempelmann creates a whaling station at Peraki Bay beginning the first recorded European settlement on Banks Peninsula.

1838 Jean Langlois arrives in Akaroa and 'purchases' 12,150 Hectares of Banks Peninsula from Ngai Tahu.

1840 The Treaty of Waitangi (Tiriti o Waitangi) is signed.
The First French settlers arrive in Akaroa.

1842 Less than 200 Maori are left alive on Banks Peninsula as a consequence of the kai Huanga feud and Te Rauparaha's raids.

1845 The Nanto Bordelaise Company is granted 12,150 hectares by Colonial Land and Immigration.
Sir George Grey appointed Governor of New Zealand

1848 Kemp`s Deed is signed between the Crown and Ngai Tahu at Akaroa. 8.1 million hectares of South Island land is purchased for 2,000 pounds by the English crown. Kemp verbally agrees to provide for Maori Reserves but does not include this in the deed. Banks Peninsula is not part of Kemp`s Deed.
Maori are told that schools and health care will make them civilised.
Lt Governor Eyre sends Mantell to determine the extent of Maori Reserves. Mantell badly mishandles the negotiations. The Maori Reserves land is to be determined at 4 hectares per person on cultivated land at that time. Un-cultivated land is deemed `Waste land' and is to be forfeited to the crown. Mantell grants 2,575 hectares of Reserve land to be set aside for 637 Maori known to be on cultivated land in Canterbury at that time. Akaroa is not part of the agreement.

1850 Nanto Bordelaise sells their Peninsula land option to New the Zealand Company and on to the Canterbury Association. Ngai Tahu disagree and take their complaints to the New Zealand Government.
The First four ships arrive at Lyttelton to begin the Settlement of Christchurch and Canterbury.
A flood of European settlers begins.
H.D Buchanan arrives in the Wairewa area.

1852 William White, founding father of Little River, arrives in Lyttelton.
Ngai Tahu dispute the extent of Maori reserves granted to them by Mantell.
Promised Maori schools and health care has yet to happen.

1856 Under the terms of the Akaroa Purchase agreed with Hamilton, 178 hectares are set aside as Wairewa Maori Reserve 887 in Little River (Ohiriri) from the 32,400 hectares surrendered to the Crown along with the original Nanto-Bordelaise claim. Ngai Tahu are now separated from their mahinga kai.
Maori schools and health care are recorded as still not having been provided.
There is an apparent clear breach of The Treaty of Waitangi, 1840.

1859 The Canterbury Provincial Council sets aside 259 hectares for a township at Wairewa (Little River)

1863 William Coop, future partner of William White and founder of Cooptown arrives in Christchurch.
Work begins on a tramway between Christchurch and Little River but is not completed.

1864 William White and Co. (Coop) open the Forsyth sawmill in Little River on 8 hectares of leased land.
The Township of Little River begins to grow around the mill.
The first survey of the town is completed.

1865 Surveyed sections in Wairewa are placed on the market by the Canterbury Provincial Council for the first time but there is little public interest.
The Okana River is bridged for the first time since European settlement began.

1866 William H. Montgomery, future chair of Little River Library Committee is born at Opawa.

1868 87 Maori are now living on Wairewa Maori Reserve 887.
The first major flood in Little River in European times is recorded, this flood destroys all crops on the Maori Reserve and starvation becomes a reality for local Maori.

1872 The new coach road to Christchurch from Little River is completed.
The first major bushfire in European times is recorded in Little River.

1873 The first of five Government District schools opens in Little River.

1874 The first Public Library in Little River is built on land at the intersection of Western Valley and Christchurch-Akaroa road. This old Library site is on the opposite side of Western Valley Road from the future Awa-iti Domain and Coronation Library.

1875 William Coop plants Cocksfoot at Springvale and a new industry begins to replace saw-milling in Little River. Sheep and potato farming also takes over from sawmilling as the forests disappear.

1878 George Robinson, Runanga of Wairewa appeals to the Health authorities about a Typhoid epidemic amongst Wairewa Maori due to contaminated water supplies contamination from the mills .
19 Maori die.
Major bushfires occur in the Wairewa area. The area is called “Valley of a Thousand Fires.”

1880 George Robinson grants 7 acres of Maori Reserve to Little River to be set aside as a Public Domain
The creation of Awa-iti Domain begins.

1886 The First train arrives at Little River on the newly completed railway line between Little River and Christchurch. The local economy begins to accelerate.

1888 Sheep and cattle saleyards are erected in Little River.
Major bushfires occur amidst a serious Canterbury wide drought and much land is damaged.

1891 Montgomery senior builds his house in Little River at his Wairewa Estate.

1892 Awa-iti Domain first gazetted as a recreation reserve

1898 Domain Board Empowering Act is put in place. The ‘Great Fire’ destroys hundreds of hectares of grassland and cocksfoot in Wairewa burning land as far as Barry`s Bay in Akaroa Harbour.

1903 Matson & Co. Auctioneers open sale-yards on leased land adjacent Awa-iti Domain

1909 W.H. Montgomery takes over management of the Wairewa family estate from his father.
Thomas Quealy as chair of Little River Domain Board arranges purchase of Maori Reserve land for Awa-iti Domain from Mrs George Robinson.
The First Little River A&P Show takes place at the Racecourse near Lake Forsyth.

1910 The Little River Road Board originally formed in 1864 transfers authority to the newly formed Wairewa County Council.
The first Land purchase of Awa-iti Domain is gazetted.
Oak trees are planted around the perimeter of the new Awa-iti Domain.
Tennis courts are laid out.
Dairying is now the main industry around Little River.

1911 The Little River Library Committee is formed with W.H. Montgomery as Chairman. A memorial to the Coronation of King George V in the form of a new Library is proposed. Donations are sought from the Little River community and 174 pounds is immediately pledged. An application is made to the New Zealand Government for the pound for pound subsidy on behalf of the Library Committee by the Wairewa County Council. The application is accepted with a maximum donation of 250 pounds available.
On June 22nd King George V is crowned King of The British Empire.
The Luttrell Brothers price is accepted to build a brick Library in Awa-iti Domain.
Construction commences in late December but is delayed by heavy rain and flooding of the site.

1912 Construction of the Library proceeds through the year. Thomas Quealy formally presents plans of the Library to Wairewa County Council.
The fifth Little River A&P Show is transferred from the racecourse site to Awa-iti Domain and becomes a permanent annual event in Little River.

1913 15th March 1913, Little River Coronation Library is officially opened by Prime Minister, William Massey with Hon. Heaton Rhodes in attendance.
Books and furniture from the old Library are transferred to the new Library. The Library also operates as an administration office for the A&P show and meeting rooms for the Awa-iti Domain Board, Library Committee and Wairewa County Council.

1914 World War One begins and the local Yeomanry are mobilised.

1915 The Red Cross operates from the Library preparing parcels to send to the troops overseas

1918 World War One ends. 23 local Servicemen have been killed in the conflict.

1921 An asphalt path (tarred shingle) from the main gates to the Library is constructed. The Library is enclosed by a post and rail mesh fence. A piped water supply to Awa-iti Domain from railway land is installed.

1922 The Library is electrified and lighting is installed. Lavatories are installed in the Dressing Rooms.
A decision is made to erect an Awa-iti Domain Memorial Gate adjacent to the Library by the Wairewa Council.

1923 The Awa-iti Domain Memorial Gates are erected at the main gate of Awa-iti Domain. The gates are opened by Governor General, Lord Jellicoe. J. Coop is now the Wairewa County Council Clerk.

1924 Gardens are planted between the Awa-iti Domain Memorial Gates and Library within the fenced enclo
New park benches are added to the enclosure.

1926 A sundial memorial to H.D. Buchanan is erected alongside the Awa-iti Domain Memorial Gates.
Serious flooding of the Library requires major repairs.
Matson &Co. cease operation of sale yards due to non-payment of rent. The Sale-yards are retained by Little River Domain Board for use during the Annual A&P Show.

1927 The Library is repainted. The Library committee appeals for funding from Wairewa County Council.

1930 A memorial plaque to Thomas Quealy is erected alongside the Sundial.
The Library patronage drops dramatically with the start of world-wide Depression. The Cocksfoot and market crashes.

1939 The main district school at Cooptown burns down and the Library becomes a temporary school.
The Domain Board reports to Wairewa County Council that the Library building is sinking.
World War 2 begins and the Red Cross operate from the Library.

1940 The Plunket Society starts operating from the Library.
There is serious flooding of the Library and the floorboards require replacement. The floor is lifted and re-laid with new floorboards.
Montgomery Reserve at Hilltop is donated by W.H. Montgomery to the people of Wairewa.

1941 The new Little River District School is opened. The new school has been built along the northern boundary of Awa-iti Domain.

1945 World War 2 ends. Seven local Servicemen have been killed in the conflict.

1951 The railway line from Little River to Christchurch closes to passengers.
A steady decline of the town begins.

1961 W.H. Montgomery, long term chair and member of Little River Domain Board and Library committees dies.

1962 The railway line from Little River to Christchurch closes to freight and the line is de-commissioned.

1968 The `Wahine' storm causes serious flooding of the Library and domain. The floorboards are replaced once again under Earthquake and War damages cover.

1987 A municipal water supply is installed in Little River.
A Ngai Tahu Claims Settlement is determined and guardianship of the Awa-iti Domain land is re-established.

1989 The Wairewa County Council amalgamates to become Banks Peninsula District Council.

1998 Enactment of Ngai Tahu Claims Settlement Act Schedule 7-1998.

2004 The Coronation Library becomes the Little River Toy Library

2006 The opening of the Little River Rail Trail and increasing popularity of Akaroa as a holiday destination substantially increases traffic through Little River. Little River is seen as the gateway to Akaroa once again.
Banks Peninsula District Council amalgamates with Christchurch City Council.
The Christchurch City Council assumes ownership of Awa-iti Domain and Coronation Library.

2010 The first Canterbury earthquake sequence occurs. The Library is damaged and the chimney is removed by the Little River Fire Brigade.

2011 Further earthquake sequences cause serious structural damage to the Library building.
The Little River Coronation Library is closed for public safety reasons.

2013 A 100 year flood occurs in October and the Library and entire township is inundated.

2014 A 50 year flood occurs in March and the Library and town are inundated again.

2015 This Conservation Plan is commissioned.

4. ASSESSMENT OF SIGNIFICANCE

4.1 Heritage Significance Assessment: Inventory & Significance Assessment of Form, Features, Spaces and Fabric

4.1.1 Degrees of Significance

The implementation of Conservation Policy requires an examination of the fabric and an interpretation of the Evaluation of Significance schedules and descriptive comments. The significance rating of the space or area determines the extent to which it may be altered or changed or the degree of intervention permissible and establishes how changes may or may not occur. Further detailed analysis may be required of specific items where these could be affected by potential work and that are currently assessed in part of a broader general assessment only. The decision to allow changes and the extent to which changes are allowed depends on the heritage significance defined as follows:

Definitions of underlined words below are included in Section 4.2.

- **Exceptional** – Elements and Spaces of Exceptional Significance.
  Fabric in this category is considered to make a fundamental and essential contribution to the overall significance of the place.
  Any work which affects fabric, spaces or relationships must be confined to stabilisation, preservation, reconstruction and restoration which would be allowed for reasons such as safeguarding the fabric of the building or element and done in a manner that did not diminish the qualities for which it is recognised.

- **Considerable** – Elements and Spaces of Considerable Significance.
  Fabric that makes an important contribution to the overall significance of the place.
  Adaptation is allowable for important functional needs such as (for example) fire egress, seismic strengthening or other matters of health and safety, although not necessarily confined to those needs. Adaptation is allowable where the use is compatible and ensures the long-term future of the building where there is no appropriate alternative use. The conservation, restoration and reconstruction of the fabric should be carefully carried out to ensure the heritage value is kept intact and to allow new compatible uses.

- **Some** – Elements and Spaces of Moderate Significance.
  Fabric having some significance that makes a contribution to overall significance.
  Adaptation is allowable for the function of a compatible use and whenever possible conservation, restoration and reconstruction of the fabric should be considered. However, work involving the reduction of significance or even the removal of a particular element may be an acceptable option where it is either necessary for the function of a compatible use or is beneficial to and does not reduce the overall heritage significance of the building.

- **Little** – Elements or Spaces of Little or No Significance.
  The element is of little or no significance and adaptation involving the removal of the element would not result in any loss of significance they possess or contribute to the overall heritage value. If original fabric is to be disturbed it should be recorded and then salvaged for re-use.

- **Nil** – Elements or Spaces of No Heritage Significance Value.
  Fabric in this category may not have any particular heritage significance, however it allows the building to function and be used. It may include new fabric that conceals or obscures the significance of the place or its parts. Such elements are considered temporary and in the longer term their removal may result in the recovery of heritage value. The effects of these items, consequently, may be considered to be reversible. The preferred long-term option is for the fabric's removal, with reconstruction, restoration, replacement or conversion to a compatible form that helps recover significance. Reconstruction or restoration of original elements is acceptable only if sufficient evidence remains to determine the original form of the element. If evidence does not exist,

sympathetic replacement or new treatment may be more appropriate.

- **Intrusive** – Elements or Spaces which have Intrusive or Negative Value.
  Elements or spaces which are intrusive and reduce the overall significance of the place. Their presence impairs the heritage value to the extent that their total removal should be considered. Replacement or conversion would not be considered.

- **Not Evaluated** – Elements or Spaces the value of which has not been evaluated.
  It may indicate that the element or space has not been adequately considered because of particular circumstances at the time of assessment or that its value is not determinable, it being concealed by other fabric when the assessment was made. On further examination, if the value is not of considerable significance or higher then adaptation can be made to suit present day compatible use requirements. Any original fabric should be left in place or recorded and salvaged.

The Heritage Inventory and Tabulation of Cultural Heritage Value follow in Section 3.4.

4.1.2 Assessment of Fabric Authenticity

Materials used in the construction of the buildings are listed with each space:

HF - Original heritage fabric
LF - Later fabric that has heritage value
RF - Reused/recycled fabric that may have heritage values.
NHF - Non heritage fabric

Generally HF and LF should be retained and conserved and where necessary used as a basis for constructing new elements to match where appropriate to their respective areas and periods of construction.

4.2 Heritage Significance Assessment: Heritage Assessment Criteria

Criteria for Assessment: Definitions and Headings

There is a range of possible criteria to assess heritage values once sufficient information is gathered about a place. These include those in the Historic Places Act 1993 and criteria used by local authorities. The basis of assessment of significance for this Conservation Plan is as follows:

- **Social and Historical Value**
  The social significance or value of a place is its ability to demonstrate or represent distinctive aspects, change or continuity in the way of life of New Zealander's and/or characteristics of New Zealand society. It includes the historical value of the place and its ability to demonstrate an association with important or representative aspects of New Zealand's history. This might include an association with persons, ideas or events. It includes the history of all the above concepts.

- **Cultural and Spiritual Value**
  This criterion includes the notion of a spiritual, traditional, political, national or any other cultural sentiment expressed by a group. It includes the contribution to distinctive characteristics of a way of life, philosophy, religion or other belief and/or esteem in which it is held by a particular group or community, including whether it is of special significance to the Tangata Whenua.

- **Architectural and Aesthetic Value**
  The aesthetic significance or value of a place is its ability to respond to the senses. It considers the formal qualities of the fabric and setting such as the form, scale, materials, and quality of space. It addresses the design and architectural aspects of the space.

- **Contextual: Landmark & Setting Value**
  This is the measure of the relationship and contribution that the setting and place make to their context, views and landscape.

- **Archaeological Significance**
  The heritage item and its relevance in respect of important physical evidence of pre 1900 human activities.

- **Ability to Demonstrate Technological Value**
  The scientific significance or value of a place and its ability to provide information about past human activity or technical data about the fabric. It is concerned with the physical survival of fabric and the use of that fabric as evidence. It might encompass technology, archaeological, philosophy, custom, taste and usage as well as technique or material.

- **Overall assessed Heritage Value**
  This is the overall Cultural Heritage value or significance of the element or space based on the significance assessments above.

  The fabric, spaces and elements of the building have been assessed using the above criteria. The ratings assigned in the Tables of Significance following evaluation of the place and its component spaces, fabric and elements, establish the degree of alteration or intervention that is permissible to the place and to each space or element within the space.

4.2.1 Heritage Inventory & Tabulation of Cultural Heritage Value

<table>
<tr><th>GROUNDS and LANDSCAPE SETTING</th><th colspan="2">DESCRIPTION, COMMENT & HERITAGE VALUE RATING</th></tr>
<tr><td>Description of the Setting and Awa-iti Domain</td><td colspan="2"><u>Landmark Value</u>
The Little River Coronation Library was constructed to celebrate the coronation of King George V which took place on 22nd June 1911. The Library is a rare example of a rural Library built in brick masonry where most rural libraries were constructed in timber. The building is of exceptional value to the Little River/Wairewa community and has served the community in numerous roles throughout the 102 years of its existence.

<u>Landscape Setting Value</u>
Set in the southern corner of Awa-iti Domain at the intersection of Western Valley Road and State Highway 75 (Christchurch-Akaroa Road), the Library is part of a grouping of heritage assets and has a direct relationship to the adjacent Awa-iti Domain Memorial Gates constructed in 1923, the memorial sundial and memorial to former Canterbury engineer Mr T. Quealy.
The Library is set amongst significant mature trees and sits naturally in a rural setting. Large trees obscure the Library from SH 75 and its prominence from the road has been diminished.
Elements of Heritage Value include:
• The overall form of Awa-iti Domain with its perimeter planting to the roads enclosing the opened grassed expanse of the domain, and the Coronation Library and sale yards in the apex of the triangular site to the south. The Library and sale yards tree'd planting defines and contains the domain to the south.
• Memorial archway and gates.
• Original fence posts and remnants.
• Oak Trees to Weston Valley Rd and SH75 (Christchurch-Akaroa Highway).
• Osage Orange (Maclura pomifera) tree.
• The Rhododendron planting that obscures the views of the Library from the Christchurch-Akaroa Highway that was identified as being noteworthy when the Library was first built, now obscures the Library from this view, but the planting itself has become part of the heritage setting and has value.

<u>Significance of the Site to Ngai Tahu</u>
The site that the Library is located on part of the original Maori Reserve allocated under the Land Ordinance 1841.
Pre-European arrival, the area was heavily forested.
Specific significance of the Coronation Library site to Ngai Tahu is unknown.</td></tr>
<tr><td>Significant Elements and Assessed Heritage Value</td><td>Overall historic form of Awa Iti Domain
Memorial archway and gates.
Memorial plaque to Thomas Quealy.
Memorial sun-dial.
Original fence posts and remnants.
Oak Trees to Weston Valley Rd and SH75.
Osage Orange (Maclura Pomifera) tree
Rhododendron planting adjacent to the Memorial Gates.
Later added water tank and stand.</td><td>Considerable
Exceptional
Exceptional
Exceptional
Considerable
Considerable
Exceptional
Some
Some</td></tr>
</table>

GROUNDS and LANDSCAPE SETTING	DESCRIPTION, COMMENT & HERITAGE VALUE RATING	
Elements that reduce Cultural Heritage Value	Modern fencing. The closure of Awa-iti Domain Memorial Gates as an entrance to the domain from SH75. The Police Drain requiring cleaning out and removal of blockages.	Nil Nil Nil
Overall Assessed Heritage Value	The overall form of the Awa-iti Domain and the setting of the Little River Coronation Library has **considerable overall landscape value**. The Library and setting may have **Archaeological value** requiring consultant archaeologist confirmation.	

LIBRARY BUILDING: EXTERIOR	DESCRIPTION, COMMENT & HERITAGE VALUE RATING	
Description of Library EXTERIOR Fabric	**Element: Library Exterior** 400 thick brick work exterior walls in English bond to structural outer wall. Grey river sand plaster details to window sills and headers. Paint finish to plaster details to window sills and headers. Grey river sand plastered concrete perimeter foundation wall. 220x150 foundation vents (metal grills destroyed). If reinstated to original form. Paint finish to plastered foundations. Foundation grilles (if reinstated). Roof – predominantly purple slate (patch repaired with grey slates). Galvanised metal barge cappings to timber barge. Timber barge boards. Exposed rafters ends in bungalow style. Matai timber exposed soffit lining. Timber profiled windows and match lined and glazed exterior doors. Pebble dash plastered gables with timber lattice work. Central located window fanlight. Copper spouting and downpipes. Galvanised steel spoutings and downpipes. Oamaru stone Doric columns to low brick entry porch wall. Paint finish to Oamaru stone columns. Profiled timber clear finished ceiling to porch.	 HF HF NHF HF LF NHF LF HF NHF HF HF HF HF HF & LF HF HF NHF HF NHF HF
Significant Elements and Assessed Heritage Value of the Library: EXTERIOR	Overall architectural form of the Library Exterior Outer structural brickwork walls in English bond with alternating headers and stretchers. Keystone brick detail to foundation vents. Plastered bond beams lintel and sills. Windows, doors and upper sashes. Shaped profiled timber barges. Pebble dashed plastered gables with lattice work and fanlight. Notched rafter ends at fascia. Slate tile roof. Barge and ridge cappings. Oamaru stone Doric columns at porch. Bay window. Soffit match lining.	Considerable Exceptional Exceptional Considerable Considerable Considerable Exceptional Exceptional Considerable Considerable Exceptional Exceptional Considerable
Elements that reduce the Cultural Heritage Value of Library EXTERIOR	Paintwork to plastered window sills, lintels, beams and foundations. Painted areas of brickwork. Original pressed metal vent grills have been broken in. Galvanized spouting replacing sections of original copper spouting and downpipes. Utilitarian louvres and non-heritage fabric to south wall. Surface mounted PVC piping. Additional door opening cut into brickwork to south wall. Non sympathetic exposed installation of PVC vents and other service pipework. Porch gate, non-heritage fabric. Deconstructed chimney.	Intrusive Intrusive Intrusive Intrusive Intrusive Intrusive Intrusive Intrusive Intrusive Intrusive

LIBRARY BUILDING: EXTERIOR	DESCRIPTION, COMMENT & HERITAGE VALUE RATING
Overall Assessed Heritage Value of Library EXTERIOR	The Library has **exceptional Social and Historic Value** being built to commemorate the coronation of King George V immediately prior to WWI, and illustrates the very close ties the community had for the empire at this time. The Library has **considerable cultural heritage value** as not only a rural Library but as a multi-function facility that has served the many requirements of an active rural community. The exterior and form and fabric of the Library has **exceptional Aesthetic and Architectural Value** for its use of the Arts and Crafts influenced Bungalow style and forms popular during the period of its construction, its material use is expressive of these stylistic influences, and its planning responds to functional needs and context. The Library was **some Technological Value** displaying carpentry detailing techniques around the notched rafters, fascia boards and profiled barges. The careful detailing of brickwork particularly above foundation vents is to be noted.

LIBRARY BUILDING: INTERIOR	DESCRIPTION, COMMENT & HERITAGE VALUE RATING	
Description, Current Status and Assessment: MEETING ROOM Interior	**<u>Space: READING ROOM</u>** **General:** Floor - 100 x 25mm true tongue & groove boarding, oil finished, Boards are cupped and spread at tongues with overall heaving of subfloor. Walls are painted plaster rendered brick interior walls with 1200 high timber panelled dado around the perimeter. Curved bay window. Panelled timber inlay ceiling framed below roof at different pitch. Central timber beam ridge board and with exposed Rimu ceiling joists at 350mm centres. Early steel electrical conduit from original electrical services installation. Suspended fluorescent lighting. Exposed PVC conduit services and wiring. **North Wall:** Exterior six panelled timber profiled exterior semi-glazed door with glazed top-light – 24 leadlight paned. Plain annealed glass pane to upper part of door replacing leadlight pane. Door original hardware and later surface mounted lock. Window-six panes - • three top-lights side hung worm guided with ropes. • three bottom lights side hung hinged. All original architectural bronze finish hardware to the window. Picture rail, Rimu, at door head height 2800mm above floor level. Timber dado panelling 1200mm high Rimu dado 200mm boards cover battens. Fixed seating Rimu bench cut into panelling. Architraves, bevelled Rimu. Skirtings, bevelled Rimu. Bakelite surface mounted light switch. Black metal electrical conduit, surface mounted. Exposed surface mounted wiring. Black surface mounted mains cabling at door head height held by white clips. Modern plastic electrical face plates. **East Wall**: Five side facetted bay window with top-lights. Top-lights top hung. Bottom lights side hung. All with original architectural bronze finish hardware. Fixed Rimu curved bench seat cut into wall dado. Timber wall dado 1,200mm high Rimu dado panelling with 200mm wide boards cover battened. Exposed black mains cabling enters building high on gable and tracks around the Rimu picture rail.	LF HF HF HF HF HF NHF NHF HF NHF HF HF HF HF HF LF HF HF LF LF NHF NHF NHF HF HF LF HF LF

LIBRARY BUILDING: INTERIOR	DESCRIPTION, COMMENT & HERITAGE VALUE RATING	
Meeting Room (continued)	**South Wall:**	
	Six panelled Rimu timber door original hardware. Re-swung, opening inwards. No top light.	HF
	Fixed Rimu bench seating cut into wall dado.	LF
	Timber dado panelling 1200mm high, Rimu 200mm boards with cover battens.	HF
	Architraves, bevelled Rimu.	HF
	Skirtings, bevelled Rimu.	HF
	Rimu timber fire surround.	HF
	Steel coal register fireplace flanked with brown glazed ceramic tiles with some tiles cracked.	HF
	White rectangular PVC conduit at corner from mantle to picture rail.	NHF
	White PVC power outlet mounted above skirting on timber panelled dado.	NHF
	Rimu timber frame mounted on wall probably for memorial board.	LF
	Yellow ochre colour paint behind exposed behind the memorial board indicative of an earlier colourscheme.	HF
	White PVC light switch.	NHF
	White PVC rectangular electrical conduit to picture rail.	NHF
	West Wall:	
	Walls are painted plaster rendered brick interior walls with 1200mm high timber panelled dado.	HF
	Six panelled Rimu timber profiled door leading to Library space. No top light.	HF
	Picture rail, Rimu, at door head height 2800mm above floor level.	HF
	Architraves, bevelled Rimu.	HF
	Skirtings, bevelled Rimu.	HF
	Fixed Rimu bench seating cut into wall dado.	HF
	Rimu timber fire surround.	HF
	Steel coal fire register flanked with glazed brown ceramic tiles. Some tiles missing.	HF
	Glazed ceramic tile hearth.	HF
	Timber frame to honours board (removed).	LF
	Exposed white surface mounted cabling.	NHF
	Exposed white surface mounted PVC conduit in several areas.	NHF
Significant Elements and Assessed Heritage Value: MEETING ROOM Interior	Overall architectural interior form of the space.	Considerable
	Panelled timber ceiling and exposed ceiling joists.	Exceptional
	Plaster rendered masonry walls.	Some
	Panelled timber dados.	Considerable
	Built in bench seating.	Some
	Timber floors.	Some
	Windows.	Considerable
	Window hardware.	Exceptional
	External door and hardware.	Considerable
	Tearoom door.	Considerable
	Library door.	Considerable
	Fireplace registers.	Exceptional
	Glazed tiles flanking fireplace and timber surround.	Considerable
	Architraves and skirtings.	Considerable
	Early electrical fittings and conduits.	Some

LIBRARY BUILDING: INTERIOR	DESCRIPTION, COMMENT & HERITAGE VALUE RATING	
Elements that reduce Cultural Heritage Value: READING ROOM Interior	Plain glass pane to Porch door replacing leadlight pane. Suspended fluorescent lighting. Exposed PVC conduit services and wiring installation. Modern electrical outlet cover plates not colour-coordinated with mounting surface.	Intrusive Intrusive Intrusive Intrusive
Overall Assessed Heritage Value: READING ROOM Interior	**Exceptional Cultural and Historical value** as a purpose built commemorative Library built by the community to celebrate the coronation of King George V. It has served its rural community as a Library, schoolhouse, Plunket room, toy Library and administration centre and has been a centre of community activity since its inception. **Considerable Architectural and Aesthetic value** for its use of the Arts & Crafts influenced Bungalow style of architecture used by its architects S&A Luttrell. Material use and form respond to functional needs and the Library's context of a significant building within its community. The outstanding interior form of the Meeting Room is enhanced by the bow bay window that has **exceptional Architectural value**. The Reading Room space displays the favoured use of materials typical of the Bungalow style, this being the timber panelling to the walls, use of simple leadlight windows and the suspended, double-pitched panelled ceiling. The completeness and condition of the original bungalow style window joinery has **Rarity value.** The Reading Room has **some Technological value** using unreinforced brick masonry construction with timber framed floors and roof structure. Carpentry techniques used are typical of the period and as used in the Bungalow style as seen in its use of Arts & Crafts influenced detailing using industrialised construction processes.	

LIBRARY BUILDING: INTERIOR	DESCRIPTION, COMMENT & HERITAGE VALUE RATING	
Description, Current Status and Assessment: LIBRARY ROOM Interior	**Space: LIBRARY ROOM** **General:** Floor - 100 x 25mm true tongue & groove boarding, oil finished, Boards are cupped and spread at tongues with overall heaving of subfloor. Walls are painted plaster rendered brick interior walls with 1200mm high timber panelled dado around the perimeter. Panelled timber inlay ceiling framed below roof at different pitch. Central timber beam ridge board and with exposed Rimu ceiling joists at 350mm centres. Timber shelving to walls, carpenter construction. Early steel electrical conduit from original electrical services installation. Pendant mounted fluorescent lighting. Exposed PVC conduit services and wiring. **North Wall:** Walls are painted plaster rendered brick interior walls with 1200mm high timber panelled dado. Exterior six panelled timber profiled exterior semi-glazed door with glazed top-light – 24 leadlight paned. Mixed door hardware. Added hardware. Timber windows with six top lights and six bottom lights. • The top lights are side hung worm guided with ropes. • The six bottom lights are side hung. All original architectural bronze finish hardware. Picture rail, Rimu, at door head height 2800mm above floor level. Architraves, bevelled Rimu. Skirtings, bevelled Rimu. Timber shelving to walls, carpenter construction. **East Wall:** Walls are painted plaster rendered brick interior walls with 1200mm high timber panelled dado. Six panelled Rimu timber profiled door leading to meeting room. No top light. Picture rail, Rimu, at door head height 2800mm above floor level. Architraves, bevelled Rimu. Skirtings, bevelled Rimu. Rimu timber fire surround. Steel coal fire register flanked with glazed brown ceramic tiles. Some tiles missing. Glazed ceramic tile hearth, damaged. Exposed white surface mounted cabling. Exposed white surface mounted PVC conduit in several areas. Surface mounted modern faux brass power outlet on timber dado panelling. Surface mounted meter board on wall **South Wall:** Timber windows with six top lights and six bottom lights. • The top lights are side hung worm guided with ropes.	LF HF HF HF LF HF NHF NHF HF HF LF HF HF HF HF LF HF HF HF HF HF HF HF NHF NHF NHF NHF HF

LIBRARY BUILDING: INTERIOR	DESCRIPTION, COMMENT & HERITAGE VALUE RATING	
	• The six bottom lights are side hung. All original architectural bronze finish hardware.	
	Rimu timber shelving cut and scribed around timber dado from window sill to floor.	LF
	Walls are painted plaster rendered brick interior walls with 1200mm high timber panelled dado, partially concealed by wall mounted shelving.	HF
	Architraves, bevelled Rimu.	HF
	Skirtings, bevelled Rimu.	HF
	Picture rail, Rimu, at door head height 2800mm above floor level.	HF
	Surface mounted white PVC power outlet.	NHF
	White surface mounted cabling along top of picture rail.	NHF
	West Wall:	
	Picture rail, Rimu, at door head height 2800mm above floor level.	HF
	Walls are painted plaster rendered brick interior walls with 1200mm high timber panelled dado, partially concealed by wall mounted shelving.	HF
	Wall to wall Rimu timber built in book shelving cut around and scribed to wall dado.	LF
	Architraves, bevelled Rimu.	HF
	Skirtings, bevelled Rimu.	HF
Significant Elements and Assessed Heritage Value: LIBRARY ROOM Interior	Overall architectural interior form of the space.	Considerable
	Panelled timber ceiling and exposed ceiling joists.	Exceptional
	Plaster rendered masonry walls.	Some
	Panelled timber dados.	Considerable
	Built in seats.	Some
	Built in bookshelves.	Considerable
	Timber floors.	Some
	Windows.	Considerable
	Window hardware, exterior and door to Meeting Room..	Exceptional
	Doors and hardware.	Considerable
	Fireplace registers.	Exceptional
	Glazed tiles flanking fireplace and timber surround.	Considerable
	Architraves and skirtings.	Considerable
	Early electrical fittings and conduits.	Some
Elements that reduce Cultural Heritage Value: LIBRARY ROOM Interior	Suspended fluorescent lighting.	Intrusive
	Exposed PVC conduit services and wiring installation.	Intrusive
	Modern electrical outlet cover plates not colour-coordinated with mounting surface.	Intrusive
	Electrical distribution board	None
Overall Assessed Heritage Value: LIBRARY ROOM Interior	**<u>Exceptional Cultural and Historical value</u>** as a purpose built commemorative Library built by the community to celebrate the coronation of King George V. It has served its rural community as a Library, schoolhouse, Plunket room, toy Library and administration centre and has been a centre of community activity since its inception. **<u>Considerable Architectural and Aesthetic value</u>** for its use of the Arts & Crafts influenced Bungalow style of architecture used by its architects S&A Luttrell. Material use and form respond to functional needs and the Library's context of a significant building within its community.	

LIBRARY BUILDING: INTERIOR	DESCRIPTION, COMMENT & HERITAGE VALUE RATING
LIBRARY ROOM Interior	The interior form of the Reading Room is enhanced by the bow bay window that has **exceptional Architectural value**. The Reading Room space displays the favoured use of materials typical of the Bungalow style, this being the timber panelling to the walls, use of simple leadlight windows and the suspended, double-pitched panelled ceiling. The completeness and condition of the original bungalow style window joinery has **Rarity value.** The Reading Room has **some Technological value** using unreinforced brick masonry construction with timber framed floors and roof structure. Carpentry techniques used are typical of the period and as used in the Bungalow style as seen in its use of Arts & Crafts influenced detailing using industrialised construction processes.

LIBRARY BUILDING: INTERIOR	DESCRIPTION, COMMENT & HERITAGE VALUE RATING	
Description, Current Status and Assessment: TEAROOM Interior	**<u>Space: TEAROOM</u>** **General:** Match lined tongue & groove panelled ceiling raked at roof pitch, painted. Painted hardboard wall linings strapped on brickwork walls. Timber framed and hardboard lined partition wall to adjacent toilets. Overlay particle board floor unpainted. **North Wall:** Six panelled timber profiled door. Original hardware mounted over evidence of rim lock exterior hardware previously fitted. Door has been re-swung and rehung in the past swinging into the meeting room, now into the kitchen. Door frame not original. **South Wall:** Formica kitchen bench on painted timber bench unit. Surface mounted electric zip hot water cylinder and associated pipework. **West Wall:** Surface mounted white PVC power outlet. MDF skirting 60 x 12. **East Wall:** One small timber framed two pane window • Fixed top light. • Fixed bottom light. Original architraves painted. MDF skirting 60 x 12.	HF NHF NHF NHF HF HF LF NHF NHF NHF NHF HF HF HF HF NHF
Significant Elements and Assessed Heritage Value: TEAROOM Interior	Overall architectural interior form of the space. Match lined tongue & groove panelled ceiling. Six panelled timber profiled door. Timber framed window.	Some Considerable Considerable considerable
Elements that reduce Cultural Heritage Value: TEAROOM Interior	Kitchen bench and unit. Hardboard wall over-linings. Particle board floor linings. Electric water heater. MDF skirtings.	None None Intrusive None Intrusive.
Overall Assessed Heritage Value: TEAROOM Interior	The tearoom generally has **<u>little cultural heritage value</u>** and includes fabric that reduces heritage value. Some original fabric has **<u>considerable Architectural and Aesthetic value.</u>**	

LIBRARY BUILDING: INTERIOR	DESCRIPTION, COMMENT & HERITAGE VALUE RATING	
Description, Current Status and Assessment: TOILETS Interior	**<u>Space: TOILETS</u>**	
	FEMALE:	
	General:	
	Utilitarian plastered concrete floor.	LF
	Match lined tongue & groove panelled ceiling raked at roof pitch, painted.	HF
	One early toilet pan.	NHF
	One recent toilet pan.	NHF
	Toilet partition, timber ledged and matched tongue & groove doors, poorly built and in poor condition.	NHF
	High wall mounted timber lintol with mounting brackets for a removed wc cistern.	LF
	North Wall:	
	Painted exposed brick masonry walls.	HF
	Exterior matched and ledged door in door frame, all simple carpenter construction.	LF
	Exposed PVC pipework fixed over walls.	
	East Wall:	
	Painted exposed brickwork, poor construction.	HF
	One stainless steel wash hand basin.	NHF
	Exposed PVC pipework fixed over walls.	NHF
	South Wall:	
	Window cut into exterior brick masonry wall.	LF
	Hardboard louvres to non-original window opening.	NHF
	Painted exposed brickwork.	HF
	Exterior opening cut into brick wall for timber door and frame.	LF
	Added exterior timber ledged door and frame.	LF
	West Wall:	
	MALE:	
	General:	
	Rendered plaster brick walls.	HF
	Match lined tongue & groove ceiling, painted.	HF
	Utilitarian plastered concrete floor.	HF
	North Wall:	
	Plaster rendered brick wall.	HF
	Timber coat rail with original coat hooks.	HF
	East Wall:	
	Concrete block wall toilet partitions.	NHF
	Match lined timber ledged toilet screen door.	LF
	South Wall:	
	One recent toilet pan.	NHF
	Concrete cast insitu urinal.	NHF
	Frosted glass louvre windows in timber frame.	NHF

LIBRARY BUILDING: INTERIOR	DESCRIPTION, COMMENT & HERITAGE VALUE RATING	
	West Wall:	
	Chicken mesh screen to window.	NHF
	Stainless steel wash hand basin.	NHF
	Surface mounted exposed steel water pipework.	NHF
	Surface mounted exposed PVC waste pipes.	NHF
	Matched and ledged tongue & groove door in timber frame.	LF
	Original door hinges.	HF
Significant Elements and Assessed Heritage Value: TOILETS Interior	Overall interior architectural form of the toilet spaces.	Some
	T & G ceilings to toilets.	Considerable
	Toilet coat hooks and rail.	Considerable
	Exposed concrete plastered slab to toilets.	Some
Elements that reduce Cultural Heritage Value: TOILETS Interior	Altered toilet windows.	Intrusive
	Concrete slab urinal.	None
	Glass louvre windows.	None
	Cardboard louvre windows.	Intrusive
	Concrete block toilet partitions.	None
	Modern toilet pans.	None
	Exposed PVC surface mounted service pipework.	Intrusive
	Stainless steel wash hand basin.	none
Overall Assessed Heritage Value: TOILETS Interior	The two toilet spaces generally have **little cultural heritage value** and include fabric that reduces heritage value. Some original fabric has **considerable Architectural and Aesthetic value.**	

4.3 SUMMARY STATEMENTS OF SIGNIFICANCE

The determination of the significance of Little River Coronation Library and its setting is of importance in the preparation of this conservation plan. The purpose of determining the significance is to enable decisions to be made on the buildings future use and its restoration and conservation that are based on a sound and balanced appreciation of its significance. The significance of the Library is evaluated under a number of categories; social, cultural and historical, the association with an event or person, its architecture, construction and influencing philosophies, its landmark contribution, and the significance of its setting.

The overall heritage value of the building or part of the building is determined from consideration of all these categories and their weighting individually, and not by the average of them. For example, an area of a building may have considerable architectural value and exceptional cultural value due to the connection with an important person. The overall heritage value in this case may be that that part of the building has exceptional overall heritage value.

The underlined significance ratings are defined in sections 4.1 and 4.2

4.3.1 Summary statements of Social, Historical, Cultural and Spiritual Value.

The Library has **Exceptional Cultural, Social, Associational and Historical value** as a purpose designed commemorative Library built by the Little River community celebrating the coronation of King George V.

The Library has served its rural community as a Library, schoolhouse, Plunket room, toy Library and administration centre and has been a centre of community activity since it was built.

Significant people from the Little River community that were influential in realising the construction of the new Library were WH Montgomery and Thomas Quealy.

Montgomery was a qualified solicitor, farmer, traveller and artist and served two terms as a Member of Parliament for Ellesmere. He retained a long and distinguished membership of the Little River Domain Board.

Quealy was Wairewa County Council Engineer, Surveyor and ultimately Town Clerk. He was instrumental in acquiring part of the central portion of the town from local Maori for the establishment of the Awa-iti Domain, part of which became the site for the Little River Coronation Library.

4.3.2 Summary statements of Architectural, Aesthetic and Technological Value.

The Library has **Considerable overall Architectural and Aesthetic value** for its use of the Arts & Crafts influenced Bungalow style of architecture and for association to its architects, S&A Luttrell. Material use and building form respond to functional needs and the Library's context of a significant civic building within its community using a style of architecture that was popular and in widespread use in Australia and America as well as New Zealand.

The architectural practice that Sidney and Alfred Luttrell established was amongst New Zealand's foremost Edwardian architectural practices. They are recognised for their introducing a bold new style of architecture seen in the design of their commercial buildings in New Zealand. They combined artistic sensitivity and originality with engineering expertise and business acumen.

The toilets and tearoom interior design and fabric is of little merit but the interiors of the Library and Reading Rooms have **considerable Architectural value**.

4.3.3 Summary statements of Setting and Landmark Value.

The physical setting of the Little River Coronation Library in the south corner of the Awa-iti Domain is of **considerable historical and landmark** significance for its contribution in the townscape.

The Awa-iti Domain is of **considerable social and cultural heritage** as well as amenity value to the community. It includes a grouping of heritage features that provide evidence of the settlement and maturing of the Little River Township and community. This grouping includes the Library, Awa-iti Domain Memorial Gates, Domain perimeter plantings of Oak trees, the saleyards and the Tennis Pavilion.

4.3.4 Summary statement of Archaeological Significance

The site and Library do not have any specific association to Maori settlement although the Library setting and domain site were part of the Maori Reserve established by the European settlers. It was not part of the Wairewa Pa. Consequently would not appear to have specific archaeological significance to Ngai Tahu and the site is not scheduled by Heritage NZ as an Archaeological site.

There is evidence of post-European settlement and pre-1900 Maori occupation or use of the site with a whare appearing in pre-1900 photos on the saleyards site adjacent.

4.3.5 Summary statement of Overall Heritage Value of Little River Coronation Library.

The exterior of Little River Coronation Library has **exceptional overall heritage value** due to its social, cultural significance enhanced by its **considerable landmark and setting value** of which the grouping of the Library and Awa-iti Domain Memorial Gates forms a significant part.

The interior spaces of the Library including the Library and Meeting Rooms have **considerable overall heritage value.** The toilet and tearoom interiors and fabric are generally much altered and are of **little heritage value.**

Considering its **social, historical, cultural, architectural and landmark/townscape significance values,** Little River Coronation Library has **considerable overall heritage value**.

PART 2: CONSERVATION POLICIES

5. FRAMEWORK FOR CONSERVATION POLICIES

5.1 Factors affecting the Conservation of the Place

The Conservation of the Library has been affected by the periodic flooding of the site and building from the time of its construction. The water inundation of the building has required replacement of the floor on two occasions and will be causing other moisture related damage to the building fabric. The flooding issues are a town wide problem and the long term solution lies outside the scope of this Conservation Plan.

The Library was damaged in the 2010/11 Canterbury earthquakes and is currently cordoned off from the public and is an earthquake prone building. The building is proposed to be repaired and strengthened and this Conservation Plan should be the guiding document for the appropriate design and implementation of repair and strengthening strategies.

5.2 Constraints arising from the Statements of Significance

The degree of intervention necessary for the conservation of the heritage buildings and fabric will require processes of removal and deconstruction, repair, restoration, reconstruction and alteration in varying degrees and all are consistent with the levels of intervention defined in the ICOMOS NZ Charter 2010, (Section 5.9 Conservation Principles/Standards of this Conservation Plan). The condition and status of the buildings and heritage fabric following the 2010/11 Canterbury earthquake events needs to be considered in the context of the overall damage to the building, the extent, if any, of deconstruction and reconstruction required, and what are the appropriate processes of conservation that can be applied. The conservation principles and policies of the ICOMOS NZ Charter 2010 are considered when evaluating appropriate processes of conservation that should be applied. The conservation requirements and levels of intervention required need to be tempered by the practicality of achieving the processes and also the safety of people undertaking the work where there is earthquake damage. Reconstruction requirements of parts of a building may influence how processes can be applied to heritage fabric that is to be restored and reinstated.

The applicable definitions arising from the Evaluations of Significance that prescribe the acceptable degrees of intervention with the heritage fabric are summarised here from Section 4.1.1 "*Degrees of Significance"* of this plan.

- That a rating of **Exceptional** restricts interventions to preservation (including maintenance and repair), stabilisation, and restoration. However, adaptation may be allowed, but only where it is essential for

public safety or where a waiver or dispensation from regulatory requirements is not possible and where no other reasonable option is available. Adaptation must be the minimum possible.

- That a rating of **Considerable** allows processes of preservation (including maintenance and repair), restoration, reconstruction and adaptation. Adaptation is allowable where the use is compatible and ensures the long-term future of the building where there is no appropriate alternative use. In considering adaptation of the place, priority should be given to the retention of heritage fabric, detailing and form of the place, including both to exterior and interior fabric, elements and forms, to the fullest extent possible.

- That a rating of **Some** allows adaptation for the function of a compatible use including processes of conservation, restoration and reconstruction. Intervention that reduces significance may be acceptable where it is necessary for the functioning of a new use, and does not reduce the overall heritage significance of the building.

- That a rating of **Little** allows adaptation involving the removal of the element that would not result in any loss of significance it possesses or contributes to the overall heritage value. If original fabric is to be disturbed it should be recorded and then salvaged and stored for re-use.

- That a rating of **Nil** means that the building element and fabric has no cultural heritage value and is considered temporary that allows the building to function. In the short or longer term they may be altered or removed where heritage value is recovered or improved. The conservation processes applicable are those of deconstruction and removal, reconstruction and restoration.

- That a rating of **Intrusive** means that the element or fabric reduces heritage value and where possible should be removed as soon as practical. The processes are deconstruction and removal.

5.3 Heritage Protection – Legislation

5.3.1 Historic Places Act 1993 & Heritage New Zealand Pouhere Taonga Act 2014

The Act is administered by Heritage New Zealand Pouhere Taonga (Heritage NZ). Section 4 of the Act states the HNZ's purpose as being – '*to promote the identification, protection, preservation and conservation of the historical and cultural heritage of New Zealand.'*

The Library is not included in the New Zealand Heritage List/Rarangi Korero administered by Heritage NZ, but has been considered for listing and assigned a list number, reference 10005, Site Reference: P7200. The Building was nominated on 30/1/1998 as a Category ll Historic Place because *"it has important social and historical; value to the district."*

As a consequence of not being on the Heritage NZ list, Heritage NZ does not need to be consulted regarding alterations or other work to the building and setting, although this should be seen as desirable and a consultation request should be made.

The Library was built after 1900 and the site is not listed as an archaeological site by Heritage NZ, and consequently, an Archaeological Authority from Heritage NZ may not be required for work that disturbs the site and building fabric. However, Heritage NZ advise that a consultant archaeologist should still be engaged to ascertain whether the site could be an archaeological site requiring an Archaeological Authority for any proposed works.

This conservation plan addresses the Library building and site. The restoration and conservation work to the Library may require disturbance of the existing ground and subsequently work to the Library may reveal items of archaeological interest and significance. If an archaeological authority is not required, then in these circumstances the *Accidental Discovery Protocols (ADPs) For Archaeology* prepared by Heritage NZ should apply.

5.3.2 Resource Management Act 1991 (RMA)

Section 5 of the RMA defines that the purpose of the Resource Management Act is to:

1…promote the sustainable management of natural and physical resources

2…sustainable management means managing the use, development, and protection of natural and physical resources in a way, or at a rate, which enables people and communities to provide for their social, economic and cultural well-being and for their health and safety while:

Sustaining the potential of natural and physical resources (excluding minerals to meet the reasonably foreseeable need of future generations; and

Safeguarding the life-supporting capacity of air, water, soil and ecosystems;

Avoiding, remedying or mitigating any adverse effects on the environment

Section 6 outlines matters of national Importance noting that in achieving the purposes of the Act all persons must recognize and provide for:

(e) The relationship of Maori and their culture and traditions with their ancestral lands, water, sites, wahi tapu, and other taonga

(f) The protection of historic heritage from inappropriate subdivision, use and development. (2003 amendment)

Section 7 outlines other matters in achieving the purpose of the Act. Of particular note in relation to heritage in section 7 are:

(e) recognition and protection of heritage values, sites, buildings, places or areas

(f) maintenance and enhancement of the quality of the environment

(g) any finite characteristics of natural and physical resources

Other sections of the Act of particular note are:

- **S32** – Duties to consider alternatives, assess benefits and costs
- **S88** – Application for Resource Consents
- **S104, 105** – decision making – matters to be considered
- **Fourth Schedule** – assessment of effects on the environment

Under **Section 93** of the RMA, where the place is listed by Heritage NZ and there is a proposal for any internal or external alterations to the place or setting, Heritage NZ must be advised and their comment sought and if the application should be publicly notified. However, the Library is not included on the Heritage NZ list and therefore consultation with Heritage NZ is not required unless the site is deemed to be an archaeological site.

The *Banks Peninsula District Plan, Chapter 14, Rules*, defines the activities that are Permitted Activities, Restricted Discretionary Activities and Discretionary Activities. Refer to **5.4 Heritage Protection – District Plan Regulations** for the definitions of the Activities.

The consequence of the above is that Resource Consent is required for Restricted Discretionary and Discretionary Activities.

5.4 Heritage Protection – District Plan Regulations

Banks Peninsula District Plan Requirements

Under the RMA, the Council is required to recognise and protect the heritage values of sites, buildings, places or areas. The Council administers the Banks Peninsula District Plan following amalgamation of the

Christchurch City and Banks Peninsula District Councils in 2006. The Council therefore maintains a list of protected buildings, places and objects which are included as part of the Banks Peninsula Plan, Appendix IV, "*Schedule of Protected Buildings, Objects and Sites*" These items are scheduled under Groups 1 or 2, reflecting the Heritage NZ registrations and definitions. The rules applicable to the Category 1 or 2 listing affect proposals for demolition, alteration, removal, or additions to the listed item and additional buildings proposed on the site.

The Library is listed in the "Banks Peninsula District Plan, Appendix IV, Schedule of Protected Buildings, Objects and Sites" as a Category 2 building with a legal description of RS 40393.

The Library site is not listed as a designated Archaeological Site in the Banks Peninsula District Plan, Appendix VI, Archaeological Sites.

There are no notable or protected trees on the site identified in the Banks Peninsula District Plan, Appendix VII, Notable Trees in the vicinity of the Library.

The underlying zoning of the site is defined in the Banks Peninsula District Plan as 'Recreation Reserve', (RV), and the site is identified as a protected structure, object and site.

Chapter 14, *"Cultural Heritage"*, of the District Plan contains the following applicable Objectives and Policies: (Quotations are italicised).

Issue 1- *Inappropriate use and development of identified heritage structures, buildings, places and sites may compromise such features for future generations.*

Objective 1- *To identify and secure the protection of structures, buildings, places, sites and areas which have cultural heritage value.*

Policy 1A-*To prevent inappropriate use or development of natural and physical resources which have the potential to adversely affect the heritage value of the scheduled items having archaeological, architectural, historical or cultural significance.*

Policy 1B- *To protect the scheduled structures, buildings, places and sites which have archaeological, architectural, historical or cultural significance.*

Policy 1C- *Council to provide assistance to property owners for the protection of scheduled heritage items.*

The methods of achieving the Objectives and Policies that are applicable include:

Method 1: District Plan Provisions

- *Listing protected buildings, objects and sites in Appendix IV*
- *Listing archaeological sites in Appendix VI*
- *Controls limiting the extent to which any heritage item can be altered*
- *Consultation with appropriate groups and organisations involved in heritage protection*

Method 2: Other

- *Advice regarding appropriate designs and modifications to heritage buildings can be obtained from Heritage NZ.*
- *Co-operation with the NZ Archaeological Association in the identification of archaeological sites in the Banks Peninsula District.*

Method 3: Council Assistance *(updated 2 July 2011)*

(The following are not wholly applicable to Council owned building and assets.)

Council will give consideration to grants, loans, and rate relief for the protection of listed heritage buildings, objects and sites where these incur costs to the property owner above and beyond the usual costs of property maintenance.

- *Rate relief may be available for heritage items and archaeological sites which are protected by suitable long-term measures.*

- *For resource consent applications which are required solely in relation to the heritage protection controls associated with the provisions below, the Council shall:*

    - *Waive application fees for non-notified applications (up to and including the release of Council's decision),*

    - *Reduce application fees for notified applications up to the comparable amount for non-notified applications, and will give consideration to waiving application fees over and above this:*

        - *Protected Buildings, Objects and Sites*

        - *Archaeological sites*

The District Plan Rules concerning protected buildings and sites, and archaeological sites are:

1. Permitted Activities

Any activity which is not identified as a restricted discretionary, discretionary, or non-complying activity in Rules 2 -6 is a permitted activity provided that it is a permitted activity in the underlying zone. In addition, the following activities in relation to heritage items are permitted:

a) The restoration, repair and internal alteration of any existing building fabric or detailing thereof which is carried out in a manner and design with similar materials to those originally used and which does not detract from those features for which the item has been listed; or
c) Routine maintenance and repair of lawns, gardens, and structures; or
d) The carrying out of minor works that would not modify the site or feature.

3. Restricted Building Activities – Protected Buildings

The following are restricted discretionary activities:

a) *Any activity which involves alteration, addition or damage to any building, object or site identified in Appendix IV (Category 2 or registered area).*

The Council's discretion is limited to conditions on:

- *Form, features and fabric of buildings and additions to buildings*

- *Cladding of buildings*

- *External colour of buildings*

- *Location and size of buildings and structures on a site.*

4. Discretionary Activities – Protected Buildings

Any activity which involves the following is a Discretionary Activity:

a) Destruction or removal of any building, object or site identified in Appendix IV (Category 2)
b) The construction of any new building on a site containing a protected building, object or site identified in Appendix IV.

Zoning
The underlying zone of the Library and setting in the District Plan is **Recreation Reserve RS zone**.

5.5 Compliance with the Building Act 2004 and other Statutory Requirements

Building Consents
The Building Act 2004 controls alterations and additions to buildings including heritage buildings. In the case of the Library the Building Act is administered by the Council and it is unlawful to carry out any new building work (as distinct from maintenance and repair) without first obtaining from the council a Resource Consent due to the Library being a heritage listed place in the District Plan. A Building Consent for work other than maintenance and non-structural repairs is also required.

Heritage Related Policies on Dangerous, Earthquake Prone & Insanitary Buildings
The Building Act 2004 provides special provisions for certain categories of buildings that are considered to be either dangerous, earthquake prone or unsanitary. Earthquake-prone buildings as defined by the 2004 Act are buildings that will have their ultimate capacity exceeded in a moderate earthquake. A moderate earthquake is defined in the Act as: "*An earthquake that would generate shaking at the site of the building that is that of the same duration as, but is one-third as strong, as the earthquake shaking (determined by the normal measures of acceleration, velocity, and displacement) that would be used to design a new building on that site."*

Buildings are required to achieve the requirements of the Act as a minimum with the only exemptions being small single and some two storey residential buildings that contain less than 3 household units. Generally, a building, including heritage buildings, is deemed to be earthquake-prone if it cannot achieve a level of 33% of the current standard for new buildings.

In general terms the 2004 Act considers that buildings built before 1935 would be earthquake-prone, but this may depend on the seismicity of the location and its seismic zone and risk that is taken into consideration. (Prior to the 1931 Napier earthquake there were no statutory requirements for the design criteria of buildings to resist earthquakes). It is also expected that up to 10% of buildings built between 1935 and 1976 could be earthquake-prone, depending on their location and on their structural characteristics. Buildings built after 1976 are unlikely to fall into the earthquake-prone category, but they are not excluded from possible assessment.

The Building Act 2004, Sections 131 and 132, requires the Council to adopt a specific earthquake policy that affects the implementation of the Act in relation to earthquake prone buildings. The council released its *'Earthquake-prone, dangerous and Insanitary buildings Policy 2006'* in 2006. In developing its policies the Council was required to have considered the specific seismic, social and economic considerations of its district. The policies also take into account the concept of sustainable development, any special traditional and cultural aspects of a building and the need to facilitate the conservation and preservation of buildings of significant cultural, historical or heritage value.

The Council is required to state how its policies will apply to at risk buildings including heritage buildings and is required to advise building owners whether their building is deemed to be an earthquake risk. In September 2010 the Council introduced Earthquake prone building policy that required earthquake-prone buildings not achieving 34%NBS to be strengthened to 67%NBS. After being contested by the Insurance Council, a High Court decision released on 4th February 2012 ruled the upgrading requirement unlawful and earthquake prone buildings are now required to be strengthened to a minimum of 34%NBS, although following this decision the Council seeks to strengthen its own buildings to 67%NBS, or as close to, as practicable.

Amendments to the earthquake prone policy requirements required Territorial Authorities to determine time-frames for earthquake strengthening of earthquake-prone buildings. These were introduced on 1 July 2012. The time-frames for reporting on and implementation of strengthening requirements are currently being reviewed by Parliament at the time of drafting this conservation plan and are likely to be tightened for high Importance Level buildings and relaxed for lower Importance Level buildings.

The option favoured and adopted by the Council in the amendments includes setting timeframes for earthquake strengthening of buildings identified by the Council as being earthquake-prone in accordance with AS/NZS 1170:2002 as follows:

- **Category A** – buildings with special post-disaster functions categorised at Importance Level 4, 15 years.

- **Category B –** Buildings that contain people in crowds or contents of high value to the community categorised at Importance Level 3, 20 years.

- **Category C** – Buildings with an Importance Level of less than 3, 30 years.

The proposed amendments call for the consideration of additional funding to support the implementation and compliance with the policy by working with affected building owners, and to set up a seismic strengthening grants fund to assist owners of heritage buildings with the strengthening of specific heritage buildings.

The Little River Coronation Library would fall into Category C above.

The following matters are of particular relevance with compliance with the Building Act 2004:

- **Upgrading**

Under the Building Act 2004 all buildings are required to comply with the requirements of the Act, including heritage buildings.

- **Cultural Value Recognised**

There can be conflicts between the requirements of the Building Act 2004 with the purpose and principles of the Historic Places Act 1993 and the Resource Management Act 1991. The conflicts or tension stem from the focus of ensuring building safety, amenity, and access under the Building Act 2004, and the protection of cultural heritage significance values as a matter of national importance as required under the Resource Management Act 1991. There is also tension with the stated purpose of the Historic Places Act 1993 to promote minimum change to historic buildings in order to conserve and preserve historical and cultural heritage values. It is essential that in meeting the requirements of the Building Act and the Building Code that positive heritage outcomes be achieved. For example, the implementation of the Building Act should not result in the premature demolition of heritage buildings, nor should buildings be abandoned due to excessive upgrade costs to meet the requirements of the Building Code as this would eventually lead to demolition.

Consequently, in issuing consents and exercising other powers under the Act, the Council would be required to have regard to the cultural heritage value that attaches to an existing building and the effect of that work on those values. This allows the Council some discretion where, for example, strict compliance with the code might conflict with and reduce heritage values.

- **Alterations to Buildings**

Before issuing a building consent, Section 112 of the Building Act 2004 requires that the Council must be satisfied that after the alterations, the building will *"…comply as nearly as is reasonably practicable and to the same extent as if it were a new building, with the provisions of the Building Code that relate to –*

(i) Means of escape from fire.

(ii) Access and facilities for use by people with disabilities.

Additionally the Act states that the building *"…continues to comply with the other provisions of the Building Code to at least the same extent as before the alterations."* The building structure would also be required to be upgraded if it cannot achieve the earth-quake prone threshold of 33%NBS of code design requirements for a new building under moderate earthquake load to a time frame determined by the Council.

The Councils have discretionary powers to allow alterations that do not fully comply with the above requirements subject to clause 112(2) of the Act.

The implications of the above are that, if the Library is to be altered or added to then Section 112 of the Building Act 2004 applies. This states that in addition to the requirement of achieving the minimum structural design load criteria determined by the Council, any alterations to an existing building or part of an existing building will require compliance with the provisions of the Building Code as nearly as reasonably practicable and to the same extent as if it were a new building. This requires compliance with the following sections of the Building Code:

C2 *Means of Escape*
C3 *Spread of Fire*
D1 *Access Routes*
F7 *Warning Systems*

- **Change of Use**

If the Library is to be adapted for a new use, then Section 115 of the Building Act 2004, "Code Compliance Requirements: Change of Use", applies. This requires that the Christchurch City Council is satisfied that the building with a new use complies with the relevant sections of the Building Code 'as near as is reasonably practicable'. This is typically interpreted by CCC as being 67% of the strength of an equivalent new building. This is also the minimum level recommended by the New Zealand Society for Earthquake Engineering

In addition, compliance with the provisions of the Building Code for means of escape from fire, protection of other property, sanitary facilities, structural performance, and fire rating performance is required. The building has to comply to the same extent as if it were a new building in accordance with the policies determined by the Council and within the provisions of the Building Code. The sections of the Building Code listed above for alterations are applicable as well as the following additional sections:

B1 *Structure*
C4 *Structural Stability during Fire*
F6 *Lighting for Emergencies*
F8 *Signs*
G1 *Personal Hygiene*

The building must continue to comply with the other provisions of the Building Code to at least the same extent as before the change of use.

- **Repairs and Maintenance**

A building consent is not required for *…restoration, repair and internal alteration of any existing building fabric or detailing thereof which is carried out in a manner and design with similar materials to those originally used…* The Territorial authority needs to be informed of such work, and maintenance and repair work should still comply with the requirements of the Building Code. Heritage NZ should also be advised and consulted about such work, although this is not a statutory requirement as the Library is not included on the List of heritage buildings.

A Resource Consent would be required for all work to Category II protected buildings that involved *…alteration, addition or damage to any building…* although the Banks Peninsula District Plan also has provisions for the control of colour-schemes to the exterior of heritage listed buildings. The restoration and repair of a Category II protected building is a permitted activity not requiring Resource Consent where the restoration does not include any alterations to the place.

- **Other Considerations**

A compliance schedule and a warrant of fitness would be required for mechanical and electrical services, any automatic or emergency systems installed, and egress routes and signage.

5.6 Heritage Protection – Non-Regulatory

Non-regulatory heritage protections that apply to the Library and setting are the ICOMOS NZ Charter 2010 and the Florence Charter 1981.

The ICOMOS Charter sets out principles to guide the conservation of places of cultural heritage value in New Zealand. The Florence Charter on Historic Gardens provides a definition of the term historic garden and the architectural compositions that constitute the historic landscape. It emphasises the need to identify and list historic gardens, and provides philosophical guidance on maintenance, conservation, restoration and reconstruction of landscape settings.

5.7 Aims of the Building Owner - Christchurch City Council.

The Christchurch City Council (the Council) has the primary responsibility for protecting heritage places within the Christchurch City Council area and endeavours to adopt the highest professional conservation standards to fulfil this important role. The Council has indicated that appropriate uses for the building need to be identified and could include small group community uses.

Previous uses of the Library building include:

Commmunity Library
Administration Centre for Annual A&P show
Centre for Red Cross activities, (WW1 and WW2)
Meeting room for Wairewa District Council, Awa-iti Domain Board and community groups
Plunket Rooms
District School House
Toy Library

The Little River community and Little River Primary School have expressed their desire to use the Library for musical education and performance, and for other community uses.

5.8 Condition of the Place

The Library building has been damaged in the 2010/11 Canterbury earthquakes and requires the earthquake damage to be repaired and the building strengthened to the required minimum requirements of the Building Act 2004. The building has been propped where damaged, and secured against entry following the earthquakes.

The floors are out of level but there does not appear to be any distress or cracking of walls due to this indicating that the building has settled evenly. The Domain Board advised the Wairewa County Council that the Library building was sinking in 1939.

Otherwise, it is in a reasonably sound condition but requiring re-levelling of the floor, slate roof repairs, interior plaster render repairs and re-painting.

The Library remains in its original overall form but with alterations to the services rooms projecting to the rear. The interiors of the Library's principal two rooms are very intact and retain their original Arts and Crafts influenced Bungalow timber work and detailing.

A critical constraint affecting the building and the integrity of its fabric is the occasional flooding that penetrates under, and on occasion into the building. This has necessitated the removal and replacement of the timber flooring twice in the past.

Generally, the Library requires earthquake damage repairs and strengthening, maintenance repairs, restoration of damaged fabric, removal of non-heritage fabric, and reinstatement of removed and missing elements, and cleaning.

5.9 Conservation Principles & Standards (general and broad)

5.9.1 ICOMOS NZ Charter 2010

The principles and policies of the ICOMOS NZ Charter 2010 guide the conservation of heritage buildings and sites and apply to the conservation processes required to the Little River Coronation Library. These

principles and policies are to be adopted when considering the conservation processes required and include those of protection, stabilisation, dismantling, reconstruction, restoration, preservation, maintenance, alteration and structural strengthening. The conservation principles elaborated from the Charter and listed below in particular apply. A full copy of the ICOMOS NZ Charter 2010 is included in the Appendices. Direct quotations from the Charter are in italics.

- ***Adaptation*** *means the process(es) of modifying a place for a compatible use while retaining its cultural heritage value. Adaptation processes include alteration and additions.*

- ***Conservation*** *means all the processes of understanding and caring for a place so as to safeguard its cultural heritage value. Conservation is based on respect for the existing fabric, associations, meanings, and use of the place. It requires a cautious approach as much work as necessary but as little as possible, and retaining authenticity and integrity, to ensure that the place and its values are passed on to future generations.*

- ***Cultural heritage value(s)*** *means possessing aesthetic, archaeological, architectural, commemorative, functional, historical, landscape, monumental, scientific, social, spiritual, symbolic, technological, traditional, or other tangible or intangible values associated with human activity.*

- ***Fabric*** *means all physical material of a place, including subsurface material, structures, and interior and exterior surfaces including the patina of age; and including fixtures and fittings, and gardens and plantings.*

- ***Intervention*** *means any activity that causes disturbance of or alteration to a place or its fabric. Intervention includes archaeological excavation, invasive investigation of built structures, and any intervention for conservation purposes.*

There are varying levels of intervention for conservation purposes, and these are in increasing degrees of intervention:
(i) preservation, through stabilisation, maintenance, or repair;
(ii) restoration, through reassembly, reinstatement, or removal;
(iii) reconstruction; and
(iv) adaptation.

In many conservation projects a range of processes may be utilised. Where appropriate, conservation processes may be applied to individual parts or components of a place of cultural heritage value.

Preference should be given to the least degree of intervention consistent with this charter.

Re-creation, meaning the conjectural reconstruction of a structure or place; replication, meaning to make a copy of an existing or former structure or place; or the construction of generalised representations of typical features or structures, are not conservation processes and are outside the scope of this charter.

- ***Maintenance*** *means regular and on-going protective care of a place to prevent deterioration and to retain its cultural heritage value..*

- ***Non-intervention*** *means to choose not to undertake any activity that causes disturbance of or alteration to a place or its fabric.*

- ***Preservation*** *means to maintain a place with as little change as possible.*

- ***Reassembly*** *means to put existing but disarticulated parts of a structure back together.*

- ***Reconstruction*** *means to build again as closely as possible to a documented earlier form, using new materials.*

Reconstruction is distinguished from restoration by the introduction of new material to replace a material that has been lost.

Reconstruction is appropriate if it is essential to the function, integrity, intangible value, or understanding of a place, if sufficient physical and documentary evidence exists to minimise conjecture, and if surviving cultural heritage value is preserved.

Reconstructed elements should not usually constitute the majority of a place or structure.

- ***Recording*** *means the process of capturing information and creating an archival record of the fabric and setting of a place, including its configuration, condition, use, change over time.*

- ***Reinstatement*** *means to put material components of a place, including the products of reassembly back in position.*

- ***Repair*** *means to make good decayed or damaged fabric using identical, closely similar, or otherwise appropriate material.*

Repair of a place of cultural heritage value should utilise matching or similar materials. Where it is necessary to employ new materials, they should be distinguishable by experts, and should be documented. Traditional methods and materials should be given preference in conservation work.

Repair of a technically higher standard than that achieved with the existing materials or construction practices may be justified only where the stability or life expectancy of the site or materials is increased, where the new material is compatible with the old, and where the cultural heritage value is not diminished.

- ***Restoration*** *means to return a place to a known earlier state by reassembly and reinstatement and/or by removal of elements that detract from its cultural heritage value.*

- ***Stabilisation*** *means the arrest or slowing of the processes of decay.*

- ***Structure*** *means any building, standing remains, equipment, device or other facility made by people and which is fixed to the land.*

- ***Use*** *means the functions of a place, and the activities and practices that may occur at the place. The functions, activities, and practices may in themselves be of cultural heritage value.*

Applicable principles arising from the definitions and included in the ICOMOS NZ 2010 Charter are:

- **Understanding cultural heritage value:**

  Conservation of a place should be based on an understanding and appreciation of all aspects of its heritage value, both tangible and intangible.

- **Planning for conservation:**

  Conservation should be subject to prior documented assessment and planning.

- **Respect for Surviving Evidence:** *The removal of any physical evidence should be minimised.*

Conservation recognises the evidence of time and the contribution of all periods. The conservation of a place should identify and respect all aspects of its cultural heritage value without unwarranted emphasis on any one value at the expense of others.

The removal or obscuring of any physical evidence of any period or activity should be minimised, and should be explicitly justified where it does occur. The fabric of a particular period or activity may be obscured or removed if assessment shows that its removal would not diminish the cultural heritage value of the place.

- **Minimum Intervention:** *Work undertaken at a place of cultural heritage value should involve the least degree of intervention consistent with conservation and the principles of this (ICOMOS) Charter*.

Intervention should be the minimum necessary to ensure the retention of tangible and intangible values and the continuation of uses integral to those values. The removal of fabric or the alteration of features and spaces that have cultural heritage value should be avoided.

- **Use:**

  The conservation of a place of cultural heritage value is usually facilitated by the place serving a useful purpose.

- **Setting:**

  Where the setting of a place is integral to its cultural heritage value, that setting should be conserved with the place itself.

- **Recording:**

  Evidence provided by the fabric of a place should be identified and understood through systematic research, recording and analysis.

Sound conservation practice also requires the observation of the following principles:

- **Repair Rather than Replace:** When repairs are necessary, cut out and replace only decayed material. It is better to have fabric that is worn and carefully patched than modern replica material, however faithfully copied.

- **Restore with Care:** Restoration of lost features should be carried out only if there is clear evidence of the original form and detail. Such evidence could come from original drawings, early photographs or elements relocated to other parts of the building. Detailed examination of the fabric of the building can often reveal information that is not available from other sources.

- **Make New Work Reversible:** Where possible, new work should be reversible so that changes back to the present or restored form remains a possibility should this be required in the future. This can sometimes be difficult, particularly with major work such as earthquake strengthening. Recycle or store early fabric that has to be removed and make new junctions with old fabric as lightly as possible.

- **Distinguish New from Old:** Growth and change are natural parts of the life of any building. Major changes, especially additions, should be able to be seen as such so as not to confuse the new with the old. Compatible design, where the new does not dominate or conflict with the old, should be the aim.

- **Document Changes:** Changes should be fully documented in drawings and photographs, with the latter taken before, during and after conservation work. These should be suitable for archival storage. New materials should be identified by date stamping.

- **Respect Patina of Age:** Patina, the visible evidence of age, is something to protect carefully. Buildings should look old as they mature as age is one of the qualities we value them for.

- **Respect the Contents and Setting:** The contents and setting of a heritage building can often have heritage value in their own right and both should be regarded as integral with the building.

- **Statutory Requirements:** Means all work necessary to ensure that the building complies with statutory requirements should be carried out in a manner that respects the original fabric and that alters as little as possible those elements of cultural heritage value identified in the evaluations of significance. This applies particularly to requirements under the Building Act 1991 and Building Code 2004.

5.9.2 Florence Charter 1981

The principles and policies of the Florence Charter 1981 guide the conservation of heritage landscapes and settings and apply to the conservation processes required to the Little River Coronation Library setting and Awa-iti Domain. These principles and policies are to be adopted when considering the conservation processes required and include those of protection, restoration, preservation, maintenance, and alteration. The conservation principles elaborated from the Charter and listed below in particular apply. A full copy of the Florence Charter 1981 is included in the Appendices. Direct quotations from the Charter are in italics.

Article 10.
In any work of maintenance, conservation, restoration or reconstruction of a historic garden, or of any part of it, all its constituent features must be dealt with simultaneously. To isolate the various operations would damage the unity of the whole.

Article 11.
Continuous maintenance of historic gardens is of paramount importance. Since the principal material is vegetal, the preservation of the garden in an unchanged condition requires both prompt replacements when required and a long-term programme of periodic renewal (clear felling and replanting with mature specimens).

Article 13.
The permanent or movable architectural, sculptural or decorative features which form an integral part of the historic garden must be removed or displaced only insofar as this is essential for their conservation or restoration. The replacement or restoration of any such jeopardised features must be effected in accordance with the principles of the Venice Charter (ICOMOS Charter), *and the date of any complete replacement must be indicated.*

Article 14.
The historic garden must be preserved in appropriate surroundings. Any alteration to the physical environment which will endanger the ecological equilibrium must be prohibited. These applications are applicable to all aspects of the infrastructure, whether internal or external (drainage works, irrigation systems, roads, car parks, fences, caretaking facilities, visitors' amenities, etc.).

Article 15.
No restoration work and, above all, no reconstruction work on a historic garden shall be undertaken without thorough prior research to ensure that such work is scientifically executed and which will involve everything from excavation to the assembling of records relating to the garden in question and to similar gardens. Before any practical work starts, a project must be prepared on the basis of said research and must be submitted to a group of experts for joint examination and approval.

Article 16.

Restoration work must respect the successive stages of evolution of the garden concerned. In principle, no one period should be given precedence over any other, except in exceptional cases where the degree of damage or destruction affecting certain parts of a garden may be such that it is decided to reconstruct it on the basis of the traces that survive or of unimpeachable documentary evidence. Such reconstruction work might be undertaken more particularly on the parts of the garden nearest to the building it contains in order to bring out their significance in the design.

6. CONSERVATION POLICY

Following from the assessments of significance and determining statutory requirements, owner's aims and external influences, conservation policies for the conservation of the place can be formulated.

The purpose of the conservation policies set out in this section are to provide a guide to the conservation and care of the Little River Coronation Library in a way that reinstates and maintains the significance of the place. Such policies are framed to:

- retain the character and quality of the building and its various elements;
- permit adaptations and new work that are compatible with the above and which will make the place more effective in its principal intended use as a place serving the community and available for informal public assembly respectively;
- permit adaptation and interventions for statutory upgrading requirements and structural strengthening that enables the place to function, be occupied and used by the community.
- provide an approach to deteriorated fabric and its repair, restoration or replacement.
- draw attention to the need for coordination and continuity of conservation decisions.

6.1 Conservation Principles

6.1.1 The conservation principles recommended are consistent with the ICOMOS New Zealand Charter (2010) for Conservation of Places of Cultural Heritage Value (Refer Appendix 9.2).

Conservation, generally, is the intervention to prolong the life of a building, or structure. The intervention must retain the integrity, authenticity and significance value of the building. The range of conservation processes and levels of adaptation and interpretation vary according to circumstances. Typically the most appropriate conservation will include one of, or a combination of conservation processes. It should be recognised that conservation treatments should be reversible where technically possible, authenticity should be maintained and the conservation treatments carried out by trained and experienced trades people and conservators.

The following policies are recommended as appropriate to protect the cultural heritage significance of Little River Coronation Library. Any adaptation of the Library for existing and future uses should be carried out in a way that respects the Library's cultural heritage values. The various processes to be used in the conservation of the Library are as defined in section 5.10, *Conservation Principles & Standards*.

6.1.2 The Conservation processes applicable to the setting are guided by both the ICOMOS NZ Charter 2010 conservation policies and also those contained in the Florence Charter 1981.

6.2 Conservation Policies

General: The conservation policies are designed to inform and guide the owner and users of the Library and Domain taking into account practical requirements for use while retaining essential heritage values.

Policy 1. That all works associated with the conservation of the Library should be carried out in accordance with the principles of the ICOMOS NZ Charter 2010 and as summarised in clause 6.1 above.

Policy 2. That this Conservation Plan and its policies should be formally adopted by the Council.

Policy 3. That should any factors influencing the Conservation Plan significantly change, that the Plan be reviewed.

3.1 That as international conservation bodies periodically update conservation principles and new materials and practices come into use, the recommendations made in this conservation plan may require modification in the future.

3.2 That new information may be discovered which may affect conservation of the place.

The review period should be at 5 – 10 year intervals or following any major event that affects the heritage values of the place.

Policy 4. That the Evaluations and Statements of Significance set out in this plan should be acknowledged as a basis for overall and detailed planning for the conservation of the fabric of the Library and setting.

Policy 5. That fabric of the Library identified in the Statements of Significance should be maintained, conserved wherever possible and reinstated where applicable. Repair of building fabric of heritage value is generally preferable to its replacement, and any significant fabric that needs to be removed should be recorded and put into storage to allow for the possibility of reinstatement in the future.

5.1 Significant building fabric should only be replaced with new material where:

- The material is structurally unsound or a hazard.
- The material is deteriorated such that water infiltration may adversely affect the integrity of the structure

5.2 That where fabric has decayed the minimum amount of material should be cut out and new material spliced in.

5.3 That fabric should only be replaced or removed when it is absolutely necessary, for example, if the material is too damaged by physical deterioration or interference so that it cannot be interpreted or is likely to cause consequential damage.

5.4 That authenticity of design, materials and workmanship be respected.

5.5 That all repair work should match as carefully as possible in material, shape and colour that of the original, and all workmanship should utilise appropriate skills and methods. Good conservation requires that where possible matching materials should be used for conservation and repair. However, where a repair is concealed it may be acceptable to use appropriate new materials if this conserves a natural resource and the interpretation of the building's original construction and technology is not compromised or confused. Where these criteria can be met, the use of treated exotic timber may be acceptable instead of an endangered or non-sustainably sourced indigenous species.

5.6 New additional structure added for strengthening should be identifiable as modern material that cannot be confused with the original.

Policy 6. That adaptation of the Library, being of Considerable Cultural Heritage Value, be limited where possible to those changes necessary to comply with Building Code requirements, earthquake strengthening and life safety having utmost regard to the original form and detailing. Alterations are permissible that would reinstate or enhance heritage and cultural values and that would allow appropriate uses sympathetic to the heritage values of the building.

Policy 7. That items or elements of cultural and heritage significance value of the Library be preserved and maintained for their retention and conservation, and where these have been removed or inappropriately altered that they be reinstated to the original form and detail where this is known. Fabric identified as being Heritage Fabric (HF) or Later Fabric of significance (LF), should not be removed except where necessary for the on-going survival of the building.

Policy 8. That where it is appropriate from the Evaluations and Statements of Significance that modern interventions to the Library may be provided to suit functional requirements, but that these be reversible with no removal of original fabric or loss of heritage value. They should be kept to the

minimum necessary.

Comment: Building Code compliance requirements have the potential to adversely alter, affect or require removal of fabric that may reduce heritage values. Councils have the means to interpret Building Code requirements. However, if satisfactory outcomes are not possible or are outside the Council's authority to grant, then a determination can be sought from the Ministry of Building & Innovation, or waiver can be sought from the particular requirement of the Building Act.

Policy 9. That the Library should be regularly maintained in accordance with the recommendations and processes as set out in the cyclical maintenance and management programme included in Appendix 9.4 of this conservation plan.

Policy 10. That before considering new, conservation or maintenance work Christchurch City Council as property and building owner must consult with affected parties, namely the Christchurch City Council Heritage Planners and Heritage NZ, who can assist with advice on the correct procedures and processes.

Policy 11. That a full and thorough explanation of the heritage value of the place should be given to any contractors and other advisors carrying out any works to heritage items. This should extend to contract management and administration. Any work involving the heritage item should be limited to consultants and trades people with proven conservation expertise in their respective fields.

Policy 12. That a Heritage Consultant / Conservation Architect be consulted in the planning and execution of conservation, maintenance and alteration work.

Policy 13. That all restoration, conservation, repairs and maintenance work affecting heritage fabric be recorded (including photographically and/or drawn as appropriate), before, during and after completion of the work. This record should be kept with a logbook recording all work undertaken, whom by and when. This builds a resource base for future work as it is required.

Policy 14. That all new work be identifiable as such and where exposed, repair and reconstruction work should be identifiable as such to a conservation expert.

Policy 15. That the relevant clauses of the Florence Charter 1981 be applied such that:

15.1 evidence of early structures in the Library setting be stabilised and that planting and vegetation concealing or damaging the structures be removed;

15.2 known added planting that is not considered relevant to the Library's or the Awa-iti Domain's setting and heritage be removed and lawns reinstated;

15.3 should evidence of the original or earlier landscaping forms of the Library grounds be sourced, that this conservation plan be updated to incorporate that found evidence;

15.4 that the landscape features and structure that established and defined the historical form of the Domain be maintained to retain the original intentions of the Domain founders.

PART 3: IMPLEMENTATION OF CONSERVATION POLICIES

7. POLICY IMPLEMENTATION

General Recommendations for the Conservation of the Library including processes of repair, restoration, reconstruction, strengthening and alteration arising from the Statements of Significance and Conservation Policies are described below.

7.1 Little River Coronation Library

7.1.1 Generally, the Library should be conserved in its current existing exterior form, except that removal of added fabric to expose original significant fabric of the Library as defined in the Heritage Inventory or to allow the reinstatement, reconstruction or restoration of existing fabric is permissible and as recommended in clause 7.1.11 - 7.1.22.

Interventions

Fabric identified as being Heritage Fabric (HF) or Later Fabric of significance (LF) should not be removed except where necessary for the on-going survival of the building.

Generally worn and old fabric has value contributing patina of age to the fabric. Where a significant item of decorative fabric is deteriorated this should be consolidated and retained insitu wherever possible. Fabric where removed should be recorded and securely stored until reinstatement or re-use in its original or an appropriate alternative location within the building or site.

The evaluations of significance identify that the overall form of the Library and the two principal interior spaces are of considerable overall heritage value. Elements contributing to the spaces may have lesser significance, and interventions to these are permissible to the level of intervention defined as acceptable to that element and where this does not reduce the overall cultural heritage value of the Library and spaces identified.

7.1.2 Adaptation of the Library to satisfy Building Code requirements is permissible, and adaptation that enables retention of the Library and its continued use by the community is also permissible providing such work follows the requirements, policies and constraints of the plan.

7.1.3 It is important that the Council Heritage officers are consulted at the inception of planning any work, whether this be conservation, maintenance or alteration work to the building and irrespective of whether resource or building consents are required by the Christchurch City Plan or by the Resource Management Act. Heritage NZ should be invited to comment although the listing under the Historic Places Act has not been completed.

7.1.4 The relationship between the Library and its landscape setting has Considerable Historical, Cultural and Landmark Values and should be retained and maintained. The Policy Implementation recommendations for the Library's setting are included in section 7.2.

7.1.5 Should the requirement for additions to the Library arise through functional needs of the community/user group or to ensure the continued use of the buildings, or to suit change of use requirements, and where the additions would ensure the continued retention of the building, that the additions should be located in such a manner that enables the cultural heritage value of the Library to remain apparent and its significance in the landscape to not be diminished. Any additions that may be considered must remain secondary in scale and significance and be located away from the principal north facade and end gable facades. There should not be any reduction of cultural heritage value.

7.1.6 Where evidence and documentation exists to support the reinstatement of removed elements and materials that these be reconstructed to match the form and materials of the original.

7.1.7 The entire exterior and interior elements and fabric of the Library require repairs, restoration and maintenance. Requirements for this are included in Appendix, Section 10 of this conservation plan and it is

recommended that these be implemented.

7.1.8 In accordance with Policy 13 and as a condition of any lease, all restoration, conservation, repairs and maintenance work should be recorded in a logbook at intervals described in the lease and retained by Christchurch City Council. A photographic record shall be taken before, during and after completion of all work. The logbook should record what work was done, by who and when.

7.1.9 Any decision making on all work to the Library should follow the principles and conservation policy of the ICOMOS NZ Charter 2010. The guiding principles of the ICOMOS Charter NZ 2010 are included in clause 5.10.1, and the full text of the Charter is included in Appendix 9.2.

7.1.10 This plan should be periodically reviewed and amended as necessary to include new information that may be discovered that may have a bearing on conservation of the Library. It is recommended that the plan be reviewed at seven year intervals.

7.1.11 Significant exterior elements and fabric to be retained, maintained and conserved in their original form are:

The existing exterior form of the Library building façades, including those materials, details and decorative elements having Exceptional and Considerable Social, Historical and Architectural Values as described in the Evaluations of Significance.

The altered south façade of the services lean-to can be altered from its existing altered form where this restores its original form and/or heritage values. Reinstatement to an original and earlier form should be supported by physical, photographic or drawn evidence.

Specific Recommendations for the conservation of Little River Coronation Library exterior fabric arising from the Statements of Significance and Conservation Policies are that:

a) The overall form of the Library building should be returned to its original form prior to alterations to the services lean-to.

b) The significant fabric and elements of the exterior to be preserved, restored and maintained to ensure their retention are:

- Brickwork including the plastered beams, lintols and sills
- The Oamaru stone columns
- Timber windows and doors
- Leadlight panes
- Copper spouting and downpipes
- Foundation wall vent grills
- Bay window
- Slate roof
- Roof structure with exposed rafter extensions
- Plaster and timbered gable ends
- Exposed plastered porch floor.
- Rimu tongue & groove match lined ceiling to the porch.

c) Elements that have been removed or have been altered diminishing heritage significance value that should be restored to their original known form are:

- Chimney
- The south wall of the services lean-to particularly with altered door and window openings.

d) The removal of paint finishes to the plastered beams, lintols, sills and foundations should be investigated. These elements should be restored to their original finish.

7.1.12 Significant interior elements and fabric to be retained, maintained and conserved in their original form are:

The existing interior form of the Library principal Library Room and Reading Room spaces including those materials, details and decorative elements having Exceptional and Considerable Social, Historical and Architectural Values as described in the Evaluations of Significance.

Specific Recommendations for the conservation of Little River Coronation Library interior fabric arising from the Statements of Significance and Conservation Policies are that:

a) The interior of the Library Reading Room and Meeting Room preserved, maintained and restored in their current original form. Significant fabric is:

- Timber wall wainscoting
- Plaster rendered walls above
- Fireplaces, mantles and hearths
- Panelled doors and original hardware
- Leadlight pane to door
- Timber framed windows complete with original hardware
- Pitched timber panelled ceilings
- Original electrical conduit reticulation
- The fitted seating appears to be a later installation but has some heritage value and should be retained where this does not prevent compatible uses.

b) Any alteration or interventions for compatible uses should be minor in scale and affect, removable and reversible.

7.1.13 Interior Intrusive elements identified in the Evaluations of Significance added to the interior of the Library that should be removed allowing the interior of the Library to be restored to its original form are:

a) The added internal partitions linings and finishes in the toilets and kitchen in the service lean-to have been poorly installed into the spaces. Generally, the construction, finish and condition of the alterations to this area are poor and should be upgraded at which time the opportunity should be taken to reconstruct this area and restore heritage value.

b) Modern electrical services are visually intrusive, but enable to spaces to function. The installation could be improved by using coloured cabling and fittings that blend with adjacent surfaces. For

example, black outlet face plates where fixed over timber panelling, and off white where on painted plaster surfaces. Exposed cabling and cable ties should be black where clipped alongside black electrical conduit.

c) Library shelving is later carpenter constructed, but does not diminish aesthetic heritage value. The shelving could be removed where this enable compatible new uses, but should otherwise be retained where possible.

7.1.14 It is recommended that the altered service rooms to the original lean-to, the interiors of which are of little heritage significance value in their altered form, may be retained by providing an upgraded amenity servicing the use of the Library building, but if their use and needs change, they should be altered in a way that enables the exterior form of the south wall of the lean-to area to be restored to its original form.

7.1.15 It is recommended that the brick chimney be reconstructed to its previously determined form using photographic and removed physical evidence.

7.1.16 A complying residential fire sprinkler system with reticulated coverage throughout all parts of the building would be the preferred method for the protection of heritage fabric, but audible fire alarms connected to a smoke detector system should be the minimum.

7.1.17 All early electrical services including exposed conduit, switches, distribution boards and fittings should be retained for interpretation and evidence**.** All new electrical services should be concealed wherever possible.

7.1.18 Research paint colours used on the interior and exterior of the Library. Paint scrapings taken from the Library can be used as basis for a future colour scheme.

7.1.19 There are numerous chattels removed from the Library including Roll of Honour boards, furniture and shelving. These items should be catalogued and their current location recorded. They should be reinstatement in the restored Library building where this is appropriate to the new uses of the Library.

7.1.20 The Library should be re-levelled and re-piled (as necessary to replace structurally compromised or rotten piles leaving existing piles in place). New sub-floor structure and framing should be selected to withstand the flooding inundation that can affect the floor, rather than being a like-for like repair. The existing tongue and groove floor (species not yet determined), is the third floor installed in the building and is in poor condition due to water inundation causing severe cupping of the boards. New flooring should retain the 100mm tongue and groove board material use.

7.1.21 It is recommended that a temporary earthworks bund or similar be erected around the Library to minimise the flooding risk until the flooding issues within the valley and Little River township are resolved and permanent flooding remediation is implemented.

7.1.22 Planting and encroaching vegetation is to be kept clear of the Library building.(Refer Management & Cyclical Maintenance Plan)

7.1.23 The Police Drain adjacent to the Library must be cleared of vegetation and other obstruction and regularly maintained

7.2 Landscape Setting and the Florence Charter 1981

The landscape setting includes the setting of the Library and Awa-iti Domain.

General Recommendations for the Conservation of the Library setting and Awa-iti Domain arising from the Statements of Significance and Conservation Policies are**:**

7.2.1 All decision making for work to the Library setting and Awa-iti Domain should follow the principles

and conservation policy of the Florence Charter 1981 for historical landscapes and the ICOMOS NZ Charter 2010 where that relates to the setting of a place. The guiding principles of the Florence Charter 1981 are included in clause 5.10.2 and those of the ICOMOS Charter NZ 2010 are included in clause 5.10.1, and the full texts of both the Charters are included in Appendix 9.2.

7.2.2 That the landscape features including the Oak and other trees to the Western Valley Road and SH 75 boundaries that established and defined the form of the Domain should be maintained to retain the original intentions of the Domain founders.

7.2.3 The Awa-iti Domain Memorial Gate is a fundamental cultural and architectural feature of the Domain and Library setting. Its significance evaluation and principles and policies for its preservation are defined by the conservation plan prepared by David Margetts in 2005 which should be read in conjunction with this conservation plan.

7.2.4 The commemorative tree planting and plaques in the Domain grounds are to be preserved and maintained.

7.2.5 The original and existing open lawned landscape with boundary planting be maintained without structures being erected within the open space

7.2.6 That original remnants of the fences be stabilised and preserved as physical evidence.

7.2.7 Any replacement of trees of heritage significance are to be replaced with mature specimens of the same species when this is required.

7.2.8 That the cultural heritage significance of the Tennis Club Pavilion, being an early purpose built building on the Domain dating from the establishment of the Domain be determined and that a conservation plan be prepared protecting its heritage values should this be considered necessary.

7.2.9 That in the implementation of the existing Management Plan for the Awa-iti Domain, that the retention of Domain's form and heritage as listed in this conservation plan be preserved.

7.2.10 That future management plans prepared for the Domain's present and future uses acknowledge the historical form and intent of the Domain and the heritage landscape and built elements that define that and implement these heritage elements into proposals for the Domain's continuing and future use.

7.3 Current Condition & Remedial Maintenance Report

The current condition of the Library at the time of the drafting of this Conservation Plan has been assessed and the repair and maintenance actions required arising from that assessment is included as a separate report that is appended to the Conservation plan.

7.4 Risk Management Plan

A Risk Management Plan is prepared to foresee risks, assess impacts and define responses to issues. A risk is an uncertain event or condition that, if it occurs, has a positive or negative effect on the place, its fabric and cultural heritage values.

The risk management plan contains an analysis of likely risks with both high and low impact, as well as mitigation strategies to minimise loss of heritage values of heritage places. Risk management plans should be periodically reviewed to avoid having the risk analysis becoming outdated and not reflective of actual potential risks to the place.

Heritage buildings and their cultural heritage values can be put at risk through a variety of causes, including inappropriate management, use, intervention and construction, consequences of statutory requirements and planning, and through environmental factors. These risks need to be identified and evaluated as to risk probability and the severity of the effects, and management processes put in place to minimise and mitigate

the cause and effects. To this end, the following Risk Evaluation Matrix sets out possible risks, their probability of occurring and makes recommendations as to how the risk can be removed, minimised or mitigated.

The processes required to manage risks to heritage places are:

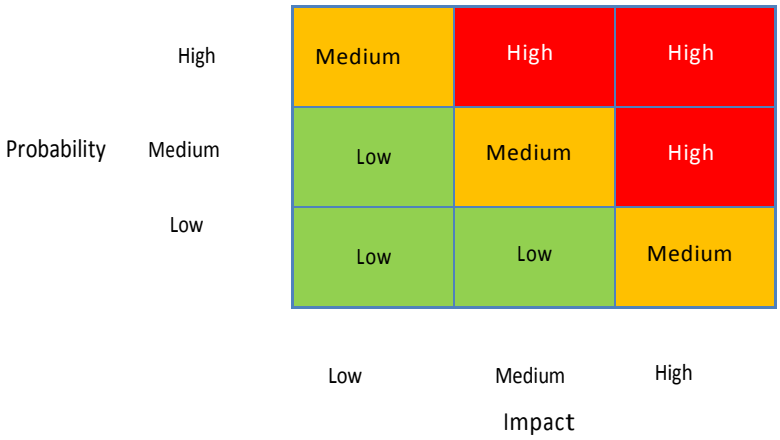
Identify – the risk;
Analyse – its consequences and affects;
Plan – for dealing with the risk event and action during and after the event;
Monitor - likelihood of events, mitigating action required and outcomes and remedial action;
Respond - to prevent the event and mitigate affects during and after the event.

The levels of risk severity or impact is determined by considering the effects of the risk to the place, fabric and setting and are graded high, medium or low, with these defined as follows:

High:	Risk never accepted
Medium:	Risk accepted with precautions
Low:	Risk can be accepted

The probability and frequency of the risk occurrence is considered also on a gradation of low – high probability.

The overall risk level is determined from consideration of the probability of the risk occurring and the impact or effects of the risk using a risk matrix. For example, a risk with a probability score of medium and an impact score of low achieves a risk level of low on the risk map.



Mitigating actions and processes include the following:

Risk avoidance and elimination
Risk reduction
Risk transfer
Risk acceptance

Risk Avoidance and Elimination

Avoiding a risk is considered when the effects of a risk are too significant to accept. Avoiding the risk might involve:

• not undertaking the activity that would create the risk

• removing the source of the risk.

If you decide to take action to avoid the risk, you need to consider what the potential consequences of that decision are for the place.

Risk Reduction

Reducing risk is about decreasing the likelihood that something will happen, and/or reducing the impact that the risk would create if it were to happen.

Reducing risk may include developing policy and procedures, and obtaining specialised advice. Even with plans in place to reduce the likelihood that a risk will happen, it is still possible that an event or incident may occur and controls should also include a response plan or actions to reduce the impact if an event or incident occurs.

Risk Transfer & Sharing

Sharing risk is done by letting someone else bear some of the risk for you by:

- using a third party to complete a specialist or difficult activity
- using insurance

If you share risks by using a third party you need to know that the other party is able to manage the risk. Any third party needs to be competent and suitably qualified.

Check that your insurer and your insurance policies are suitable and will cover your specific risks and that claims are likely to be paid out and will leave you in an acceptable position.

Legal or regulatory risks cannot be transferred and waivers and disclaimers cannot be used to avoid statutory obligations.

Risk Acceptance

If the level of risk is rated as low or is considered acceptable to the organisation, you can decide to accept the risks in their current form. There are not many situations where a prudent organisation would accept a risk that might have a significant impact.

7.4.1 Risk Evaluation Matrix

Risk	**Risk Evaluation**	**Risk Severity Level; High, Medium, Low**	**Probability for Risk; High, Medium, Low**	**Assessed Risk Level: High, Medium, Low**	**Risk Prevention Strategies** including: Risk avoidance and elimination Risk reduction Risk transfer Risk acceptance	**Action**
Management & Ownership						
Management	Lack of understanding of appropriate conservation processes and standards can result in poor decision making resulting in adverse effects on the Library's cultural heritage values	Medium	Medium	Medium	Management processes need to adopt sound conservation policies and principles for all work affecting the cultural heritage values of the Library and setting. This needs to encompass all parties and people involved in the present and future conservation of the Library. The process is one of risk avoidance and elimination.	Implement the policies and recommendations of the conservation plan and ICOMOS NZ Charter 2010. All CCC personnel and management involved to be fully briefed on the requirements of the above. The Conservation Plan and ICOMOS Charter are to be basis of all decision making affecting the Library.
Inappropriate Use	Allowing uses of the building that cause excessive wear and tear on or require unnecessary interventions to the heritage fabric will diminish heritage value.	High	Medium	High	Avoid the risk by setting use guidelines for the use of the Library.	Determine in advance of allowing a use what the requirements of that use are and assess against the evaluations of significance and policy implementation statements of the conservation plan.
Lack of a use and neglect	Unused buildings suffer from lack of care that those in regular use receive. They are at risk from having inadequate internal environmental control.	High	Medium	High	Avoid the risk by identifying, sourcing and maintaining sympathetic uses of the Library, giving preference to those that provide regular use. Implement a cyclical maintenance programme including cleaning and maintenance of fabric and services.	Ensure the Library building is in regular use. Ensure uses allow regular ventilation, heating and humidity control of the internal environment. Implement the Cyclical Maintenance Plan recommendations and programme included in this conservation plan.
Inappropriate maintenance & processes	The heritage values of the Library can be adversely affected by inappropriate maintenance and repair processes.	Medium	Medium	Medium	Reduce the risk by ensuring heritage professionals control all aspects of the work in accordance with pre-approved methodologies prepared for all work and having regard to the conservation plan policies and implementation recommendations, and the conservation principles and policies of the ICOMOS NZ Charter 2010.	All maintenance and repair work to be directed by a heritage professional implementing approved methodologies and Temporary Protection Plans. Use only tradesmen and specialists with skills in their respective trades on heritage buildings and who have an understanding and appreciation of traditional construction processes.
Inappropriate alteration & construction processes	Allowing poorly considered interventions and alterations can cause irreversible loss of cultural heritage value.	High	Medium	High	Prior to any interventions proceeding they require assessment against the requirements of the conservation plan by a heritage professional to ensure that there is no loss of heritage value as a consequence of the work.	All proposals and processes are to be reviewed by a heritage professional using the conservation plan and conservation policies of the ICOMOS NZ Charter 2010. Resource Consents for the work are to be obtained as required by the District Plan. Heritage NZ, as an affected party, are to be consulted.
Incremental demolition and cumulative loss of heritage value	Small changes over time have a cumulative affect and can result in aggregated loss of heritage value. Conflict and tensions can arise when a heritage building may be perceived as 'useless' to an owner, but still valued by the public.	Low	High	Medium	The risk needs to be reduced by considering possible cumulative effects of any proposed changes and interventions. The principles of minimal intervention and reversibility of effects should be followed.	All proposed interventions are to be reviewed against the conservation plan and ICOMOS NZ Charter 2010. Resource Consents for the work are to be obtained as required by the District Plan. Heritage NZ, as an affected party, are to be consulted.
Demolition risk due to earthquake damage	The Library building has been damaged by the Canterbury earthquake events in 2010/11. Canterbury is an active seismic area and future earthquakes could cause damage to or loss of the building.	High	Medium	High	The risk should be reduced. Stabilise and protect the building from further damage and weather ingress. Determine appropriate and practical repair and strengthening strategies. Should economic repair not be possible within the current post-earthquake events environment, the building should be retained in its protected and stabilised state until circumstances allow the work to proceed.	Maintain the existing stabilisation and protection and monitor. Prepare a management plan and monitoring programme for the maintenance of the stabilisation and temporary weatherproofing. Maintain the grounds within the cordoned area to keep vegetation under control around the building. Install dehumidifiers to control the damp environment within. (Note: this would require reconnection of electrical services within the building.) Develop repair and strengthening strategies that minimise loss of heritage values and that improve the seismic performance of the building against future events.

Risk	**Risk Evaluation**	**Risk Severity Level; High, Medium, Low**	**Probability for Risk; High, Medium, Low**	**Assessed Risk Level: High, Medium, Low**	**Risk Prevention Strategies** including: Risk avoidance and elimination Risk reduction Risk transfer Risk acceptance	**Action**
Funding	That there is insufficient funding available for repairs after catastrophic events. That adequate funding is not available for the continued upkeep and maintenance of the Library.	High	Medium	High	Risk transference through adequate insurance cover should be implemented. The risk should be avoided by ensuring adequate funding is available for routine and cyclical repairs and maintenance.	Insurance against natural disaster should be implemented and maintained. The costs of maintenance and other scheduled tasks should be assessed and included in long term budgets for the up-keep of the building.
Change of Ownership	A change of ownership may result in new owners not having an understanding or appreciation of the cultural heritage significance and implications of this on the Library's use.	Medium	Low	Low	Require that new owners are to adopt the conservation plan and that they are fully aware of the custodial implications of heritage building ownership.	Provide a briefing document to prospective new owners establishing constraints applying to the Library. Enter into a Conservation Covenant over the building between the Christchurch City Council and the new owners, and binding future owners.
Statutory & Regulatory						
Conflicting requirements of relevant statutory Acts	The key legislation that identifies, manages and protects historic structures in New Zealand are the Heritage NZ Act 2014, RMA 1999, and Building Act 2005. There can be conflict and tension between the required and desired heritage outcomes from these.	Medium	Medium	Medium	The risk to cultural heritage values should be reduced by assessing the requirements of the various Acts and determining where conflicts occur.	Wherever possible the intentions of the Heritage NZ Act should be given priority, and where compliance with the statutory requirements of Acts, that the possibility of waivers and dispensations be sought where the heritage values of the place are adversely and irreversibly affected.
Building Act compliance	The Building Code and Compliance Documents contain Acceptable Solutions as a means of compliance with the Building Act that include modern processes not appropriate to traditional building processes. Statutory upgrading to meet current requirements can have adverse effects on heritage fabric. Eg disabled access and facilities upgrading, seismic strengthening.	Medium	Medium	Medium	For compatible and continued use of the Library, the Library should be made as compliant with Building Code requirements as possible. The risk to loss of heritage values can be reduced by considering the use of traditional and existing construction processes and detailing where appropriate as Alternative Solutions under the Building Act.	Assess like-for-like construction processes and effects of changing these to modern compliant construction and detailing on a case by case basis, and implement Alternative Solutions as a means of compliance where required to maintain heritage values.
Disabled persons' access and toilet facilities	The Library currently has non-compliant and inadequate toilet facilities with no disabled persons' toilet, and is not an accessible building.	Medium	High	High	For compatible uses, the Library should be made compliant with the requirements of the Disabled persons Act. This will require alterations to the building, the effects of which need to be kept to the minimum to reduce the risk to heritage values.	Careful consideration of the means of compliance to make the building comply as closely as possible while considering the effects on the Library's heritage values needs to be considered. The effects should be the minimum possible, and the alterations required should be reversible.
Seismic Strengthening	The Library is an earthquake prone building and requires strengthening.	Medium	High	High	Alterations to the Library will be required to strengthen the building. The installation of added structure and the effects of its installation should be the minimum possible to reduce effects on heritage values.	Alterations should be the minimal possible and should be reversible where this is not possible. Strengthening solutions will commonly not be reversible and where this is the case they should be integrated as completely as possible while remaining identifiable as new work. Preference should be given to strengthening solutions with the least effect on heritage values.
Planning						
Adjacent Land Use	The Library and Awa-iti Domain are bounded by the saleyards site to the south of the Library. The Library is in close proximity to the boundary and saleyards site. The saleyards site continues the open grassed and tree'd character of the domain setting. Redevelopment of this site with buildings would alter the setting of the Library.	Medium	Medium	Medium	The ownership of the adjacent saleyards site and its inclusion in the Domain land or not needs to be clarified. State Highway 75 development is beyond the control of the Library and Domain management. The risk of alteration and development of these sites needs to be monitored through the Resource Consent process.	Monitor and review all proposals for alterations to the State Highway and uses of the Saleyards site through the Resource Consent process.

Risk	Risk Evaluation	Risk Severity Level; High, Medium, Low	Probability for Risk; High, Medium, Low	Assessed Risk Level: High, Medium, Low	Risk Prevention Strategies including: Risk avoidance and elimination Risk reduction Risk transfer Risk acceptance	Action
Domain redevelopment	The Awa-iti Domain management is independent of the Library management and alterations to the domain's form will alter the setting of the Library.	Low	Low	Low	The risk of inappropriate alterations to the Domain setting should be reduced by the coordination of the use and management of the Library and Domain recognising the heritage values of both.	Monitor domain management plans and evaluate against the conservation plan policies. The Domain management Plan to be considered and developed in consultation with the Library heritage professional and CCC asset owner.
Physical & Environmental						
Wind	The setting is an open site on the valley floor exposed to the southerly coming up the valley from Lakes Forsythe and Ellesmere, and from the easterly that blows down the valley.	Medium	Low	Low	The roof slates are 100 years old and may come loose. Windows and doors not closed or secured can be damaged is winds. The Library requires monitoring for loose fabric and repairs as required to prevent the risk of these being removed in strong winds. All windows and doors are to be closed and secured when the building is not in use.	Maintain inspections ensuring there is no loose fabric and that all windows and doors are secured. Establish and implement monitoring inspections of the building following severe wind events.
Flooding	The Library has been affected by flooding problems associated with its location in a naturally occurring low point in the landscape setting and adjacent to the Police Drain culvert. Flooding beneath and within the building has been an issue during and since its construction in 1912.	High	High	High	The flooding is a township wide issue involving numerous owners and stakeholders. Initiate temporary protection until broader flood mitigation issues are resolved. Until permanent solutions are found the risk mitigation requirements are those of acceptance and reduction to control the flooding damage risk.	Recommendation is to install an earth bund around the Library until a solution removing the flooding risk is determined.
Earthquake	The Library is of unreinforced brick masonry construction. It was damaged in the 2010/11 Canterbury earthquakes. The building is deemed to be an earthquake prone building requiring strengthening.	High	Medium	High	A Detailed Engineering Evaluation of the Library was completed by Opus Consultants, dated 26 September 2012. Repair and strengthening solutions are required are required to identify risk reduction solutions for the seismic design of the building.	Structural engineering consultants are to prepare repair and strengthening solutions for review for the earthquake damage and also strengthening which will raise the strength to 67%NBS.
Fire	The Library is currently heated by two open fires. The Library is not protected by a fire detector or protection system.	High	Low	Medium	Alternative means of heating the Library is required and the open fires should not be used eliminating the risk open fires present. The electrical services are a mixture of old and new and can present a fire risk that needs to be evaluated and reduced. Fire protection and detector systems should be installed to reduce the risk.	Investigate alternative heating types and sources. The effect of their installation on heritage values is to be considered. Electrical services and reticulation are to be regularly maintained. As a minimum a fire detector system with and external audible alarm should be installed. The preferred system would be a residential type sprinkler installation reticulated within the roof space.
Vandalism & Arson	The building is isolated from neighbouring uses in a park setting and is not monitored. It is susceptible to break-in, graffiti, vandalism and arson.	Medium	Low	Low	Vandalism damage and graffiti left unattended to attracts further attention and risk of damage and should be repaired or removed as soon as possible.	Establish rapid response processes for the repair of vandalism damage and removal of graffiti. A heritage professional may need input into repair processes to ensure they meet conservation policy requirements.

7.4.2 Explanatory Notes on Current Specific Risks

Risk from Fire
The Library contains material that is a fire risk including timber floors, wall panelling, timber ceilings and timber roof structure, and is not protected by any form of fire detector, alarm or fire sprinkler system.

The Library is in close proximity to the Little River Volunteer Fire Brigade.

A complying residential fire sprinkler system with reticulated coverage throughout all parts of the building would be the preferred method for the protection of heritage fabric, but externally audible fire alarms connected to a smoke detector system should be the minimum.

Risk from Earthquake
The Library is of unreinforced brick masonry construction. It was damaged in the 2010/11 Canterbury earthquakes with cracking of walls, separation of the west wall and damage to the chimney requiring its partial deconstruction.

A Detailed Engineering Evaluation of the Library was completed by Opus Consultants, dated 26 September 2012.[57] This has determined areas of Critical Structural Weakness (CSW) that could contribute to increased levels of damage or cause premature collapse of a building. During the initial structural engineering assessment stages the following potential CSW was identified:

The tops of the unreinforced brick walls have inadequate restraint. When subjected to forces out of plane, the walls can break free from the roof, leading to localized or global collapse. Some restraint may be provided by friction on the north and south bearing walls, but it is still well below 33% NBS. At the east and west walls there is limited connection capacity and very little stiffness.

Following the earthquakes and damage to the building, the structural engineers determined that the building had a seismic capacity of less than 10% NBS. This was governed by the cracked wall at the west end of the building and by the lack of an adequate diaphragm and attachment to the tops of the unreinforced brick walls. The building was therefore classified as being earthquake prone in accordance with the Building Act 2004.

Risk from Flooding
The Little River Coronation Library has been affected by flooding problems associated with its location in a naturally occurring low point in the landscape setting and adjacent to an open culvert, (Police Drain). Flooding beneath and within the building has been an issue during and since its construction in 1912.

Generally, the Little River Township suffers from surface stormwater flooding of the flat land in the valley floor. The causes are complex and have been extensively researched and reported on. Awa-iti Domain is flood prone with flood waters from the Okana River inundating the Domain at the State Highway 75 bridge. The Library has most recently been inundated, most recently in the floods of March 2014 when water flooded to approximately 400mm above floor level. The floor itself has been replaced two times in the past. The problem is greater than the Domain and Library site and requires a broader long term solution that encompasses the whole township.

A study dated 2014 prepared by Dr Suzanne Vallance with funding support from the Christchurch City Council and the Little River Wairewa Community Trust identified the flooding issue as follows: *"This has become a serious issue in the Settlement and opportunities for collaboration between local land owners (including the CCC and the Department of Conservation (DoC), residents and stakeholders (including ECan and NZTA) – possibly coordinated through a dedicated River Ratings District Scheme – should be pursued."*[58]

The study elaborates on possible causes or combinations of causes. The possible solutions identified are diverse and complicated and affect the whole Little River settlement, river catchments and Lake Forsyth.

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57 "Little River Old Library, 4313 Christchurch Akaroa Road Detailed Engineering Evaluation", Opus Consultants, 2012.

58 "Issues and Options for Little River: A Scoping Document 2014", Dr Suzanne Vallance, page 4.

7.5 Management and Cyclical Maintenance Plan

Overview of the Management and Cyclical Maintenance Plan:

7.5.1 Introduction

This Management and Maintenance Plan for the former Little River Coronation Library including the setting, has been commissioned by and prepared for the Christchurch City Council Urban Design and Heritage Team. The plan has been commissioned by the Council to assist with the management and cyclical maintenance and any work to the buildings and site. Throughout the Management and Cyclical Maintenance Plan the Management and Cyclical Maintenance Plan is referred to as the 'plan' and the Little River Coronation Library as the 'Library'.

The Library is owned by the Christchurch City Council, (formerly by the Banks Peninsula District Council prior to amalgamation with the Christchurch City Council in 2006).

The site is owned by the Christchurch City Council, and is described as Lot 1 Deposited Plan 423920 Recreation Reserve. Gazetted 449923 on 25/8/1983 as Awa-iti Recreation Reserve. This is subject to Part 9 of Ngai Tahu Claims Settlement Act 1998.

The Library is currently unoccupied and has been cordoned off following the Canterbury earthquakes of 2010 and 2011.

The Library is located at the junction of Western Valley Road and the Christchurch-Akaroa Road (SH 75) on a plot close to the intersection of the two roads. The building remains an historically important example of an early rural township Library building in Canterbury and one that was built to commemorate the coronation of King George V. It has been recommended that the Library should be conserved, restored and maintained to preserve the heritage values of the building.

The Library has considerable cultural heritage value and is listed as being of heritage significance in the Banks Peninsula District Council Schedule of Protected Places. It is not included on the Heritage New Zealand list but is recommended for a Category II listing.

A Conservation Plan was prepared for the Library in June 2015 by Tony Ussher, Registered Architect, M.ICOMOS, and Brian Dougan, Architect.

7.5.2 Evaluation of the Building

7.5.2.1 Construction

The Library was built in 1912 and remains in its overall original form although there have been unsympathetic alterations made to the rear services lean-to. The Library is of unreinforced brick masonry construction with timber framed floor construction and with pitched gable roof structure. Roofing is welsh slates supported on the timber framed roof structure. The gables are pebble dash stucco plaster on a metal lathe with timber battens providing a half-timbered appearance.
The floor is constructed of timber floor boards over joists and bearers supported on piles. The sub-floor space has not been inspected.

The interior walls are brick masonry with plaster render finish and dado panelling to the lower part of the wall. The two main rooms have an unusual lowered, dual pitched timber panelled ceiling.
All windows and doors are timber joinery, and original hardware remains throughout.

The Tearooms and Toilets in the original rear services lean-to have been crudely altered in the past using rough carpenter framed partitions and concrete block walls. The spaces are utilitarian.

More detailed construction notes on the three buildings are contained within the Conservation Plan Part 1 Section 4. Assessment of Significance.

Condition and immediate remedial work required is not covered in this report but it is included in the supplementary report appended to the Conservation Plan in Section 10.

7.5.2.2 Flooding

Flooding of the site is a periodic occurrence with flooding inside and under the building occurring in the past, the last time in March 2014. This is a Little River township wide issue and requires a solution extending beyond the immediate Library setting. The conservation plan includes a recommendation that a temporary earthworks bund be formed around the Library until broader flood prevention measures are resolved and implemented. Drainage provisions for the bund contained area will also be required with back flow prevention.

Emergency provisions and monitoring will require formulations and implementation.

7.5.2.3 Cyclical Maintenance Programme

It is recommended that a formal and regular programme of maintenance be adopted for Little River Coronation Library during its restoration and on its completion. A programme of regular inspection and maintenance means that minor faults are identified early, thus avoiding the need for major repairs in the future. A well maintained historic building will be better used and enjoyed than one that is neglected; it will survive longer, and is less likely to suffer damage in the event of a major storm or earthquake.

An outline programme for building inspections and maintenance is set out below. This should be expanded and improved when the repair and maintenance processes are undertaken, and following consultation with relevant tradesmen and a conservation specialist.

Inspections and Housekeeping tasks to be undertaken are to include the following. The required inspections, responsibility for them and intervals are shown on the Schedule of *Cyclical Maintenance Inspections, Tasks & Actions.*

Daily or Weekly as Required

Carry out general “housekeeping” tasks – sweep or damp (not wet) wash timber floors, dust horizontal surfaces, wipe/oil surfaces etc.

Weekly

Visual inspection of building security and integrity of the exterior and interior fabric.

Vacuum clean floors and damp mop.

Dust timber surfaces including fireplace surround and mantle, paneling, seats, windows and doors.

Visual check of plumbing system for leaks.

Clean plumbing fixtures.

Check electrical services operating correctly.

Check and repair any obvious damage such as broken glass, door hardware etc. Replace light bulbs as necessary.

Check for pest and rodent presence in the building and maintain bait stations as required.

3 Monthly

Dust timber surfaces including fireplace surrounds and mantles, paneling, seats, windows and doors. Clean with a damp cloth using clean warm water.

Check window and door hardware for ease of operation, clean, ease and maintain as necessary.

Clean window and door glazing.

Clean electrical face plates and lampshades with damp cloth.

Twice Yearly

Check and clear all spouting, open channel drains and storm water drains prior to winter following autumn leaf fall, and at springtime. (Check storm water drains during heavy rain to ensure they are clear and are flowing away from the building.)

Yearly

Carry out a full survey of the building fabric, including sub-floor spaces, exterior cladding, all the roofs and decorative elements.

Sub-floor; check condition of timbers, look for evidence of damp, decay and borer, etc. If evident the conservation architect is to inspect and recommend repair strategies.

Inspect for movement and subsidence. If new movement is found have the movement inspected by the conservation architect or a structural engineer.

Roof; check for loose or missing roofing slates. Check for build-up of moss and lichen etc. Replace slates when required with slates of correct size and colour to match the original. Inspect metal ridge cappings for corrosion and treat any rust or corrosion prior to priming and repainting.

Floor: Clean floor, apply refurbishment coat of Tung Oil, wax and polish.

Varnished internal timber finishings: Refurbishment clean with Linseed Oil/Turpentine solution. 1 Part Gum (vegetable) Turpentine: 2 parts boiled linseed Oil: 1 litre hot clean water. (Note: Mineral Turpentine is not to be used).

Inspect condition of paintwork to exterior timberwork and repair as necessary between overall paint cycles.
Check door hardware and oil hinges of doors and windows.

Check and maintain electrical services

Check and maintain all plumbing and drainage services and ensure all storm water flows away from buildings.
Planting beds, trees and foliage are to be kept clear of the Library.

Inspect condition of the Police Drain to the south of the Library and advise the appropriate authorities if

remedial action is required to minimise flooding around and into the Library building.

2 Yearly
Clean exterior of the building including slate roof and brick walls. Treat with biocide to kill moss and lichen growth. Remove by brushing and scraping when dead. Gentle low pressure hot water spray clean.

7 Yearly
Detailed inspection of exterior paintwork to roof trim, walls, door joinery, and decorative elements. Clean down, prepare and repaint on seven year cycle.

Carry out a full survey of the building fabric, including sub-floor and roof spaces, and all the roofs. The Conservation Architect should carry out the survey, and involve a structural engineer if found necessary. If defects of a structural nature are revealed plan maintenance and repair tasks as necessary.

Have a registered electrician check all electrical wiring, including all power and light outlets.

Check condition of spoutings and downpipes and that the storm water discharges and drains away from the building.

Check all timbers including floor and roof spaces for borer and treat as necessary with a brushed or sprayed on non-staining insecticide.

Every seven years it is recommended that a review of this Conservation Plan should occur and that it be updated to include any new cultural heritage significance determined and to record work completed.

During and After a Major Storm or Earthquake
Carry out an inspection of all structural elements and the roof. Report any damage of a structural nature to the structural engineer for assessment or to the Conservation Architect.

Whenever a heavy rain warning is issued, check all stormwater elbows are clear and unblocked and that drains are unblocked. Monitor flooding risk throughout the rain period and inspect under the floor and inside the building for water ingress. Arrange for cleaning and drying out of the building if this is required.

Have a registered electrician check the electrical services installation and recommission as necessary following every event.

7.5.2.4 Recording
For all inspections and actions, a work log should be kept with a schedule of when jobs were done, what was done, methods and materials used, the location of the work and who undertook the work. A photographic record should be taken to record significant work. A suggested log sheet format is included at the end of this Management and Cyclical Maintenance Plan.

SCHEDULE OF CYCLICAL MAINTENANCE INSPECTIONS, TASKS & ACTIONS

PRIORITIES:

1. **Immediate Action:** is required following a catastrophic event and must be attributed the highest priority.
2. **Necessary Action:** is required to be carried out as necessary to retain the physical integrity and cultural significance of the building.
3. **Beneficial Action:** **s**hould be carried out to benefit the physical integrity and significance of the building.
4. **Refurbishment Action:** **s**hould be carried out to enhance the significance of the building in refurbishment work as funds and resources permit.

RESPONSBILITY:

The Responsibility for initiating the listed actions is defined as follows:

Manager The **Christchurch City Council Asset Manager** is to undertake these routine maintenance actions and inspections. If damage is observed the Conservation Architect is to be advised and as required the Structural Engineer will be consulted.

Cons Arch In addition to being consulted on specific fabric deterioration and condition issues, the **Conservation Architect** is to undertake scheduled inspection of the building and heritage fabric

Struct Eng The **Structural** Engineer is to be advised of any deterioration of the foundations, chimney and walls, and following any damaging major storm event or earthquake.

BUILDING ELEMENT	MAINTENANCE TASK	ACTION RESPONSIBILITY	PRIORITY	FREQUENCY, TIME FRAME																	COMMENTS & PROCESS REQUIREMENTS
				Daily	Weekly	Fortnightly	J	F	M	A	M	J	J	A	S	O	N	D	Yearly	2 Yearly	7 Yearly	
EXTERIOR																					
Slate roof	Inspect and re-fix loose slates, roof ridging.	Manager, Cons Arch	2. Nec																X			
	Inspect for lichen & moss growth.	Manager	2. Nec																			
	Treat and remove moss growth.	Specialist action	2. Nec																	X		As required, by specialist applicator.
Spouting and downpipes	Clean spouting, inspect bracket fixings and fall.	Manager	2. Nec								X						X					
	Check condition of spoutings and downpipes.	Cons Arch	2. Nec														X		X			
	Repaint.	Cons Arch	2. Nec																		X	
	Ensure dp's discharge to elbows.	Manager	2. Nec																X			
	Ensure elbows drain freely.	Manager	2. Nec																X			
	Inspect condition and action repairs.	Cons Arch	2. Nec																X			Repairs and replacement to be like-for like repair in soldered galvanised steel as required.
Fascias, bargeboards, soffits,	Inspect paint, make good.	Manager	2. Nec																X			
	Repaint.	Cons Arch	4. Refurb																		X	
	Inspect timber condition.	Cons Arch	2. Nec																X			
	Repair and replace.	Cons Arch	4. Refurb																			As required/ Like-for-like repairs.
	Inspect metal barge cappings.	Manager	2. Nec																X			
	Repair and replace cappings.	Cons Arch	4. Refurb																			As required. Repairs and replacement to be like-for like repair in soldered galvanised steel.
Timber work to gable ends	Inspect paint finish.	Manager	2. Nec																X			Replace timber with like-for-like repair as required.
	Inspect timber integrity.	Cons Arch	2. Nec																X			
	Paint timber and plasterwork.	Cons Arch																			X	
Windows and doors	Inspect paint finish and glazing putty.	Manager	2. Nec																X		X	
	Inspect timber integrity.	Cons Arch	2. Nec																X			
	Check hardware condition and ease of action.	Manager	2. Nec				X			X			X			X						
	Ease and adjust as necessary and make good.	Cons Arch	2. Nec																			As required. Repairs and cleaning by Specialist Locksmith.
	Check for broken glazing.	Manager	2. Nec		X																	
	Clean glass.	Manager	3. Bene				X			X			X			X						
Brickwork	Inspect for cracking and loss of structural integrity.	Cons Arch	2. Nec																X			Refer to Structural Engineer as required.
	Inspect pointing condition.	Cons Arch	2. Nec																X			

BUILDING ELEMENT	MAINTENANCE TASK	ACTION RESPONSIBILITY	PRIORITY	FREQUENCY, TIME FRAME																COMMENTS & PROCESS REQUIREMENTS
				Daily	Weekly	Fortnightly	J	F	M	A	M	J	J	A	S	O	N	D	Yearly	2 Yearly	7 Yearly	
Brickwork (continued)	Gentle hot water spray clean wall masonry.	Cons Arch	3. Bene																	X		
	Check for moss and lichen growth and treat as required.	Cons Arch	2. Nec																	X		
Plasterwork to beams, lintols, sills	Check for cracking and drummy areas.	Cons Arch	2. Nec																X			
	Check for moss and lichen growth and treat as required.	Cons Arch	2. Nec																	X		
	Clean.	Cons Arch	3. Bene																	X		
Limestone columns	Inspect for cracking and loss of structural integrity.	Cons Arch	2. Nec																X			
	Inspect pointing soundness and condition.	Cons Arch	2. Nec																X			
	Check for moss and lichen growth and treat as required.	Cons Arch	2. Nec																	X		
	Clean.	Cons Arch	3. Bene																	X		
Foundations	Visual inspection of structural integrity.	Cons Arch	2. Nec																X			Refer to Structural Engineer as required.
	Ensure vents are in place and clear of obstruction.	Manager	2. Nec																X			Refer to Conservation Architect as required.
	Clean.	Cons Arch	3. Bene																	X		
Sub-floor space and framing	Visual inspection of sub-floor framing and foundation piles.	Cons Arch	2. Nec																X			
	Borer treatment.	Cons Arch	3. Bene																		X	Check for live infestation and treat with spray application.
INTERIOR																						
Roof space	Visual inspection of roof and ceiling framing and services.	Cons Arch	3. Bene																X			Note: Roof space access is currently not provided. This action is a recommended action if access to the roof space is required to be provided to enabling monitoring of the structural strengthening.
	Borer treatment.	Cons Arch	3. Bene																		X	Check for live infestation and treat with spray application.
Ceilings	Inspect ceiling panelling condition.	Cons Arch	2. Nec																X			
	Check for borer attack and treat.	Manager	2. Nec					X														Advise Conservation Architect if present. Specialist treatment.
	Refurbishment clean.	Cons Arch	2. Nec												X							Recommended refurbishment is clean with solution of 1 part Gum Turpentine: 2 parts Boiled Linseed Oil: 2 litres hot water.
Plaster render walls	Inspect for cracking and drumminess.	Cons Arch	2. Nec																X			
	Spot clean.	Manager	3. Bene					X			X			X			X					
	Repair plaster render and repaint.	Cons Arch	2. Nec																		X	
Timber dado panelling	Inspect ceiling panelling condition.	Cons Arch	2. Nec																X			
	Check for borer attack and treat.	Manager	2 Nec					X														Advise Conservation Architect if present. Specialist treatment.
	Clean, dust, damp wipe.	Manager	2. Nec					X			X			X			X					
	Refurbishment clean.	Cons Arch	2. Nec																X			Recommended refurbishment is clean with solution of 1 part Gum Turpentine: 2 parts Boiled Linseed Oil: 2 litres hot water.
Timber benches	Inspect condition.	Cons Arch	2. Nec																X			
	Check for borer attack and treat.	Manager	2. Nec					X														Advise Conservation Architect if present. Specialist treatment.
	Clean, dust, damp wipe.	Manager	2. Nec					X			X			X			X					
	Refurbishment clean.	Cons Arch	2. Nec																X			Recommended refurbishment is clean with solution of 1 part Gum Turpentine: 2 parts Boiled Linseed Oil: 2 litres hot water.

BUILDING ELEMENT	MAINTENANCE TASK	ACTION RESPONSIBILITY	PRIORITY	FREQUENCY, TIME FRAME																COMMENTS & PROCESS REQUIREMENTS
				Daily	Weekly	Fortnightly	J	F	M	A	M	J	J	A	S	O	N	D	Yearly	2 Yearly	7 Yearly	
Timber windows	Inspect timber condition.	Cons Arch	2. Nec																X			
	Check for borer attack and treat.	Manager	2. Nec					X														Advise Conservation Architect if present. Specialist treatment.
	Inspect window operation and ease and adjust as required.	Cons Arch	2. Nec																X			
	Refurbishment clean.	Cons Arch	2. Nec																X			Recommended refurbishment is clean with solution of 1 part Gum Turpentine: 2 parts Boiled Linseed Oil: 2 litres hot water.
Timber doors	Inspect timber condition.	Cons Arch	2. Nec																X			
	Check for borer attack and treat.	Manager	2. Nec					X														Advise Conservation Architect if present. Specialist treatment.
	Inspect ease of door operation and ease and adjust as required.	Cons Arch	2. Nec																X			
	Refurbishment clean.	Cons Arch	2. Nec																X			Recommended refurbishment is clean with solution of 1 part Gum Turpentine: 2 parts Boiled Linseed Oil: 2 litres hot water.
Hardware	Check ease of operation. Service and clean.	Manager Cons Arch	2. Nec 2. Nec				X			X			X			X					X	Servicing and cleaning of hardware and locks to be by a specialist locksmith.
Timber floor	Vacuum and damp mop. Re-0il with Tung Oil and wax.	Manager	2. Nec		X														X			Plus clean after major events
Fireplaces and surrounds	Clean fireplace, dust mantle-piece.	Manager	2. Nec		X																	
	Check for borer attack and treat.	Manager	2. Nec					X														Advise Conservation Architect if present. Specialist treatment.
	Refurbishment clean.	Cons Arch	2. Nec																X			Recommended refurbishment is clean with solution of 1 part Gum Turpentine: 2 parts Boiled Linseed Oil: 2 litres hot water.
Toilets, tearoom walls and ceilings.	Inspect for maintenance repairs required and action.	Manager	2. Nec																X			
	Paint.	Manager	2. Nec																		X	
Tearoom floor.	Inspect for repair action.	Manager	2. Nec																X			The floor is unpainted particle board.
	Clean, damp mop.	Manager	2. Nec		X																	
Toilets floor.	Inspect for repair action.	Manager	2. Nec																X			
	Clean, wet mop.	Manager	2. Nec		X																	The floor is unfinished plaster.
Toilets, tearoom Plumbing services.	Check leaks and water-tightness. Check wastes drain. Check exposed wastes, vents and supply pipes for damage. Check WCs and cisterns for proper operation.	Manager	2. Nec		X																	
	Clean.	Manager	2. Nec		X																	
Electrical services General	Check all fittings, fixtures and switches.	Manager	2. Nec		X																	
	Check reticulation generally.	Manager	2. Nec																X			By registered electrician.
	Clean faceplates and lamp shades.	Manager	3. Bene				X			X			X			X						
MISCELLANEOUS																						
Water Tank	Inspect stability and condition of tank and stand.	Cons Arch Struct Eng	2. Nec																X			
After a major storm	Inspect grounds and building for flooding damage. Inspect Police Drain. Determine remedial action required.	Manager, Cons Arch	1. Immed																			After each event.
After an earthquake	Inspect building fabric and structure for damage. Determine remedial action required including stabilisation.	Manager, Struct Eng, Cons Arch.	1. Immed																			After each event.

BUILDING ELEMENT	MAINTENANCE TASK	ACTION RESPONSIBILITY	PRIORITY	FREQUENCY, TIME FRAME																COMMENTS & PROCESS REQUIREMENTS
				Daily	Weekly	Fortnightly	J	F	M	A	M	J	J	A	S	O	N	D	Yearly	2 Yearly	7 Yearly	
Police Drain	Inspection drain and road culvert condition and advise relevant authorities of action required.	Manager	2. Nec																X			
Rodent & Pest Control	Inspect for mouse, rat, possum or other pest presence and take removal action.	Manager	2. Nec		X																	
Vegetation	Keep vegetation clear of the building and foundation vents.	Manager	2. Nec				X			X			X			X						

7.5.2.4 Conservation Constraints

Conservation Principles & Standards

The principles of the ICOMOS NZ Charter 2010 guide the conservation of heritage buildings and sites. These principles apply to the conservation processes required at the Little River Coronation Library. These principles are to be adopted when considering the conservation processes required and include those of protection, stabilisation, dismantling, reconstruction, restoration, preservation, **maintenance**, alteration and structural strengthening. The conservation principles elaborated from the Charter and listed below in particular apply. A full copy of the ICOMOS NZ Charter 2010 is included in the Appendices of the Conservation Plan. Direct quotations from the Charter are in italics.

- *Adaptation means the process(es) of modifying a place for a compatible use while retaining its cultural heritage value. Adaptation processes include alteration and additions.*

- *Conservation means all the processes of understanding and caring for a place so as to safeguard its cultural heritage value. Conservation is based on respect for the existing fabric, associations, meanings, and use of the place. It requires a cautious approach as much work as necessary but as little as possible, and retaining authenticity and integrity, to ensure that the place and its values are passed on to future generations.*

- *Cultural heritage value(s) means possessing aesthetic, archaeological, architectural, commemorative, functional, historical, landscape, monumental, scientific, social, spiritual, symbolic, technological, traditional, or other tangible or intangible values associated with human activity.*

- *Fabric means all physical material of a place, including subsurface material, structures, and interior and exterior surfaces including the patina of age; and including fixtures and fittings, and gardens and plantings.*

- *Intervention means any activity that causes disturbance of or alteration to a place or its fabric. Intervention includes archaeological excavation, invasive investigation of built structures, and any intervention for conservation purposes.*

There are varying levels of intervention for conservation purposes, and these are in increasing degrees of intervention:

(i) preservation, through stabilisation, maintenance, or repair;
(ii) restoration, through reassembly, reinstatement, or removal;
(i) reconstruction; and

(ii) adaptation.

In many conservation projects a range of processes may be utilised. Where appropriate, conservation processes may be applied to individual parts or components of a place of cultural heritage value. Preference should be given to the least degree of intervention consistent with this charter.

- ***Maintenance** means regular and on-going protective care of a place to prevent deterioration and to retain its cultural heritage value.*

- ***Non-intervention** means to choose not to undertake any activity that causes disturbance of or alteration to a place or its fabric.*

- *Preservation means to **maintain** a place with as little change as possible.*

- *Reassembly means to put existing but disarticulated parts of a structure back together.*

- ***Reconstruction*** *means to build again as closely as possible to a documented earlier form, using new materials. Reconstruction is distinguished from restoration by the introduction of new material to replace a material that has been lost. Reconstruction is appropriate if it is essential to the function, integrity, intangible value, or understanding of a place, if sufficient physical and documentary evidence exists to minimise conjecture, and if surviving cultural heritage value is preserved. Reconstructed elements should not usually constitute the majority of a place or structure.*

- *Recording means the process of capturing information and creating an archival record of the fabric and setting of a place, including its configuration, condition, use, and change over time.*

- ***Reinstatement*** *means to put material components of a place, including the products of reassembly back in position.*

- ***Repair*** *means to make good decayed or damaged fabric using identical, closely similar, or otherwise appropriate material. Repair of a place of cultural heritage value should utilise matching or similar materials. Where it is necessary to employ new materials, they should be distinguishable by experts, and should be documented. Traditional methods and materials should be given preference in conservation work. Repair of a technically higher standard than that achieved with the existing materials or construction practices may be justified only where the stability or life expectancy of the site or materials is increased, where the new material is compatible with the old, and where the cultural heritage value is not diminished.*

- *Restoration means to return a place to a known earlier state by reassembly and reinstatement and/or by removal of elements that detract from its cultural heritage value.*

- *Stabilisation means the arrest or slowing of the processes of decay.*

- *Structure means any building, standing remains, equipment, device or other facility made by people and which is fixed to the land.*

- *Use means the functions of a place, and the activities and practices that may occur at the place. The functions, activities, and practices may in themselves be of cultural heritage value.*

Applicable principles arising from the definitions and included in the ICOMOS NZ 2010 Charter are:

- Understanding cultural heritage value: *Conservation of a place should be based on an understanding and appreciation of all aspects of its heritage value, both tangible and intangible.*

- Planning for conservation: *Conservation should be subject to prior documented assessment and planning.*

- Respect for Surviving Evidence: *The removal of any physical evidence should be minimised. Conservation recognises the evidence of time and the contribution of all periods. The conservation of a place should identify and respect all aspects of its cultural heritage value without unwarranted emphasis on any one value at the expense of others. The removal or obscuring of any physical evidence of any period or activity should be minimised, and should be explicitly justified where it does occur. The fabric of a particular period or activity may be obscured or removed if assessment shows that its removal would not diminish the cultural heritage value of the place.*

- Minimum Intervention: *Work undertaken at a place of cultural heritage value should involve the least degree of intervention consistent with conservation and the principles of this (ICOMOS) Charter. Intervention should be the minimum necessary to ensure the retention of tangible and intangible values and the continuation of uses integral to those values. The removal of fabric or the alteration of features and spaces that have cultural heritage value should be avoided.*

Sound conservation practice also requires the observation of the following principles:

- Repair rather than replace - when repairs are necessary cut out and replace only decayed material. It is better to have fabric that is worn and carefully patched than modern replica material, however faithfully copied.

- Restoration of lost features should be carried out only if there is clear evidence of the original form and detail. Such evidence could come from original drawings, early photographs or elements relocated to other parts of the building. Detailed examination of the fabric of the building can often reveal information that is not available from other sources.

- Make new work reversible - where possible new work should be reversible so that changes back to the present or restored form remains a possibility should this be required in the future. This can sometimes be difficult, particularly with major work such as earthquake strengthening. Recycle or store early fabric that has to be removed and make new junctions with old fabric as lightly as possible.

- Distinguish new from old - growth and change are natural parts of the life of any building. Major changes, especially additions, should be able to be seen as such so as not to confuse the new with the old. Compatible design, where the new does not dominate or conflict with the old, should be the aim.

- Repair of fabric should be on a like-for-like basis for material, profile and finish. New structure and components not original to the building should be in new materials and be identifiable.

- Changes should be fully documented in drawings and photographs, with the latter taken before, during and after conservation work. These should be suitable for archival storage. New materials should be identified by date stamping.

- Respect patina of age - the visible evidence of age is something to protect carefully. Buildings should look old as they mature as age is one of the qualities we value them for.

- Respect the contents and setting - the contents and setting of a heritage building can often have heritage value in their own right and both should be regarded as integral with the building.

- Statutory Requirements means all work necessary to ensure that the building complies with statutory requirements should be carried out in a manner that respects the original fabric and that alters as little as possible those elements of cultural heritage value identified in the evaluations of significance in the Conservation Plan. This applies particularly to requirements under the Building Act 1991 and Building Code 2004.

For further constraints refer to the Little River Coronation Library Conservation Plan prepared by Tony Ussher and Brian Dougan- June 2015

7.5.3 Resources and Requirements

7.5.3.1 Contacts

- Emergency - phone 111
- Asset Owner: CCC - Maria Adamski
- Conservation Architect - Tony Ussher
- Historian -

- Electrician -
- Plumber -
- Drainlayer -
- Grounds Maintenance - City Care

7.5.3.2 Catalogue of Documents
Maintain a Catalogue of Documents noting all documents and resources that assist the continuing conservation of the Library and site.

The following documents are appended to the Little River Coronation Library Conservation Plan prepared by Tony Ussher and Brian Dougan, June 2015:

- Certificates of Title
- Architectural plans.
- ICOMOS Charter
- Florence Charter

7.5.3.3 Awa-iti Domain Management Plan
The Domain Management Plan prepared by Banks peninsula District Council in 2006 for the Awa-iti Domain also applies and is to be read in conjunction with this Management & Cyclical Maintenance Plan for the Library.

7.5.3.4 Regulatory Requirements

Resource Consent
Resource Management Act 1991 (RMA)
Section 5 of the RMA defines that the purpose of the Resource Management Act is to:
1…promote the sustainable management of natural and physical resources
2…sustainable management means managing the use, development, and protection of natural and physical resources in a way, or at
a rate, which enables people and communities to provide for their social, economic and cultural well-being and for their health and safety while:
Sustaining the potential of natural and physical resources (excluding minerals to meet the reasonably foreseeable need of future generations; and
Safeguarding the life-supporting capacity of air, water, soil and ecosystems;
Avoiding, remedying or mitigating any adverse effects on the environment

Section 6 outlines matters of national Importance noting that in achieving the purposes of the Act all persons must recognize and provide for:

(e) The relationship of Maori and their culture and traditions with their ancestral lands, water, sites, wahi tapu, and other taonga

(f) *The protection of historic heritage from inappropriate subdivision, use and development. (2003 amendment)*

Section 7 outlines other matters in achieving the purpose of the Act. Of particular note in relation to heritage in section 7 are:

(e) recognition and protection of heritage values, sites, buildings, places or areas

(f) maintenance and enhancement of the quality of the environment

(g) any finite characteristics of natural and physical resources

Other sections of the Act of particular note are:
S32 – Duties to consider alternatives, assess benefits and costs
S88 – Application for Resource Consents
S104, 105 – decision making – matters to be considered
Fourth Schedule – assessment of effects on the environment
Under Section 93 of the RMA, where there is a proposal for any internal or external alteration to the Library or setting, the HNZ must be advised and their comment sought if the application is to be publicly notified.
A consequence of the requirements of the RMA as applied by the Christchurch City Plan is that a Resource Consent is required for any alteration, reconstruction, restoration, repair or maintenance to the Library or setting. A Building Consent may also be required depended on the work required.

Health and Safety
Any alteration, reconstruction, restoration, repair or maintenance to the Library or setting must comply with the Health and Safety in Employment Act 1992 and Regulations. These activities must also comply with all relevant New Zealand safety legislation and follow these guidelines:

- Keep a safe working environment.
- Keep facilities maintained for the health and safety of all persons employed and contracted on the site.
- Ensure that all those working on or visiting the site are aware of the rules governing site safety, are properly supervised and are not unnecessarily exposed to hazards.
- Maintain proper procedures for dealing with any emergencies that may arise.
- Immediately investigate accidents, identify their cause and maintain a register of accidents and serious harm.
- Provide copies of the register to the owner, together with copies of all reports supplied to a public authority.

Scaffolding and Hoists
All scaffolding and hoisting equipment necessary for completion of the works shall be approved by the Labour Department OSH inspectors before being used. All scaffolding and hoisting equipment must comply with the OSH publication: "Approved code of practice for the safe erection and use of scaffolding" and shall follow these guidelines:

- Provide ready access for subcontractors to the same for the duration of the contract.
- Shall not be erected on the site in a manner that requires drilling or bolting into the exterior of the heritage protected building.
- Protective materials shall be provided to poles, beams and board walks of the scaffolding where these are close to the building.
- The scaffolding generally shall not touch the building. Where this is unavoidable obtain the approval of the Conservation Architect.
- Ensure that all fabric of the building is protected from the possibility of the scaffolding or hoist knocking or rubbing against the building with LD45 foam separation and/or plastic pole end caps.

7.5.3.5 Work Log Sheets

All work to be recorded in a Log Book maintained on site containing the following table:

Date	Work Required and Reason	Remedial Work Completed	Completed by: Signature and Date	Follow up Action Required

PART 4: BIBLIOGRAPHY, REFERENCES & APPENDICES

Part 4 Overview

8. Bibliography

9. Appendices
   - 9.1 Certificates of Title
   - 9.2 ICOMOS NZ Charter 2010
     Florence Charter 1981
   - 9.3 Architectural and Drawn Plans

10. Supplementary Report - Condition Assessment and Schedule of Repair Actions.

8. Bibliography

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9. Appendices

9.1 Certificates of Title

9.2 ICOMOS NZ Charter 2010
Florence Charter 1981

9.3 Architectural & Drawn Plans

9.4 Management & Cyclical Maintenance Plan

9.1 Certificates of Title

Digital Survey Plan - DP 423920

Survey Number	DP 423920
Surveyor Reference	500898 - Awaiti Domain, Little River - Domain Def
Surveyor	Philip Thomas Conway
Survey Firm	City Solutions - Christchurch City Council
Surveyor Declaration	I Philip Thomas Conway, being a person entitled to practise as a licensed cadastral surveyor, certify that - (a) The surveys to which this dataset relates are accurate, and were undertaken by me or under my direction in accordance with the Cadastral Survey Act 2002 and the Surveyor-General's Rules for Cadastral Survey 2002/2; (b) This dataset is accurate, and has been created in accordance with that Act and those Rules. Declared on 26 Nov 2009 12:30 PM.

Survey Details

Dataset Description	Lot 1 being a Definition of RS41555		
Purpose	LT Subdivision		
Status	Deposited	**Type**	Survey
Land District	Canterbury	**Survey Class**	Class I Cadastral Survey
Coordinate System	Mount Pleasant 2000		

Survey Dates

Surveyed Date	18/08/2009	**Certified Date**	26/11/2009
Submitted Date	26/11/2009 12:30:23	**Survey Approval Date**	30/11/2009
Deposit Date	17/01/2011		

Referenced Surveys

Survey Number	Land District	Bearing Correction
SO 1332	Canterbury	0°00'00"
SO 15752	Canterbury	0°00'00"
SO 8146	Canterbury	0°00'00"
SO 9368	Canterbury	0°00'00"
SO 6524	Canterbury	0°00'00"
SO 15799	Canterbury	0°00'00"
SO 5194	Canterbury	0°00'00"
SO 4844	Canterbury	0°00'00"
SO 9503	Canterbury	0°00'00"

Territorial Authorities

Christchurch City

Comprised In

CT CB253/234

Digital Survey Plan - DP 423920

Comprised In

CT CB287/258

Created Parcels

Parcels	Parcel Intent	Area	CT Reference
Lot 1 Deposited Plan 423920	Fee Simple Title	4.5680 Ha	492740
Total Area		4.5680 Ha	

Toitu te Land whenua Information New Zealand

Mark and Observation

Survey Number DP 423920
Coordinate System Mount Pleasant 2000

From	To	Code	Bearing		Adpt Surv	Distance		Adpt Surv
IT 13 SO 6524	IS I SO 15752	ob0	23°51'35"	M		43.26	M	
IS I SO 15752	IT II SO 15752	ob3	23°51'35"	M		37.37	M	
IT II SO 15752	IT II DP 80676	ob5	23°51'35"	M		88.45	M	
IT II DP 80676	IS I DP 57508	ob7	23°51'35"	M		80.13	M	
IS I DP 57508	IT I DP 80676	ob8	23°51'35"	M		49.98	M	
IT 13 SO 6524	IT 1 DP 423920	ob1	202°55'30"	M		6.44	M	
IT 1 DP 423920	IS I DP 414558	ob24	202°55'30"	M		33.71	M	
IS I DP 414558	IT I DP 56861	ob22	202°55'30"	M		83.36	M	
IT I DP 56861	IT II DP 37027	ob23	202°55'30"	M		104.09	M	
IT 1 DP 423920	IT 3 DP 423920	ob25	92°20'20"	M		279.16	M	
IT 3 DP 423920	IT 2 DP 423920	ob26	242°43'40"	M		96.50	M	
IT 2 DP 423920	IS I SO 15752	ob30	300°16'40"	M		200.50	M	
IT 2 DP 423920	IS II SO 9368	ob31	136°57'00"	M		86.88	M	
IT 2 DP 423920	IT 60 SO 6524	ob32	128°17'40"	M		154.06	M	
IT 2 DP 423920	PIN BM3576 DP 423920	ob33	145°20'00"	M		7.84	M	
IT 2 DP 423920	PEG 1 DP 423920	ob34	227°34'00"	M		11.12	M	
IT 2 DP 423920	PEG 2 DP 423920	ob35	53°44'00"	M		5.20	M	
IT 3 DP 423920	PEG 13 DP 423920	ob28	295°47'00"	M		57.72	M	
IT 3 DP 423920	PEG 14 DP 423920	ob29	296°27'00"	M		67.78	M	
IT 13 SO 6524	PEG T 83896	ob2	113°23'30"	A	SO 15752	11.06	A	SO 15752
PEG T 83896	PEG SO 8146	ob59	23°51'35"	A	SO 15752	7.99	A	SO 5194
PEG SO 8146	PEG (1) SO 15752	ob61	23°51'35"	A	SO 15752	35.00	A	SO 15752
PEG (1) SO 15752	PEG (2) SO 15752	ob9	75°56'00"	A	SO 15752	28.10	A	SO 15752
PEG (2) SO 15752	PEG (3) SO 15752	ob11	88°51'30"	A	SO 15752	28.60	A	SO 15752
PEG (3) SO 15752	PEG (4) SO 15752	ob12	28°19'00"	A	SO 15752	8.14	A	SO 15752
PEG (4) SO 15752	PEG (2) SO 5194	ob13	114°34'00"	A	SO 5194	1.56	A	SO 15799
PEG (2) SO 5194	IS (2) SO 5194	ob14	23°51'00"	A	SO 5194	20.12	A	SO 5194
IS (2) SO 5194	PEG 14 DP 423920	ob15	114°34'00"	A	SO 4844	130.76	A	SO 4844
PEG T 83896	PEG VIII SO 1332	ob60	202°55'30"	A	SO 1332	215.93	A	SO 1332
PEG VIII SO 1332	PEG (1) SO 1332	ob21	117°25'00"	A	SO 1332	78.92	A	SO 1332
PEG (1) SO 1332	PEG (2) SO 1332	ob20	50°34'00"	A	SO 1332	82.44	A	SO 1332
PEG (2) SO 1332	PEG 1 DP 423920	ob19	46°04'00"	A	SO 1332	170.31	A	SO 1332
IS I SO 15752	PEG (1) SO 15752	ob4	114°47'00"	A	SO 15752	11.07	A	SO 15752
IT II SO 15752	PEG (1) SO 5194	ob6	111°07'00"	A	SO 15752	11.08	A	SO 15752
PEG (1) SO 5194	PEG (4) SO 15752	ob16	114°34'35"	A	SO 15752	48.73	A	SO 15752
PEG (1) SO 15752	PEG (1) SO 5194	ob10	23°51'35"	A	SO 15752	38.08	A	SO 15752
IS II SO 9368	IS I SO 9368	ob45	316°03'50"	A	SO 9368	76.50	A	SO 9368
IS I SO 9368	IT 46 SO 6524	ob62	229°32'00"	A	SO 9368	10.10	A	SO 9368

Toitu te Land whenua Information New Zealand

Mark and Observation

Survey Number DP 423920

Coordinate System Mount Pleasant 2000

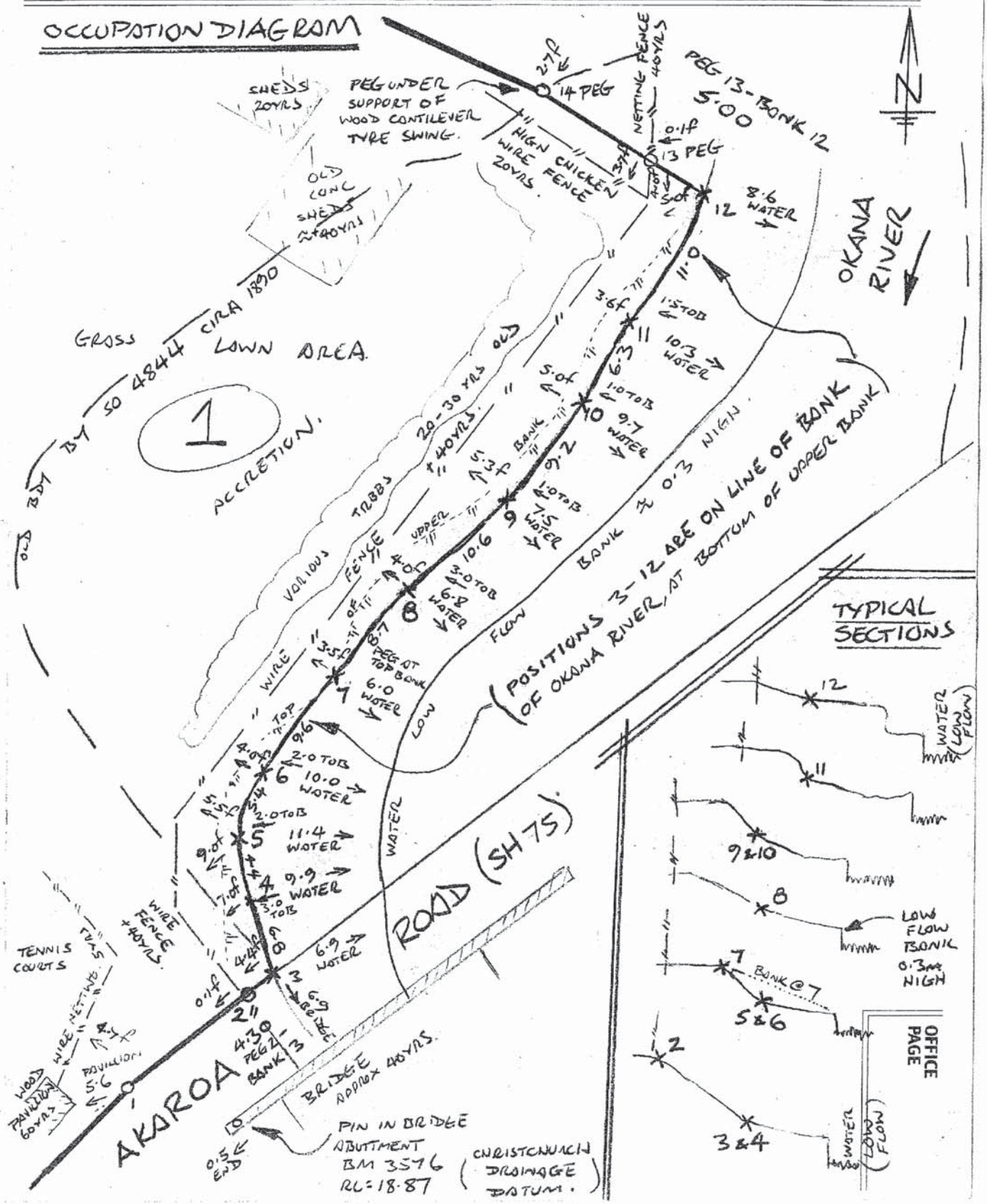
From	To	Code	Bearing		Adpt Surv	Distance		Adpt Surv
IT 46 SO 6524	PEG 1 DP 423920	ob64	317°48'00"	C		10.06	C	
IS I SO 9368	IT 45A SO6524	ob63	49°32'00"	A	SO 9368	90.69	A	SO 9368
IT 45A SO6524	IS II SO 9503	ob66	162°37'00"	A	SO 1332	96.22	A	SO 9368
IS II SO 9368	PEG III SO 9368	ob46	226°03'50"	A	SO 9368	8.37	A	SO 9368
PEG III SO 9368	PEG XII SO 9368	ob68	316°03'50"	A	SO 9368	66.93	A	SO 9368
PEG XII SO 9368	IT XI SO 9368	ob69	229°32'00"	A	SO 9368	2.02	A	SO 9368
IT 46 SO 6524	IT XI SO 9368	ob65	137°48'00"	A	SO 9368	10.06	A	SO 9368
IS II SO 9503	IT 60 SO 6524	ob67	162°37'00"	A	SO 9503	56.69	A	SO 9503
PEG 1 DP 423920	PEG 2 DP 423920	ob18	49°32'00"	C		16.30	C	
PEG 2 DP 423920	3 DP 423920	ob47	49°32'00"	C		4.30	M	
12 DP 423920	PEG 13 DP 423920	ob57	300°18'00"	C		5.00	M	
PEG 13 DP 423920	PEG 14 DP 423920	ob58	300°18'00"	C		10.08	C	

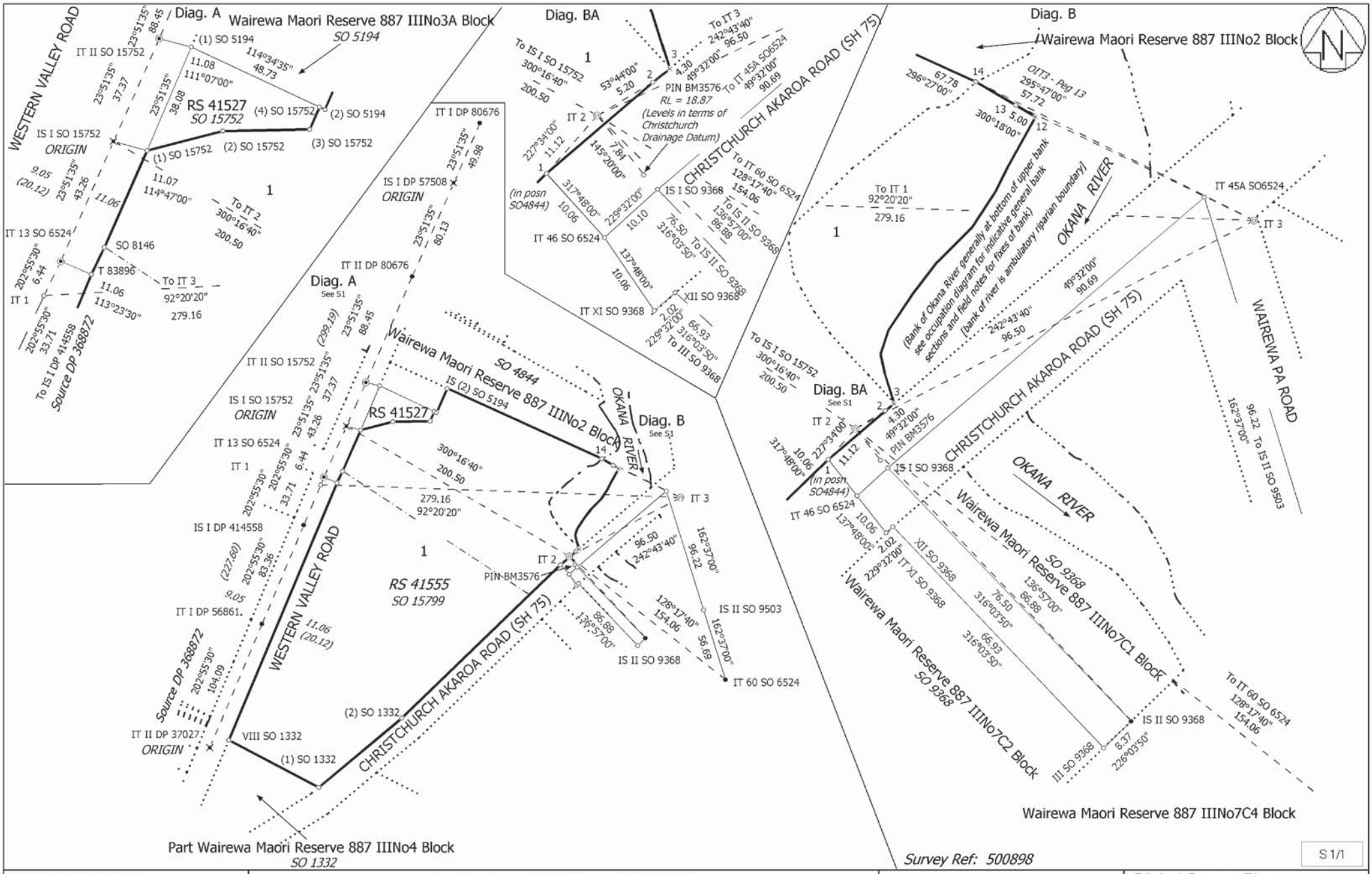
Mark Name	Description
IS I DP 414558	fl
IS I DP 57508	fl.
IS I SO 15752	fl
IS II SO 9368	d0.20
IT 1 DP 423920	fl
IT 13 SO 6524	d 0.3
IT 2 DP 423920	fl
IT 3 DP 423920	d0.30 - 1.6m to fence
IT 60 SO 6524	d0.20
IT I DP 56861	fl.
IT I DP 80676	fl.
IT II DP 37027	d 0.02 in road
IT II DP 80676	fl.
IT II SO 15752	fl.
PIN BM3576 DP 42392	Bench Mark RL = 18.87 - pin in bridge abutment 0.50m to end

***** End of Report *****

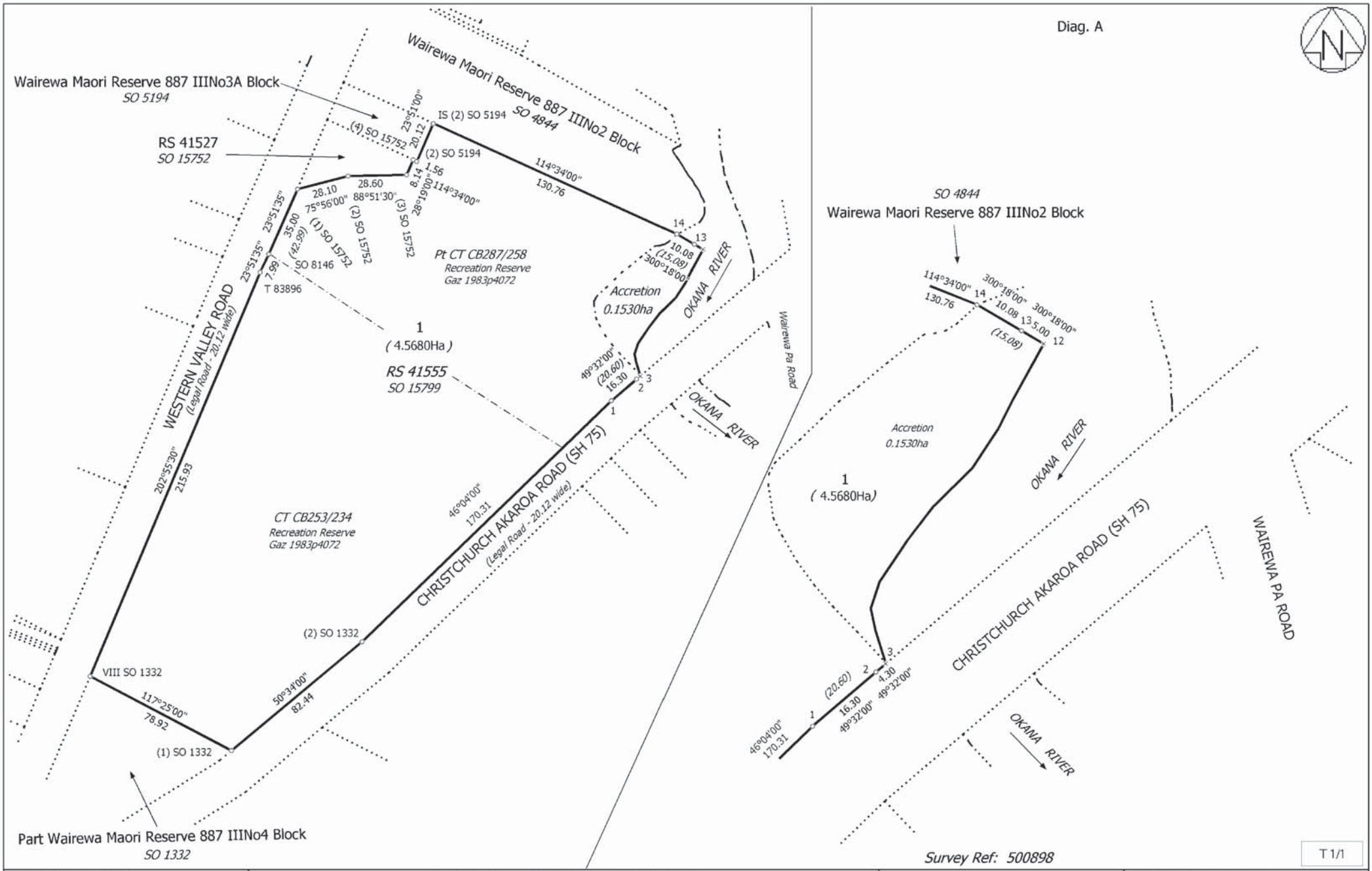
the drawing roo
N.24B

SURVEYOR'S PAGE	SURVEYOR	DATE	F.B. No.
500898 3 of 5	PHIL CONWAY	18/8/09 24/6/09	PLAN No. 423920





Land District: Canterbury Digitally Generated Plan Generated on: 22/03/2011 12:05am Page 6 of 7	Lot 1 being a Definition of RS41555	Surveyor: Philip Thomas Conway Firm: City Solutions - Christchurch City Cour Survey Date: 18/08/2009	Digital Survey Plan DP 423920 Deposited on: 17/01/2011



Land District: Canterbury Digitally Generated Plan Generated on: 22/03/2011 12:05am Page 7 of 7	Lot 1 being a Definition of RS41555	Surveyor: Philip Thomas Conway Firm: City Solutions - Christchurch City Cour Survey Date: 18/08/2009	Digital Survey Plan DP 423920 Deposited on: 17/01/2011

9.2 ICOMOS NZ Charter 2010
Florence Charter 1981

ICOMOS New Zealand Charter

for the Conservation of Places of Cultural Heritage Value

Revised 2010

Preamble

New Zealand retains a unique assemblage of **places** of **cultural heritage value** relating to its indigenous and more recent peoples. These areas, **cultural landscapes** and features, buildings and **structures**, gardens, archaeological sites, traditional sites, monuments, and sacred **places** are treasures of distinctive value that have accrued meanings over time. New Zealand shares a general responsibility with the rest of humanity to safeguard its cultural heritage **places** for present and future generations. More specifically, the people of New Zealand have particular ways of perceiving, relating to, and conserving their cultural heritage **places**.

Following the spirit of the International Charter for the Conservation and Restoration of Monuments and Sites (the Venice Charter - 1964), this charter sets out principles to guide the **conservation** of **places** of **cultural heritage value** in New Zealand. It is a statement of professional principles for members of ICOMOS New Zealand.

This charter is also intended to guide all those involved in the various aspects of **conservation** work, including owners, guardians, managers, developers, planners, architects, engineers, craftspeople and those in the construction trades, heritage practitioners and advisors, and local and central government authorities. It offers guidance for communities, organisations, and individuals involved with the **conservation** and management of cultural heritage **places**.

This charter should be made an integral part of statutory or regulatory heritage management policies or plans, and should provide support for decision makers in statutory or regulatory processes.

Each article of this charter must be read in the light of all the others. Words in bold in the text are defined in the definitions section of this charter.

This revised charter was adopted by the New Zealand National Committee of the International Council on Monuments and Sites at its meeting on 4 September 2010.

Purpose of conservation

1. The purpose of conservation

The purpose of **conservation** is to care for **places** of **cultural heritage value**.

In general, such **places**:

(i) have lasting values and can be appreciated in their own right;
(ii) inform us about the past and the cultures of those who came before us;
(iii) provide tangible evidence of the continuity between past, present, and future;
(iv) underpin and reinforce community identity and relationships to ancestors and the land; and
(v) provide a measure against which the achievements of the present can be compared.

It is the purpose of **conservation** to retain and reveal such values, and to support the ongoing meanings and functions of **places** of **cultural heritage value,** in the interests of present and future generations.

Conservation principles

2. Understanding cultural heritage value

Conservation of a **place** should be based on an understanding and appreciation of all aspects of its **cultural heritage value**, both **tangible** and **intangible**. All available forms of knowledge and evidence provide the means of understanding a **place** and its **cultural heritage value** and cultural **heritage significance**. **Cultural heritage value** should be understood through consultation with **connected people**, systematic documentary and oral research, physical investigation and **recording** of the **place**, and other relevant methods.

All relevant **cultural heritage values** should be recognised, respected, and, where appropriate, revealed, including values which differ, conflict, or compete.

The policy for managing all aspects of a **place**, including its **conservation** and its **use**, and the implementation of the policy, must be based on an understanding of its **cultural heritage value**.

3. Indigenous cultural heritage

The indigenous cultural heritage of **tangata whenua** relates to **whanau**, **hapu**, and **iwi** groups. It shapes identity and enhances well-being, and it has particular cultural meanings and values for the present, and associations with those who have gone before. Indigenous cultural heritage brings with it responsibilities of guardianship and the practical application and passing on of associated knowledge, traditional skills, and practices.

The Treaty of Waitangi is the founding document of our nation. Article 2 of the Treaty recognises and guarantees the protection of **tino rangatiratanga**, and so empowers **kaitiakitanga** as customary trusteeship to be exercised by **tangata whenua**. This customary trusteeship is exercised over their **taonga**, such as sacred and traditional **places**, built heritage, traditional practices, and other cultural heritage resources. This obligation extends beyond current legal ownership wherever such cultural heritage exists.

Particular **matauranga**, or knowledge of cultural heritage meaning, value, and practice, is associated with **places**. **Matauranga** is sustained and transmitted through oral, written, and physical forms determined by **tangata whenua**. The **conservation** of such **places** is therefore conditional on decisions made in associated **tangata whenua** communities, and should proceed only in this context. In particular, protocols of access, authority, ritual, and practice are determined at a local level and should be respected.

4. Planning for conservation

Conservation should be subject to prior documented assessment and planning.

All **conservation** work should be based on a **conservation plan** which identifies the **cultural heritage value** and **cultural heritage significance** of the **place**, the **conservation** policies, and the extent of the recommended works.

The **conservation plan** should give the highest priority to the **authenticity** and **integrity** of the **place**.

Other guiding documents such as, but not limited to, management plans, cyclical **maintenance** plans, specifications for **conservation** work, interpretation plans, risk mitigation plans, or emergency plans should be guided by a **conservation plan**.

5. Respect for surviving evidence and knowledge

Conservation maintains and reveals the **authenticity** and **integrity** of a **place**, and involves the least possible loss of **fabric** or evidence of **cultural heritage value**. Respect for all forms of knowledge and existing evidence, of both **tangible** and **intangible values,** is essential to the **authenticity** and **integrity** of the **place**.

Conservation recognises the evidence of time and the contributions of all periods. The **conservation** of a **place** should identify and respect all aspects of its **cultural heritage value** without unwarranted emphasis on any one value at the expense of others.

The removal or obscuring of any physical evidence of any period or activity should be minimised, and should be explicitly justified where it does occur. The **fabric** of a particular period or activity may be obscured or removed if assessment shows that its removal would not diminish the **cultural heritage value** of the **place.**

In **conservation**, evidence of the functions and intangible meanings of **places** of **cultural heritage value** should be respected.

6. Minimum intervention

Work undertaken at a **place** of **cultural heritage value** should involve the least degree of **intervention** consistent with **conservation** and the principles of this charter.

Intervention should be the minimum necessary to ensure the retention of **tangible** and **intangible values** and the continuation of **uses** integral to those values. The removal of **fabric** or the alteration of features and spaces that have **cultural heritage value** should be avoided.

7. Physical investigation

Physical investigation of a **place** provides primary evidence that cannot be gained from any other source. Physical investigation should be carried out according to currently accepted professional standards, and should be documented through systematic **recording**.

Invasive investigation of **fabric** of any period should be carried out only where knowledge may be significantly extended, or where it is necessary to establish the existence of **fabric** of **cultural heritage value**, or where it is necessary for **conservation** work, or where such **fabric** is about to be damaged or destroyed or made inaccessible. The extent of invasive investigation should minimise the disturbance of significant **fabric**.

8. Use

The **conservation** of a **place** of **cultural heritage value** is usually facilitated by the **place** serving a useful purpose.

Where the **use** of a **place** is integral to its **cultural heritage value**, that **use** should be retained.

Where a change of **use** is proposed, the new **use** should be compatible with the **cultural heritage value** of the **place**, and should have little or no adverse effect on the **cultural heritage value**.

9. Setting

Where the **setting** of a **place** is integral to its **cultural heritage value**, that **setting** should be conserved with the **place** itself. If the **setting** no longer contributes to the **cultural heritage value** of the **place**, and if **reconstruction** of the **setting** can be justified, any **reconstruction** of the **setting** should be based on an understanding of all aspects of the **cultural heritage value** of the **place**.

10. Relocation

The on-going association of a **structure** or feature of **cultural heritage value** with its location, site, curtilage, and **setting** is essential to its **authenticity** and **integrity**. Therefore, a **structure** or feature of **cultural heritage value** should remain on its original site.

Relocation of a **structure** or feature of **cultural heritage value**, where its removal is required in order to clear its site for a different purpose or construction, or where its removal is required to enable its **use** on a different site, is not a desirable outcome and is not a **conservation** process.

In exceptional circumstances, a **structure** of **cultural heritage value** may be relocated if its current site is in imminent danger, and if all other means of retaining the **structure** in its current location have been exhausted. In this event, the new location should provide a **setting** compatible with the **cultural heritage value** of the **structure**.

11. Documentation and archiving

The **cultural heritage value** and **cultural heritage significance** of a **place**, and all aspects of its **conservation**, should be fully documented to ensure that this information is available to present and future generations.

Documentation includes information about all changes to the **place** and any decisions made during the **conservation** process.

Documentation should be carried out to archival standards to maximise the longevity of the record, and should be placed in an appropriate archival repository.

Documentation should be made available to **connected people** and other interested parties. Where reasons for confidentiality exist, such as security, privacy, or cultural appropriateness, some information may not always be publicly accessible.

12. Recording

Evidence provided by the **fabric** of a **place** should be identified and understood through systematic research, **recording**, and analysis.

Recording is an essential part of the physical investigation of a **place**. It informs and guides the **conservation** process and its planning. Systematic **recording** should occur prior to, during, and following any **intervention**. It should include the **recording** of new evidence revealed, and any **fabric** obscured or removed.

Recording of the changes to a **place** should continue throughout its life.

13. Fixtures, fittings, and contents

Fixtures, fittings, and **contents** that are integral to the **cultural heritage value** of a **place** should be retained and conserved with the **place**. Such fixtures, fittings, and **contents** may include carving, painting, weaving, stained glass, wallpaper, surface decoration, works of art, equipment and machinery, furniture, and personal belongings.

Conservation of any such material should involve specialist **conservation** expertise appropriate to the material. Where it is necessary to remove any such material, it should be recorded, retained, and protected, until such time as it can be reinstated**.**

Conservation processes and practice

14. Conservation plans

A **conservation plan**, based on the principles of this charter, should:

(i) be based on a comprehensive understanding of the **cultural heritage value** of the **place** and assessment of its **cultural heritage significance**;

(ii) include an assessment of the **fabric** of the **place**, and its condition;

(iii) give the highest priority to the **authenticity** and **integrity** of the **place**;

(iv) include the entirety of the **place**, including the **setting**;

(v) be prepared by objective professionals in appropriate disciplines;

(vi) consider the needs, abilities, and resources of **connected people**;

(vii) not be influenced by prior expectations of change or development;

(viii) specify **conservation** policies to guide decision making and to guide any work to be undertaken;

(ix) make recommendations for the **conservation** of the **place;** and

(x) be regularly revised and kept up to date.

15. Conservation projects

Conservation projects should include the following:

(i) consultation with interested parties and **connected people**, continuing throughout the project;

(ii) opportunities for interested parties and **connected people** to contribute to and participate in the project;

(iii) research into documentary and oral history, using all relevant sources and repositories of knowledge;

(iv) physical investigation of the **place** as appropriate;

(v) use of all appropriate methods of **recording**, such as written, drawn, and photographic;

(vi) the preparation of a **conservation plan** which meets the principles of this charter;

(vii) guidance on appropriate **use** of the **place**;

(viii) the implementation of any planned **conservation** work;

(ix) the **documentation** of the **conservation** work as it proceeds; and

(x) where appropriate, the deposit of all records in an archival repository.

A **conservation** project must not be commenced until any required statutory authorisation has been granted.

16. Professional, trade, and craft skills

All aspects of **conservation** work should be planned, directed, supervised, and undertaken by people with appropriate **conservation** training and experience directly relevant to the project.

All **conservation** disciplines, arts, crafts, trades, and traditional skills and practices that are relevant to the project should be applied and promoted.

17. Degrees of intervention for conservation purposes

Following research, **recording**, assessment, and planning, **intervention** for **conservation** purposes may include, in increasing degrees of **intervention**:

(i) **preservation**, through **stabilisation, maintenance**, or **repair**;
(ii) **restoration**, through **reassembly**, **reinstatement**, or removal;
(iii) **reconstruction**; and
(iv) **adaptation**.

In many **conservation** projects a range of processes may be utilised. Where appropriate, **conservation** processes may be applied to individual parts or components of a **place** of **cultural heritage value**.

The extent of any **intervention** for **conservation** purposes should be guided by the **cultural heritage value** of a **place** and the policies for its management as identified in a **conservation plan**. Any **intervention** which would reduce or compromise **cultural heritage value** is undesirable and should not occur.

Preference should be given to the least degree of **intervention**, consistent with this charter.

Re-creation, meaning the conjectural **reconstruction** of a **structure** or **place**; replication, meaning to make a copy of an existing or former **structure** or **place**; or the construction of generalised representations of typical features or **structures**, are not **conservation** processes and are outside the scope of this charter.

18. Preservation

Preservation of a **place** involves as little **intervention** as possible, to ensure its long-term survival and the continuation of its **cultural heritage value**.

Preservation processes should not obscure or remove the patina of age, particularly where it contributes to the **authenticity** and **integrity** of the **place,** or where it contributes to the structural stability of materials.

i. Stabilisation

Processes of decay should be slowed by providing treatment or support.

ii. Maintenance

A **place** of **cultural heritage value** should be maintained regularly. **Maintenance** should be carried out according to a plan or work programme.

iii. Repair

Repair of a **place** of **cultural heritage value** should utilise matching or similar materials. Where it is necessary to employ new materials, they should be distinguishable by experts, and should be documented.

Traditional methods and materials should be given preference in **conservation** work.

Repair of a technically higher standard than that achieved with the existing materials or construction practices may be justified only where the stability or life expectancy of the site or material is increased, where the new material is compatible with the old, and where the **cultural heritage value** is not diminished.

19. Restoration

The process of **restoration** typically involves **reassembly** and **reinstatement,** and may involve the removal of accretions that detract from the **cultural heritage value** of a **place**.

Restoration is based on respect for existing **fabric,** and on the identification and analysis of all available evidence, so that the **cultural heritage value** of a **place** is recovered or revealed. **Restoration** should be carried out only if the **cultural heritage value** of the **place** is recovered or revealed by the process.

Restoration does not involve conjecture.

i. Reassembly and reinstatement

Reassembly uses existing material and, through the process of **reinstatement**, returns it to its former position. **Reassembly** is more likely to involve work on part of a **place** rather than the whole **place**.

ii. Removal

Occasionally, existing **fabric** may need to be permanently removed from a **place**. This may be for reasons of advanced decay, or loss of structural **integrity**, or because particular **fabric** has been identified in a **conservation plan** as detracting from the **cultural heritage value** of the **place**.

The **fabric** removed should be systematically **recorded** before and during its removal. In some cases it may be appropriate to store, on a long-term basis, material of evidential value that has been removed.

20. Reconstruction

Reconstruction is distinguished from **restoration** by the introduction of new material to replace material that has been lost.

Reconstruction is appropriate if it is essential to the function, **integrity**, **intangible value**, or understanding of a **place**, if sufficient physical and documentary evidence exists to minimise conjecture, and if surviving **cultural heritage value** is preserved.

Reconstructed elements should not usually constitute the majority of a **place** or **structure**.

21. Adaptation

The **conservation** of a **place** of **cultural heritage value** is usually facilitated by the **place** serving a useful purpose. Proposals for **adaptation** of a **place** may arise from maintaining its continuing **use**, or from a proposed change of **use**.

Alterations and additions may be acceptable where they are necessary for a **compatible use** of the **place**. Any change should be the minimum necessary, should be substantially reversible, and should have little or no adverse effect on the **cultural heritage value** of the **place**.

Any alterations or additions should be compatible with the original form and **fabric** of the **place,** and should avoid inappropriate or incompatible contrasts of form, scale, mass, colour, and material. **Adaptation** should not dominate or substantially obscure the original form and **fabric**, and should not adversely affect the **setting** of a **place** of **cultural heritage value**. New work should complement the original form and **fabric**.

22. Non-intervention

In some circumstances, assessment of the **cultural heritage value** of a **place** may show that it is not desirable to undertake any **conservation intervention** at that time. This approach may be appropriate where undisturbed constancy of **intangible values,** such as the spiritual associations of a sacred **place,** may be more important than its physical attributes.

23. Interpretation

Interpretation actively enhances public understanding of all aspects of **places** of **cultural heritage value** and their **conservation**. Relevant cultural protocols are integral to that understanding, and should be identified and observed.

Where appropriate, interpretation should assist the understanding of **tangible** and **intangible values** of a **place** which may not be readily perceived, such as the sequence of construction and change, and the meanings and associations of the **place** for **connected people**.

Any interpretation should respect the **cultural heritage value** of a **place**. Interpretation methods should be appropriate to the **place**. Physical **interventions** for interpretation purposes should not detract from the experience of the **place,** and should not have an adverse effect on its **tangible** or **intangible values**.

24. Risk mitigation

Places of **cultural heritage value** may be vulnerable to natural disasters such as flood, storm, or earthquake; or to humanly induced threats and risks such as those arising from earthworks, subdivision and development, buildings works, or wilful damage or neglect. In order to safeguard **cultural heritage value**, planning for risk mitigation and emergency management is necessary.

Potential risks to any **place** of **cultural heritage value** should be assessed. Where appropriate, a risk mitigation plan, an emergency plan, and/or a protection plan should be prepared, and implemented as far as possible, with reference to a conservation plan.

Definitions

For the purposes of this charter:

Adaptation means the process(es) of modifying a **place** for a **compatible use** while retaining its **cultural heritage value. Adaptation** processes include alteration and addition.

Authenticity means the credibility or truthfulness of the surviving evidence and knowledge of the **cultural heritage value** of a **place.** Relevant evidence includes form and design, substance and **fabric**, technology and craftsmanship, location and surroundings, context and **setting**, **use** and function, traditions, spiritual essence, and sense of place, and includes **tangible** and **intangible values.** Assessment of **authenticity** is based on identification and analysis of relevant evidence and knowledge, and respect for its cultural context.

Compatible use means a **use** which is consistent with the **cultural heritage value** of a **place,** and which has little or no adverse impact on its **authenticity** and **integrity.**

Connected people means any groups, organisations, or individuals having a sense of association with or responsibility for a **place** of **cultural heritage value.**

Conservation means all the processes of understanding and caring for a **place** so as to safeguard its **cultural heritage value**. **Conservation** is based on respect for the existing **fabric**, associations, meanings, and **use** of the **place**. It requires a cautious approach of doing as much work as necessary but as little as possible, and retaining **authenticity** and **integrity**, to ensure that the **place** and its values are passed on to future generations.

Conservation plan means an objective report which documents the history, **fabric,** and **cultural heritage value** of a **place**, assesses its **cultural heritage significance,** describes the condition of the **place**, outlines **conservation** policies for managing the **place**, and makes recommendations for the **conservation** of the **place**.

Contents means moveable objects, collections, chattels, documents, works of art, and ephemera that are not fixed or fitted to a **place,** and which have been assessed as being integral to its **cultural heritage value**.

Cultural heritage significance means the **cultural heritage value** of a **place** relative to other similar or comparable **places**, recognising the particular cultural context of the **place**.

Cultural heritage value/s means possessing aesthetic, archaeological, architectural, commemorative, functional, historical, landscape, monumental, scientific, social, spiritual, symbolic, technological, traditional, or other **tangible** or **intangible values,** associated with human activity.

Cultural landscapes means an area possessing **cultural heritage value** arising from the relationships between people and the environment. **Cultural landscapes** may have been designed, such as gardens, or may have evolved from human settlement and land use over time, resulting in a diversity of distinctive landscapes in different areas. Associative **cultural landscapes**, such as sacred mountains, may lack **tangible** cultural elements but may have strong **intangible** cultural or spiritual associations.

Documentation means collecting, **recording**, keeping, and managing information about a **place** and its **cultural heritage value**, including information about its history, **fabric,** and meaning; information about decisions taken; and information about physical changes and **interventions** made to the **place**.

Fabric means all the physical material of a **place**, including subsurface material, **structures**, and interior and exterior surfaces including the patina of age; and including fixtures and fittings, and gardens and plantings.

Hapu means a section of a large tribe of the **tangata whenua**.

Intangible value means the abstract **cultural heritage value** of the meanings or associations of a **place**, including commemorative, historical, social, spiritual, symbolic, or traditional values.

Integrity means the wholeness or intactness of a **place**, including its meaning and sense of **place**, and all the **tangible** and **intangible** attributes and elements necessary to express its **cultural heritage value**.

Intervention means any activity that causes disturbance of or alteration to a **place** or its **fabric**. **Intervention** includes archaeological excavation, invasive investigation of built **structures,** and any **intervention** for **conservation** purposes.

Iwi means a tribe of the **tangata whenua**.

Kaitiakitanga means the duty of customary trusteeship, stewardship, guardianship, and protection of land, resources, or **taonga.**

Maintenance means regular and on-going protective care of a **place** to prevent deterioration and to retain its **cultural heritage value**.

Matauranga means traditional or cultural knowledge of the **tangata whenua**.

Non-intervention means to choose not to undertake any activity that causes disturbance of or alteration to a **place** or its **fabric**.

Place means any land having **cultural heritage value** in New Zealand, including areas; **cultural landscapes**; buildings, **structures,** and monuments; groups of buildings, **structures,** or monuments; gardens and plantings; archaeological sites and features; traditional sites; sacred **places**; townscapes and streetscapes; and settlements. **Place** may also include land covered by water, and any body of water. **Place** includes the **setting** of any such **place**.

Preservation means to maintain a **place** with as little change as possible.

Reassembly means to put existing but disarticulated parts of a **structure** back together.

Reconstruction means to build again as closely as possible to a documented earlier form, using new materials.

Recording means the process of capturing information and creating an archival record of the **fabric** and **setting** of a **place**, including its configuration, condition, **use**, and change over time.

Reinstatement means to put material components of a **place**, including the products of **reassembly**, back in position.

Repair means to make good decayed or damaged **fabric** using identical, closely similar, or otherwise appropriate material.

Restoration means to return a **place** to a known earlier form, by **reassembly** and **reinstatement**, and/or by removal of elements that detract from its **cultural heritage value**.

Setting means the area around and/or adjacent to a **place** of **cultural heritage value** that is integral to its function, meaning, and relationships. **Setting** includes the **structures**, outbuildings, features, gardens, curtilage, airspace, and accessways forming the spatial context of the **place** or used

in association with the **place**. **Setting** also includes **cultural landscapes**, townscapes, and streetscapes; perspectives, views, and viewshafts to and from a **place**; and relationships with other **places** which contribute to the **cultural heritage value** of the **place**. **Setting** may extend beyond the area defined by legal title, and may include a buffer zone necessary for the long-term protection of the **cultural heritage value** of the **place**.

Stabilisation means the arrest or slowing of the processes of decay.

Structure means any building, standing remains, equipment, device, or other facility made by people and which is fixed to the land.

Tangata whenua means generally the original indigenous inhabitants of the land; and means specifically the people exercising **kaitiakitanga** over particular land, resources, or **taonga**.

Tangible value means the physically observable **cultural heritage value** of a **place**, including archaeological, architectural, landscape, monumental, scientific, or technological values.

Taonga means anything highly prized for its cultural, economic, historical, spiritual, or traditional value, including land and natural and cultural resources.

Tino rangatiratanga means the exercise of full chieftainship, authority, and responsibility.

Use means the functions of a **place**, and the activities and practices that may occur at the **place**. The functions, activities, and practices may in themselves be of **cultural heritage value**.

Whanau means an extended family which is part of a **hapu** or **iwi**.

ISBN 978-0-473-17116-2 (PDF)

English language text first published 1993
Bilingual text first published 1995

This revised text replaces the 1993 and 1995 versions and should be referenced as the *ICOMOS New Zealand Charter for the Conservation of Places of Cultural Heritage Value* (ICOMOS New Zealand Charter 2010).

This revision incorporates changes in conservation philosophy and best practice since 1993 and is the only version of the ICOMOS New Zealand Charter approved by ICOMOS New Zealand (Inc.) for use.

Copies of this charter may be obtained from
ICOMOS NZ (Inc.)
P O Box 90 851
Victoria Street West,
Auckland 1142,
New Zealand.

CONSEIL INTERNATIONAL DES MONUMENTS ET DES SITES

ICOMOS

INTERNATIONAL COUNCIL ON MONUMENTS AND SITES

HISTORIC GARDENS
(THE FLORENCE CHARTER 1981)

Adopted by ICOMOS in December 1982.

PREAMBLE

The ICOMOS-IFLA International Committee for Historic Gardens, meeting in Florence on 21 May 1981, decided to draw up a charter on the preservation of historic gardens which would bear the name of that town. The present Florence Charter was drafted by the Committee and registered by ICOMOS on 15 December 1982 as an addendum to the Venice Charter covering the specific field concerned.

DEFINITIONS AND OBJECTIVES

Article 1.

"A historic garden is an architectural and horticultural composition of interest to the public from the historical or artistic point of view". As such, it is to be considered as a monument.

Article 2.

"The historic garden is an architectural composition whose constituents are primarily vegetal and therefore living, which means that they are perishable and renewable." Thus its appearance reflects the perpetual balance between the cycle of the seasons, the growth and decay of nature and the desire of the artist and craftsman to keep it permanently unchanged.

Article 3.

As a monument, the historic garden must be preserved in accordance with the spirit of the Venice Charter. However, since it is a living monument, its preservation must be governed by specific rules which are the subject of the Present charter.

Article 4.

The architectural composition of the historic garden includes:

- Its plan and its topography.
- Its vegetation, including its species, proportions, colour schemes, spacing and respective heights.
- Its structural and decorative features.
- Its water, running or still, reflecting the sky.

Article 5.

As the expression of the direct affinity between civilisation and nature, and as a place of enjoyment suited to meditation or repose, the garden thus acquires the cosmic significance of an idealised image of the world, a "paradise" in the etymological sense of the term, and yet a testimony to a culture, a style, an age, and often to the originality of a creative artist.

Article 6.

The term "historic garden" is equally applicable to small gardens and to large parks, whether formal or "landscape".

Article 7.

Whether or not it is associated with a building in which case it is an inseparable complement, the historic garden cannot be isolated from its own particular environment, whether urban or rural, artificial or natural.

Article 8.

A historic site is a specific landscape associated with a memorable act, as, for example, a major historic event; a well-known myth; an epic combat; or the subject of a famous picture.

Article 9.

The preservation of historic gardens depends on their identification and listing. They require several kinds of action, namely maintenance, conservation and restoration. In certain cases, reconstruction may be recommended. The authenticity of a historic garden depends as much on the design and scale of its various parts as on its decorative features and on the choice of plant or inorganic materials adopted for each of its parts.

MAINTENANCE, CONSERVATION, RESTORATION, RECONSTRUCTION

Article 10.

In any work of maintenance, conservation, restoration or reconstruction of a historic garden, or of any part of it, all its constituent features must be dealt with simultaneously. To isolate the various operations would damage the unity of the whole.

MAINTENANCE AND CONSERVATION

Article 11.

Continuous maintenance of historic gardens is of paramount importance. Since the principal material is vegetal, the preservation of the garden in an unchanged condition requires both prompt replacements when required and a long-term programme of periodic renewal (clear felling and replanting with mature specimens).

Article 12.

Those species of trees, shrubs, plants and flowers to be replaced periodically must be selected with regard for established and recognised practice in each botanical and horticultural region, and with the aim to determine the species initially grown and to preserve them.

Article 13.

The permanent or movable architectural, sculptural or decorative features which form an integral part of the historic garden must be removed or displaced only insofar as this is essential for their conservation or restoration. The replacement or restoration of any such jeopardised features must be effected in accordance with the principles of the Venice Charter, and the date of any complete replacement must be indicated.

Article 14.

The historic garden must be preserved in appropriate surroundings. Any alteration to the physical environment which will endanger the ecological equilibrium must be prohibited. These applications are applicable to all aspects of the infrastructure, whether internal or external (drainage works, irrigation systems, roads, car parks, fences, caretaking facilities, visitors' amenities, etc.).

RESTORATION AND RECONSTRUCTION

Article 15.

No restoration work and, above all, no reconstruction work on a historic garden shall be undertaken without thorough prior research to ensure that such work is scientifically executed and which will involve everything from excavation to the assembling of records relating to the garden in question and to similar gardens. Before any practical work starts, a project must be prepared on the basis of said research and must be submitted to a group of experts for joint examination and approval.

Article 16.

Restoration work must respect the successive stages of evolution of the garden concerned. In principle, no one period should be given precedence over any other, except in exceptional cases where the degree of damage or destruction affecting certain parts of a garden may be such that it is decided to reconstruct it on the basis of the traces that survive or of unimpeachable documentary evidence. Such reconstruction work might be undertaken more particularly on the parts of the garden nearest to the building it contains in order to bring out their significance in the design.

Article 17.

Where a garden has completely disappeared or there exists no more than conjectural evidence of its successive stages a reconstruction could not be considered a historic garden.

USE

Article 18.

While any historic garden is designed to be seen and walked about in, access to it must be restricted to the extent demanded by its size and vulnerability, so that its physical fabric and cultural message may be preserved.

Article 19.

By reason of its nature and purpose, a historic garden is a peaceful place conducive to human contacts, silence and awareness of nature. This conception of its everyday use must contrast with its role on those rare occasions when it accommodates a festivity. Thus, the conditions of such occasional use of a historic garden should be clearly defined, in order that any such festivity may itself serve to enhance the visual effect of the garden instead of

perverting or damaging it.

Article 20.

While historic gardens may be suitable for quiet games as a daily occurrence, separate areas appropriate for active and lively games and sports should also be laid out adjacent to the historic garden, so that the needs of the public may be satisfied in this respect without prejudice to the conservation of the gardens and landscapes.

Article 21.

The work of maintenance and conservation, the timing of which is determined by season and brief operations which serve to restore the garden's authenticity, must always take precedence over the requirements of public use. All arrangements for visits to historic gardens must be subjected to regulations that ensure the spirit of the place is preserved.

Article 22.

If a garden is walled, its walls may not be removed without prior examination of all the possible consequences liable to lead to changes in its atmosphere and to affect its preservation.

LEGAL AND ADMINISTRATIVE PROTECTION

Article 23.

It is the task of the responsible authorities to adopt, on the advice of qualified experts, the appropriate legal and administrative measures for the identification, listing and protection of historic gardens. The preservation of such gardens must be provided for within the framework of land-use plans and such provision must be duly mentioned in documents relating to regional and local planning. It is also the task of the responsible authorities to adopt, with the advice of qualified experts, the financial measures which will facilitate the maintenance, conservation and restoration, and, where necessary, the reconstruction of historic gardens.

Article 24.

The historic garden is one of the features of the patrimony whose survival, by reason of its nature, requires intensive, continuous care by trained experts. Suitable provision should therefore be made for the training of such persons, whether historians, architects, landscape architects, gardeners or botanists. Care should also be taken to ensure that there is regular propagation of the plant varieties necessary for maintenance or restoration.

Article 25.

Interest in historic gardens should be stimulated by every kind of activity capable of emphasising their true value as part of the patrimony and making for improved knowledge and appreciation of them: promotion of scientific research; international exchange and circulation of information; publications, including works designed for the general public; the encouragement of public access under suitable control and use of the media to develop awareness of the need for due respect for nature and the historic heritage. The most outstanding of the historic gardens shall be proposed for inclusion in the World Heritage List.

Nota Bene

The above recommendations are applicable to all the historic gardens in the world.

Additional clauses applicable to specific types of gardens may be subsequently appended to the present Charter with brief descriptions of the said types.

9.3 Architectural & Drawn Plans

canterbury maps

Awa-Iti Domain -Coronation Library

N

0 0.045 0.09 0.135 0.18 km

Scale: 1:2,586 @A3

Map Created by Canterbury Maps on 1:42:59 p.m.

Wairewa Marae
Whare Tupuna- Mako

District School

Hall

Main Entry

Okana River

Changing Rooms

Rugby Clubrooms

Tennis Courts

Tennis Pavillion

AWA-ITI DOMAIN

Osage Orange

Sundial
Quealy Plaque

Western Valley Road

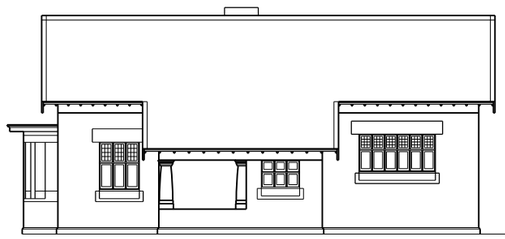
Library

Memorial Gates

Old Library Site

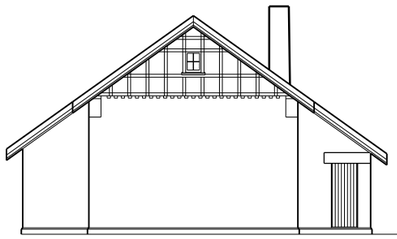
Saleyards

Ch-Ch Akaroa Highway



NORTH

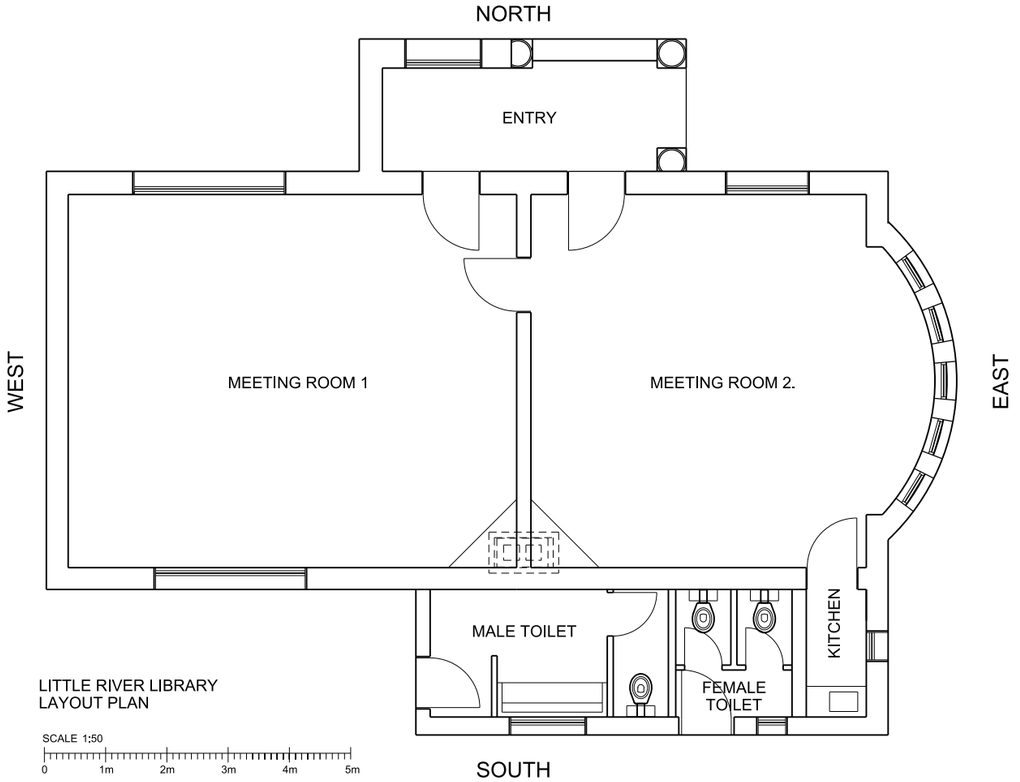
EAST



WEST

SOUTH

NORTH



WEST

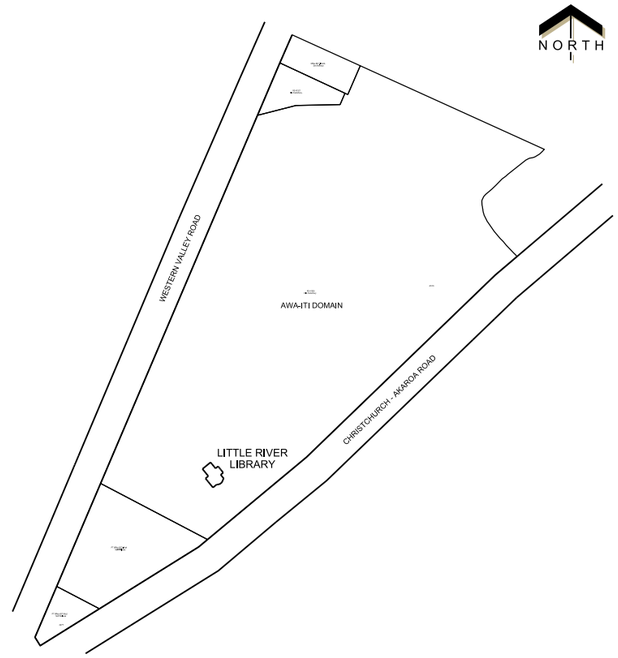
EAST

SOUTH

LITTLE RIVER LIBRARY
LAYOUT PLAN

SCALE 1:50

0 1m 2m 3m 4m 5m



SITE PLAN

Not to Scale

ISSUE	AMENDMENTS	SIGNED	DATE
A			

Christchurch City Council

TECHNICAL SERVICES & DESIGN

DATUM	C.D.D.		NAME	SIGNED	DATE
BENCH MK.	Bench Mark	DESIGNED	Design Name	Design Sig	Design Date
RL	Bench Mark RL	DES. REVIEW	Review Name	Review Sig	Review Date
SURVEY	Survey	DRAWN	M. KITT	Drawn Sig	JUNE 2011
SURVEY LB	Level Book	DRW. CHECK	Check Name	Check Sig	Check Date
Blank Name	Blank Details	FILE LOCATION			
DRAIN. REF.	Drainage Ref	S:\Data\Dgn\V8\Architect\acl1000\ad154201.dgn			
SAP WBS	SAP WBS	PRINTED ON 02/03/2015 BY kittm			

APPROVED	
FOR TENDER	
DATE	SIGNED
Tender Date	Tender Sig
FOR CONSTRUCTION	
DATE	SIGNED
Constn Date	Constn Sig

CONSULTANT

CONSULTANT PROJECT REF.

CONSULTANT FILE REF.

PROJECT TITLE

LITTLE RIVER LIBRARY
4313 CHCH - AKAROA ROAD

DRAWING TITLE

FLOOR PLAN

CONTRACT NUMBER		ORIGINAL SHEET SIZE	SCALES
CAD DRAWING FILE REF.	AD154101	A1	1:50
CPG PROJECT FILE NUMBER	CP501608	SHEET	1 OF 1

LEGEND

- Proposed new tree
- Proposed planting
- Existing tree to remain
- Existing tree to be removed
- Area to be confirmed
- Proposed new sealed area
- Existing sealed / gravel area
- Proposed carparking area (grass cells)
- Indicative location of seating
- Proposed pedestrian entry

- B — Lockable drop-down chain allowing access to over-flow parking.
- E — Access point for larger vehicles during events.
- 1 — Proposed new car park, with path joining to library. Carparking will use 'Grass cells' in parking spaces and aisles, with bollards. This car park will be built in stages as required (5 parks per bay).
- 2 — Investigate solutions to the flooding issue behind Coronation Library.
- 3 — Proposed low native planting (up to 600mm high) around Coronation Library. All planting will be a minimum of 1m away from building.
- 4 — Close Memorial gates to vehicle traffic on a day to day use. Restore gates as per the CCC Conservation Managment Plan. Reposition existing large Camellias and Rhododendrons to clear sight lines and recover historic flagstaff holder. Replace planting behind the fence with lower planting which relate to Coronation Library planting and frame the flagstaff.
- 5 — Construct new fence along Akaroa Road frontage in rural style, with pedestrian entrances (see image 1).
- 6 — Construct new fence along Western Valley Road, when fence is up for renewal. Fence to match Akaroa Road frontage.
- 7 — Location for playground if required.
- 8 — Gates shut for day to day use, but available for events when traffic managment is in place.
- 9 — Pre-school with gravel parking area to remain. Remove existing shower block from this area.
- 10 — Upgrade existing toilets when due for renewal, or build new toilet facilities (suitable locations shown).
- 11 — Proposed new car park with 'Grass cells' in parking spaces (22) and bus parking (1), with sealed aisles and bollards to protect sports fields.
- 12 — Proposed new split driveway entrance will extend from the current community centre driveway, and will be widened to accomodate buses. Existing planting area with septic tank will be retained as central traffic island.
- 13 — Existing Osage Orange tree 'Maclura pomifera' has been identified in an aborists report as structually unsound. Cuttings have been taken and this tree will be replaced when a suitable specimen becomes avalible. Untill then the tree will be fenced off.

TIMELINE

2009

2010
- High priority Health and safety trees to be removed.
- Upgrade fence on State Highway frontage.
- Construct volley wall as part of Tennis courts fence.

2011
- Plant new specimen trees.
- Detailed design for carpark and driveway.

2012
- Construct new driveway, parking, landscape area and bollards.

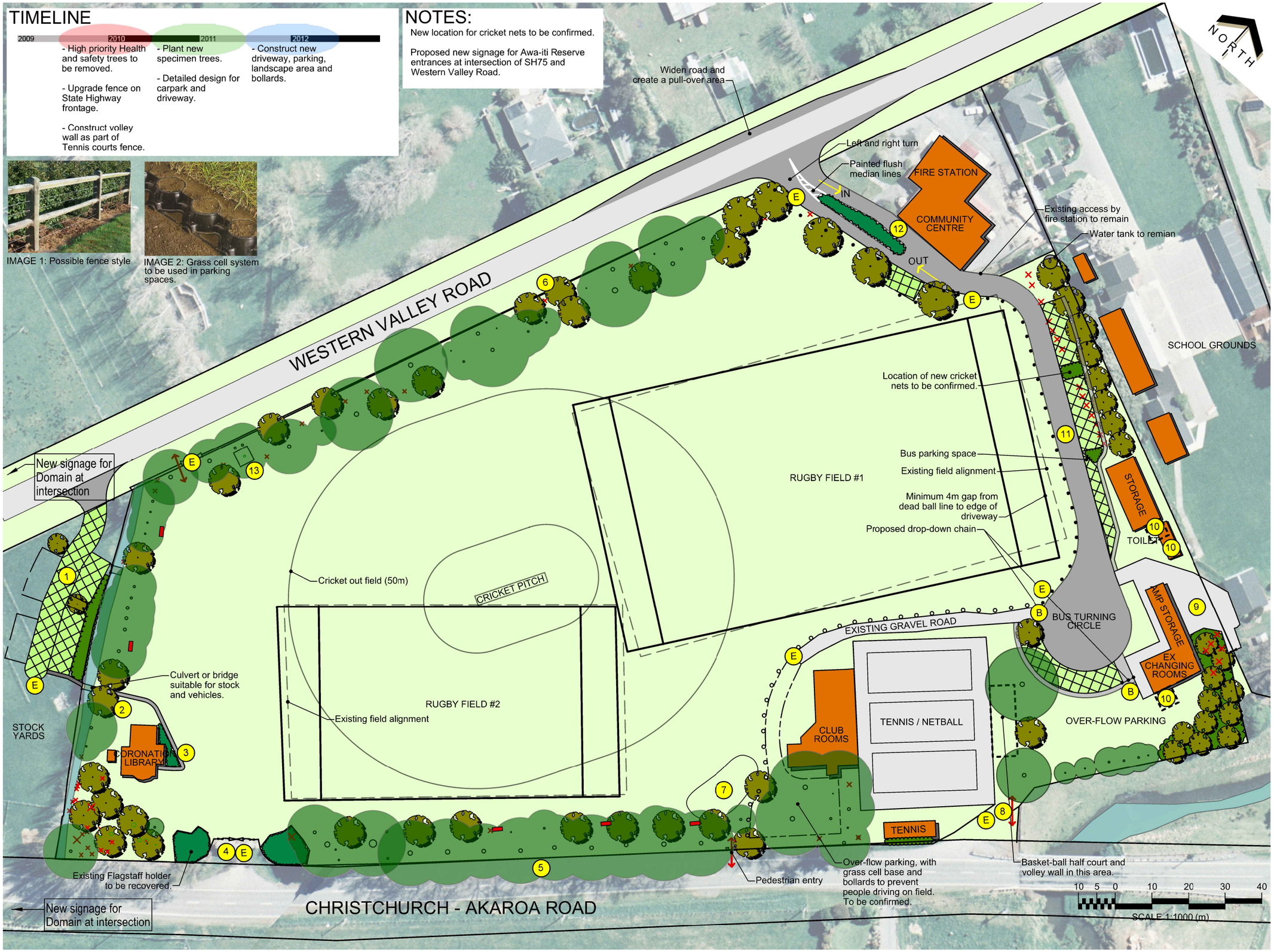
IMAGE 1: Possible fence style

IMAGE 2: Grass cell system to be used in parking spaces.

NOTES:

New location for cricket nets to be confirmed.

Proposed new signage for Awa-iti Reserve entrances at intersection of SH75 and Western Valley Road.



Christchurch City Council

AWA-ITI DOMAIN
Master Plan

FOR BOARD APPROVAL

Original Plan Size: A3

ISSUE. 1 August 2009

LP312302 500920

10. Supplementary Report

Condition Assessment & Schedule of Repair Actions

1.10. Supplementary Report - Condition Assessment and Schedule of Repair Actions

Introduction
The condition of Little River Coronation Library and the work required to bring it up to a sound condition are based on inspections made by Tony Ussher, Architect and Brian Dougan B.Arch, in May 2015. The implications of compliance with the Building Act 2004 have previously been assessed and take into account the current condition of the building. Influences and recommendations set out in previous sections are also taken into consideration. All repair and maintenance work recommended is to be guided by the requirements of the ICOMOS NZ Charter 2010.

Generally the Library is in sound structural condition but requires fabric repairs and exterior and interior repainting. This section of the plan consequently makes recommendations based on the current condition of the building and makes recommendations on maintenance work required now.

Current Condition & Recommended Remedial Action

The recommended restoration, repair and maintenance work and guiding principles for the Library's conservation and restoration are included in following schedule.

General principles that apply are that all maintenance work should be undertaken with the minimum removal of original fabric but still sufficient to remove material in deteriorated condition allowing reinstatement to the original form, material use and technologies of the building. Fabric and materials should be replaced like with like or as close to this as possible. The intention is not to replicate but to stabilise and restore the original fabric and form to a sound condition.

A recommended plan of cyclical maintenance is included in Appendix 9.2 of the Conservation Plan prepared in June 2014 that will enable appropriate and timely inspection of the building to ensure that it is adequately conserved and maintained in the future.

Priorities for work to be implemented are based on the significance of the individual elements, potential or likely damage to fabric, the potential for further damage and matters of safety. Items requiring work have been divided into four categories of priority:

- Immediate Action – should be attributed to the highest priority. It indicates work which should be carried out immediately in order to deter further deterioration of the structure and extant original fabric.

- Necessary Action – should be carried out as necessary to retain the physical integrity and cultural significance of the building

- Beneficial Action – should be carried out to benefit the physical integrity and significance of the building.

- Refurbishment Action – should be carried out to enhance the significance of the building in refurbishment work as funds and resources permit.

Lead paint: It is to be noted that lead paint will be present and all MBIE OSH requirements for removal and disposal are to be followed.

Asbestos: Exterior repairs in the past have included the use of fibre cement products that may contain asbestos.

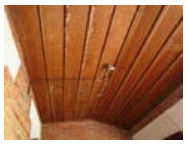
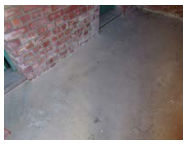
The following schedule lists and prioritises work required.
Detailed methodologies for the work are to be prepared for all work based on this report and conservation plan.

SSESSMENT OF CONDITION AND REMEDIAL ACTION RECOMMENDED				
LIBRARY EXTERIOR	**CONDITION ASSESSMENT & DESCRIPTION**	**RECOMMENDED REMEDIAL ACTION**	**PRIORITY**	**COST** $ excl GST
Roof				
	Original heritage fabric in poor condition. Rusted barge cappings	Remove barge cappings. Fabricate and install new continuous length barge cappings folded to existing profiles. Paint- 3 coat system.	Immediate	2,480
	Leaded ridge cappings and steel hold down straps	Remove straps, clean down, re-dip galvanize. Re-fix clamps. Remove lead ridge capping. Re-dress lead ridge capping.	Immediate	1,800
	Lichen growth over entire roof surface. Some slate tiles have been raised and displaced.	Treat lichen and moss with biocide. Leave to die back, brush off surface with soft bristle non-ferrous bristle brush. Low pressure spray-washdown with clean water. Leave to weather to remove dead roots. Lift displaced tiles and re-fix or replace. Fix with copper nails or securing clips.	Immediate	3,720
	Purple colour slate tiles patch repaired with blue coloured slate tiles	Remove blue coloured slate tiles and replace with purple slate to match original slate tiles fixed with copper clips and nails.	Refurbishment	1,000 sum
 	Original Heritage Fabric copper spouting. This is connected to Non Heritage Fabric galvanised downpipes and other galvanised spouting additions. White PVC clips. Spoutings are dented. Downpipes poorly aligned verticality	Remove galvanised spouting and downpipes and replace with copper spouting and downpipes to match original copper profiles. Replace all non- copper mounting clips with copper. Panel-beat dents. Realign downpipes. Clean out all debris from spouting.	Refurbishment	7,870
	Paintwork flaking off profiled barge boards in large areas. Note: lead paint will be present	Test wood for soundness. Repair with let in like-for-like timber repairs to small areas, or whole board where required. Borer treatment to any live borer. Strip old paint, scrape, sand and gentle washdown. Re-punch nails if required to stop rusting-putty fill and sand. Prime and paint, 3 coat system.	Necessary	930

ASSESSMENT OF CONDITION AND REMEDIAL ACTION RECOMMENDED				
LIBRARY EXTERIOR	**CONDITION ASSESSMENT & DESCRIPTION**	**RECOMMENDED REMEDIAL ACTION**	**PRIORITY**	**COST** $ excl GST
Eaves, soffits 	Paintwork flaking off soffit. Borer infestation. Note: lead paint will be present	Test wood for soundness. Repair with let in like-for-like timber repairs to small areas, or whole board where required. Borer treatment to any live borer. Strip old paint, scrape, sand and gentle washdown. Re-punch nails if required to stop rusting-putty fill and sand. Prime and paint, 3 coat system.	Necessary Immediate Necessary	1,600
	Non heritage fabric- Fibre cement overlay to soffit adjacent male toilets with addition of bracket. Evidence of bird invasion to soffit.	Intrusive investigation required. Prop structure before commencing work. Remove steel bracket and FC sheet lining (caution- fibre cement sheet used which may contain asbestos) Remove and repair any damaged framework. Reline soffit match lined timber to match original. Prime and paint. Clean out bird debris and install bird-proofing.	Immediate Necessary	1,000
Chimney 	Chimney partially collapsed in 2010/2011 Canterbury Earthquakes. Chimney deconstructed to ceiling level.	Replace chimney with new brick chimney to original form around internal steel structure. Engineer to assess and specify design. Fires not to be functional because of risk to building	Beneficial	10,000
Brickwork-walls 	400 thick brickwork in English Bond In average condition. Areas of graffiti, rust stains, paint, guano and efflorescence require removal. All brickwork requires cleaning.	All brickwork is to be cleaned by specialist conservation cleaning processes using low pressure hot water spray. High pressure water blasting processes are not permitted under any circumstances. Rust stain removal may require poulticing to remove. Efflorescence is to be removed by gentle brushing with a soft non-ferrous metal bristle brush to remove salt crystals. The surface is then to be cleaned by low pressure water mist cleaning processes as above.	Necessary Beneficial Necessary	5,495

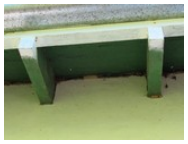
ASSESSMENT OF CONDITION AND REMEDIAL ACTION RECOMMENDED				
LIBRARY EXTERIOR	**CONDITION ASSESSMENT & DESCRIPTION**	**RECOMMENDED REMEDIAL ACTION**	**PRIORITY**	**COST** $ excl GST
Brickwork-walls (continued) 	Lichen growth on brickwork.	Treat with pH neutral biocide and leave to kill growth. Remove dead growth by gentle brushing with a soft non-ferrous metal bristle brush to remove salt crystals. The surface is then to be cleaned by low pressure water mist cleaning processes as above.	Necessary	785
	Brushed paintwork on bricks.	Paint is to be removed by using pH neutral chemical stripping to remove the paint followed by low pressure spray cleaning with hot clean water.	Beneficial	350 sum
	Bird guano and staining to brickwork.	As above.	Necessary	See above
	Non-original surface elements fixed to face of brickwork.	Carefully remove non original surface elements and fixings and repair brickwork.	Refurbishment	See above
	Surface mounted PVC waste pipes fixed to face of brickwork.	Remove all surface mounted service pipework and re-route internally. Repair all brickwork penetrations and make good to adjacent brickwork.	Beneficial	5,000 sum
	Original heritage fabric brick pointing repaired with non-matching coloured pointing.	Rake out non-matching coloured pointing. Colour and composition match original pointing and repoint to original weatherstruck profile. Allow to repoint 50% of façades.	Beneficial	32,185
Foundations  	Corners of foundation walls chipped and broken	Plaster repair damaged concrete foundation wall corners with sand: cement: lime mix matching existing.	Refurbishment	2,500 sum

ASSESSMENT OF CONDITION AND REMEDIAL ACTION RECOMMENDED				
LIBRARY EXTERIOR	**CONDITION ASSESSMENT & DESCRIPTION**	**RECOMMENDED REMEDIAL ACTION**	**PRIORITY**	**COST** $ excl GST
Foundation Vents 	Original heritage fabric All foundation wall vent grills have been kicked inwards	Carefully break out remainder of metal grills from behind wall. Fabricate new galvanised cast iron vent grills to matching profiles. Re-install and plaster foundation wall to make good	Beneficial	1,800
Gables  	Original heritage fabric in good condition Pebble dash plastered and painted gable. Moss growth to plaster. Badly weathered paintwork timber latticework and fanlight frames.	Test wood for soundness. Fill with patch only if required like for like. Borer treatment to any live borer. Remove lichen and moss growth by spraying with a pH neutral biocide. Leave growth to die back, and remove using a dry, non-ferrous soft bristle brush. Wash down, strip old paintwork by scraping and sanding. Check for presence of original paint colours. Re-punch nails if required to stop rusting, putty fill and sand. Prime and paint with 3 coat system.	Necessary	1,605
Stormwater Connection 	Not all Downpipes appear not to have drains, those that do discharge into weed choked police drain or possibly discharging directly to ground. The elbows are fully blocked. new stormwater drainage collection and discharge reticulation away from the building is required.	Raise stormwater elbows 100mm above adjacent ground, and provide plastered concrete collars. Clean out stormwater elbows and determine whether they extend to disposal drains. Camera survey all stormwater lines New downpipes need to connect to repaired drains connected to a stormwater disposal system or discharge to cleared Police Drain with back flow flood prevention flaps.	Immediate immediate Immediate	10,000 sum
Waste Pipe connection 	Existing non-heritage fabric connections at South facade are unsightly.	Replace PVC pipes with earthenware upswept elbow/pipe and terminate with cast aluminium grate 100 mm above ground Remove surface mounted PVC pipes.	Beneficial Beneficial	1,500 1,500

ASSESSMENT OF CONDITION AND REMEDIAL ACTION RECOMMENDED				
LIBRARY EXTERIOR	**CONDITION ASSESSMENT & DESCRIPTION**	**RECOMMENDED REMEDIAL ACTION**	**PRIORITY**	**COST** $ excl GST
Porch **Porch Soffit** 	Original heritage fabric in average condition. Wasp nest infestation. Water staining to 200mm board cover battened timber match lining. Borer infestation. Steel electrical conduit is heritage fabric. Missing light fitting.	Remove wasp nests. Test wood for soundness. Repair with let in like-for-like timber repairs to small areas, or whole board where required. Borer treatment to any live borer. Sand match lining and damp cloth wipe-down. Re-punch nail fixings as required. Liberon Beeswax fill holes and sand. Apply 2 coats of Danish oil. Exposed conduit to be retained. Replace light fitting with appropriate external fitting. Neutralise surface rust to exposed metal electrical conduit, prime and paint semi-gloss black. Replace missing light fitting with new opal polycarbonate light globe	Immediate Necessary Immediate Necessary Refurbishment Necessary	150 sum 850 sum 1,000 sum
Porch **Entry Slab** 	Original heritage fabric. Concrete slab shows pitting from years of foot traffic. Cracks to slab at front step	Retain pitted slab in original condition. Cracks to porch slab to be epoxy grout filled and made good to adjacent slab	Immediate	1,000
Porch **Entry Doors**  Meeting Room door  Meeting Room door & toplight	Two matching match lined painted timber doors with glazed infills and toplights. Library Room door leadlight glazing has been replaced with clear annealed glass. There is evidence of original Mallard green paint to transom east door. Mixed hardware old and new. Splitting of bottom timber end grains. Bottoms of both doors require easing.	Minor repairs required to both doors. Strip paint, repair damaged wood. Ease bottoms of both doors. Replace glazing to Library door with leadlight glazing style to match west door. Treat borer infestation. Clean scrape and repaint with 3 coat system. Clean and refurbish original hardware. Surface patina to remain as is.	Necessary Beneficial Immediate Necessary Necessary	2,630 1,000

ASSESSMENT OF CONDITION AND REMEDIAL ACTION RECOMMENDED				
LIBRARY EXTERIOR	**CONDITION ASSESSMENT & DESCRIPTION**	**RECOMMENDED REMEDIAL ACTION**	**PRIORITY**	**COST** $ excl GST
Entry Doors Door Sill 	Original heritage fabric matai timber door sills are dry and cracking.	Clean, lightly sand, apply two coats of Danish oil. Retain worn appearance and patina.	Necessary	See above
Porch Window 	Original heritage fabric. Porch timber windows very dry. Borer infestation	Borer treatment to any live borer. Sand match lining and damp cloth wipe-down. Re-punch nail fixings as required. Liberon Beeswax fill holes and sand. Apply two coats of Danish oil.	Immediate Necessary	350
Coat Hooks 	Original fabric bronze coat hooks on Rimu coat rail. Borer infestation. Coat hooks have been snapped off at base.	Treat mounting board for live borer. Clean down, sand, re-punch nails if required to stop rusting. Liberon Beeswax fill holes and sand. Apply 2 coats of Danish oil. Replace broken coat hooks with matching coat hooks when these are sourced.	Necessary Refurbishment	1,315 sum
Entry Pillars 	Original heritage fabric in good condition. Oamaru stone squat Doric style pillars have been overpainted	Remove paint from the Oamaru stone pillars using a pH neutral chemical stripper. Wash down periodically to remove residue using low pressure hot water spray. Leave to dry and lightly sand surface to de-nib and “tighten” the stone surface.	Beneficial	900
Entry Gate 	Non heritage fabric entry gate in poor condition.	Remove steel gates and fixings. Repair stone and brickwork.	Beneficial	250
Brass Opening Plaque 	Original heritage fabric brass or bronze plaque on the lintol to the porch commemorating the opening of the library. The plaque metal is weathered and oxidised.	The plaque condition and need for refurbishment is to be assessed by a specialist materials conservator, and if required, the conservator is to undertake all conservation processes.	Refurbishment	750

ASSESSMENT OF CONDITION AND REMEDIAL ACTION RECOMMENDED				
LIBRARY EXTERIOR	**CONDITION ASSESSMENT & DESCRIPTION**	**RECOMMENDED REMEDIAL ACTION**	**PRIORITY**	**COST** $ excl GST
Window frame and timber sill  	Original heritage fabric in generally good condition. Timber profiled window frames. Paint flaking and is badly weathered. Window putty cracked and spalling from frames Original paint colours visible.	Test wood for soundness. Fill with let in patches only if required like-for-like. Borer treatment to any live borer. Strip back old paintwork- clean, scrape and sand. Check for original paint colours. Gentle wash, re-punch nails if required to stop rusting. Putty fill and sand. Prime and paint. All window putty to be raked out. All windows to be re-glazed with Sacro-seal Type M putty.	Necessary Immediate Necessary Necessary	1,530 3,672
Toilet Windows  Male/female	Non heritage fabric in poor condition. Toilet windows Non original frame and hardboard louvres and mesh grills. Wired glass louvres to male toilets non heritage fabric	Remove hardboard louvres and replace with obscure safety glass. Remove paint from frames and repaint as above. When circumstances permit and evidence of the original form of the south wall of the toilets, Tearoom and Changing Room is found, the windows and doors should be restored to their original known form.	Necessary Refurbishment	750 sum
Plastered sills, lintols and beams 	Original heritage fabric in good condition. Plain grey Plastered sills, headers pediments, entablature and foundation walls have been over-painted. Non original fabric Paint in poor condition.	Remove paint from the plaster using a pH neutral chemical stripper. Wash down periodically to remove residue using low pressure hot water spray. Leave to dry and lightly sand surface to de-nib.	Beneficial	See above
Toilet doors 	Later heritage fabric in poor condition. Painted match lined, framed and ledged timber doors. Rotten frames and lower edges to doors. Female toilet door opening has been cut into original brickwork and exposed brickwork jambs plastered to make good brickwork.	Remove timber doors and frames. Hang new painted match lined timber door in repaired frame to male toilet entry. Profiles to match existing. Option: Allowance to remove the female toilets door and reinstate the wall Break out plastered brick jambs to allow toothing in of bricks. Key in new brickwork to reinstate original form of the wall to English bond brickwork and point to match.	Necessary Refurbishment	1,500 Male toilet door. 2,275

ASSESSMENT OF CONDITION AND REMEDIAL ACTION RECOMMENDED				
LIBRARY EXTERIOR	**CONDITION ASSESSMENT & DESCRIPTION**	**RECOMMENDED REMEDIAL ACTION**	**PRIORITY**	**COST** $ excl GST
Timber detailing  	Painted timber profiled brackets, fascias and exposed timber rafter ends. Cracked and flaking paint. Possible borer infestation. Exterior rafters, soffits, barge boards fascias and timber detailing	Test wood for soundness. Fill with patch only if required like for like. Borer treatment to any live borer. Strip back paintwork- clean, scrape, sand. Check for original paint colours. Gentle wash. Re-punch nails if required to stop rusting-putty fill and sand. Prime and paint.	Necessary Immediate Necessary	4,290
Boiler Stand 	Later heritage fabric. Concrete boiler stand concrete support piles and ground slab in good condition. Overgrown and covered in lichen	Retain concrete boiler stand and ground slab. Remove all weeds and vegetation from around the perimeter. Treat with pH neutral biocide to kill moss and lichen growth. Leave to die back and remove with low pressure hot water spray.	Beneficial	150
Vegetation 	Vegetation and weeds growing around perimeter of foundation wall	Remove all weeds and vegetation from around the perimeter of the foundation wall of the library. Maintain a mowing strip of 300mm from the face of the foundation wall perimeter.	Necessary	765
Water Tank 	Non original heritage fabric. Overgrown with vegetation. Tank and stand heavily rusted.	Remove surrounding vegetation. Clean back rust from tank and frame and prime exposed metal with rust proof before repainting.	Necessary	750 sum

ASSESSMENT OF CONDITION AND REMEDIAL ACTION RECOMMENDED				
LIBRARY INTERIOR	**CONDITION ASSESSMENT & DESCRIPTION**	**RECOMMENDED REMEDIAL ACTION**	**PRIORITY**	**COST** $ excl GST
Reading Room Library Floor 	Non heritage fabric. Poor condition t&g 100mm wide floor boards damaged from flooding. There is Layer of silt across all floors and t&g boards are cupped and spread at tongues. The flooring is not repairable. There is heaving of the floor at its centre with the floor falling away with a general fall of 6 degrees towards the south-west.	Remove all silt from floor surface, clean down floor surface, drive all nails. Treat for borer infestation. Do not sand. Remove skirtings and architraves. Lift all floor boards and remove from site. Inspect sub-floor for damage and take remedial action where required. Install new T&G floor boards, re-fit architraves and skirtings. Prepare and finish using Osmo Polyx Hard Wax Oil. Seek engineering advice re the out-of-level floors and inspect the sub-floor structure for condition.	Immediate Necessary Necessary	1,230 6800 26,240 20,000 sum
Timber dado Panelling, Architraves, Skirtings, Picture Rails 	Original Heritage fabric in average condition. Borer infestation. Silt damage to skirting and dado from flooding. Accumulated dirt.	Treat for borer infestation. Confirm varnish finish by rubbing with methylated spirits. Clean and sand to remove nibbing. Fill holes with Liberon Beeswax. Apply 2 coats of Danish oil.	Immediate Necessary	3,116 Dado 1,000 Picture rail
Timber Windows/doors 	Original heritage fabric in good condition. Timber very dry, borer infestation	Treat for borer infestation. Confirm varnish finish by rubbing with methylated spirits. Clean and sand to remove nibbing. Fill holes with Liberon Beeswax. Apply 2 coats of Danish oil.	Immediate Necessary	2,325 Windows 1,860 Doors
Window Hardware 	Original heritage fabric in good condition. Bronze fittings dirty and stiff to operate	Check operation of all opening windows and associated hardware Remove all window hardware. Clean down all hardware with metal polish, lubricate and re-install all hardware. Recondition hardware mechanism if required	Necessary	3,000 sum

ASSESSMENT OF CONDITION AND REMEDIAL ACTION RECOMMENDED				
LIBRARY INTERIOR	**CONDITION ASSESSMENT & DESCRIPTION**	**RECOMMENDED REMEDIAL ACTION**	**PRIORITY**	**COST** $excl GST
Door Hardware  	Original heritage fabric in good condition. Bronze fittings dirty and stiff to operate. Non-heritage hardware has been installed.	Check operation of all doors and associated hardware. Remove all door hardware. Clean down all hardware with metal polish, lubricate and re-install all hardware. Lubricate door hinges. Non-heritage hardware should be black and bronze finish. Replace where inappropriate finish.	Necessary Beneficial	1,500 sum
Painted wall surfaces.  	Original heritage fabric. Rendered Plastered brickwork walls painted- in average condition. Areas of visible moisture damage and efflorescence, flaking paint cracks and spalling in plastered surfaces. Original paint wall colour visible behind picture mounting frames	Dry brush walls with soft, non ferrous bristle brush. Repair leaks first, and if efflorescence returns apply cellulose paper pulp poultices. Repair cracked and spalling plasterwork where damaged. Remove loose or flaking paint, prime plastered surfaces and re-paint. Retain original picture and memorial board mounting frames and refurbish as for other timber-work	Necessary Necessary Necessary Beneficial	16,560 250 Picture frame sum
Ceilings 	Original Heritage fabric in good condition. Suspended panelled timber ceiling. Central Rimu ridge beam. Exposed Rimu ceiling joists at 350mm centres.	Dust and wipe down with damp cloth. Borer treatment to any live borer. Repair only where required with like-for-like Rimu profiles. Clean with soft damp cloth. Fill any holes with Liberon Beeswax. Apply refurbishment coats of Danish Oil. Conceal services and where not possible, replace white PVC conduit and wiring with wiring in black conduit.	Necessary Immediate Refurbishment Beneficial	15,244
Fixtures 	Shelving, Timber, later fabric, carpenter construction Fiixed bench seating	Clean, apply refurbishment coats of Danish Oil. Remove for replacement of timber flooring.Refurbish, clean, apply refurbishment coats of Danish Oil.	Refurbishment Necessary	2,500 2,500

ASSESSMENT OF CONDITION AND REMEDIAL ACTION RECOMMENDED				
LIBRARY INTERIOR	**CONDITION ASSESSMENT & DESCRIPTION**	**RECOMMENDED REMEDIAL ACTION**	**PRIORITY**	**COST** $excl GST
Fire places  	Original heritage fabric . Fire registers coated in silt from flooding. Glazed ceramic tiles on the flanks and hearth cracked or missing.	Remove existing fireplace registers, mantle and hearth (earthquake damage repairs will require their removal). Clean out all silt. Clean metal surfaces and treat any surface rust with a rust neutralising agent. Re-coat fire registers with stove blacking. Remove cracked or damaged tiles. Replace tiles to match Fix and re-instate registers, mantle and hearth to re-constructed chimneys. Refurbish the timber fire surrounds by cleaning with a soft damp cloth. Fill holes with Liberon Beeswax. Apply refurbishment coats of Danish Oil.	Refurbishment Necessary	7,000 Two fireplaces
Electrical cabling switches, and power outlets   	Later heritage fabric. Black cabling and conduit from original electrical installation. White PVC cabling, clips, conduit , switches and power outlets intrusive. Early black bakelite switches. Cabling and conduit not sleeved at wall penetrations	Replace white PVC clips ,conduit, switches and power outlets with black PVC. Black bakelite switches to be retained Sleeve cabling and conduit at wall penetrations. Refer to repair of spalling plasterwork	Necessary Nil Necessary	5,000 sum
Electrical Distribution Board 	Non-heritage fabric. Surface mounted meter and distribution board in serviceable condition.	Obtain electrical services condition report. Replace Meter and distribution board if required for code compliance within the existing timber framed enclosure. Install fire detectors and an external sounder.	Necessary Refurbishment Immediate	 5,000 sum 2,500 sum

ASSESSMENT OF CONDITION AND REMEDIAL ACTION RECOMMENDED				
LIBRARY INTERIOR	**CONDITION ASSESSMENT & DESCRIPTION**	**RECOMMENDED REMEDIAL ACTION**	**PRIORITY**	**COST** $excl GST
Lighting 	Non-heritage intrusive lighting being a mix of suspended exposed fluorescent lamps and pendant fittings serving a practical purpose.	The fluorescent light fittings should be replaced with pendant light fittings providing appropriate light levels, but using light fittings sympathetic to the period and architectural style.	Refurbishment	10,000 sum
Tearoom  	Non-heritage fabric, intrusive and in poor condition. Includes the Formica bench on timber framework, brick walls strapped and lined with painted hardboard. Unpainted particle board floor. Original fabric; match lined ceiling.	Repaint painted surfaces to freshen. **Preferred Option:** Strip out all non-heritage fabric wall linings, flooring, bench and framework. Assess original wall finish, and if plastered, re-plaster render the walls. Replace the electric zip water heater and conceal wiring. Provide new bench and sink unit. Retain match lined ceiling, strip and repaint.	Necessary Refurbishment	7,600 sum
Toilets    	Non heritage fabric in poor condition. Intrusive with nil heritage value Original heritage fabric Coat hook and rail to male toilets to be retained Non heritage stainless steel wash basin and exposed pipework to be removed Non heritage fabric Concrete slab urinal Non heritage fabric block wall partition to be removed	Repaint painted surfaces to freshen. Treat the coat hook rail for borer infestation. Clean coat hooks, remove paint and rust to base metal. Paint or re-anodise architectural bronze finish. **Preferred Option:** Strip out all non-heritage fabric, toilet pans, partitions, block walls, slab urinal, stainless basins and exposed PVC pipework and other fittings. Consideration should be given for the reconstruction of the toilets in a form that allows the exterior south wall to be restored to its original form, and that also could allow internal access via the Tearoom.	Necessary Immediate Beneficial Refurbishment	6,240 Sum 1,000 25,000 sum
TOTALS				**$292,462** Excluding GST