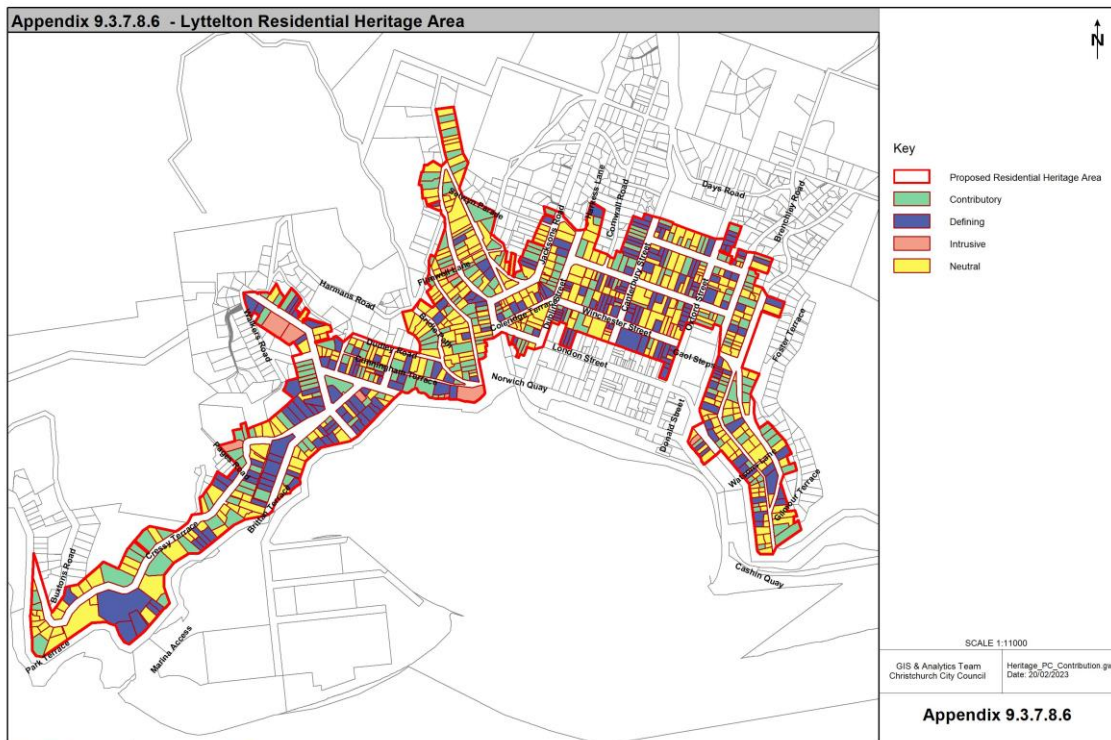


# CHRISTCHURCH DISTRICT PLAN

## LYTTELTON RESIDENTIAL HERITAGE AREA RECORD FORM

### Location



Christchurch  
District Plan

Christchurch  
City Council

Proposed Plan Change 13 - Lyttelton HA7 site contributions map - for notification

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

### Summary of Current Heritage Protection and Recognition

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

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

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

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

### **Christchurch District Plan Zoning**

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

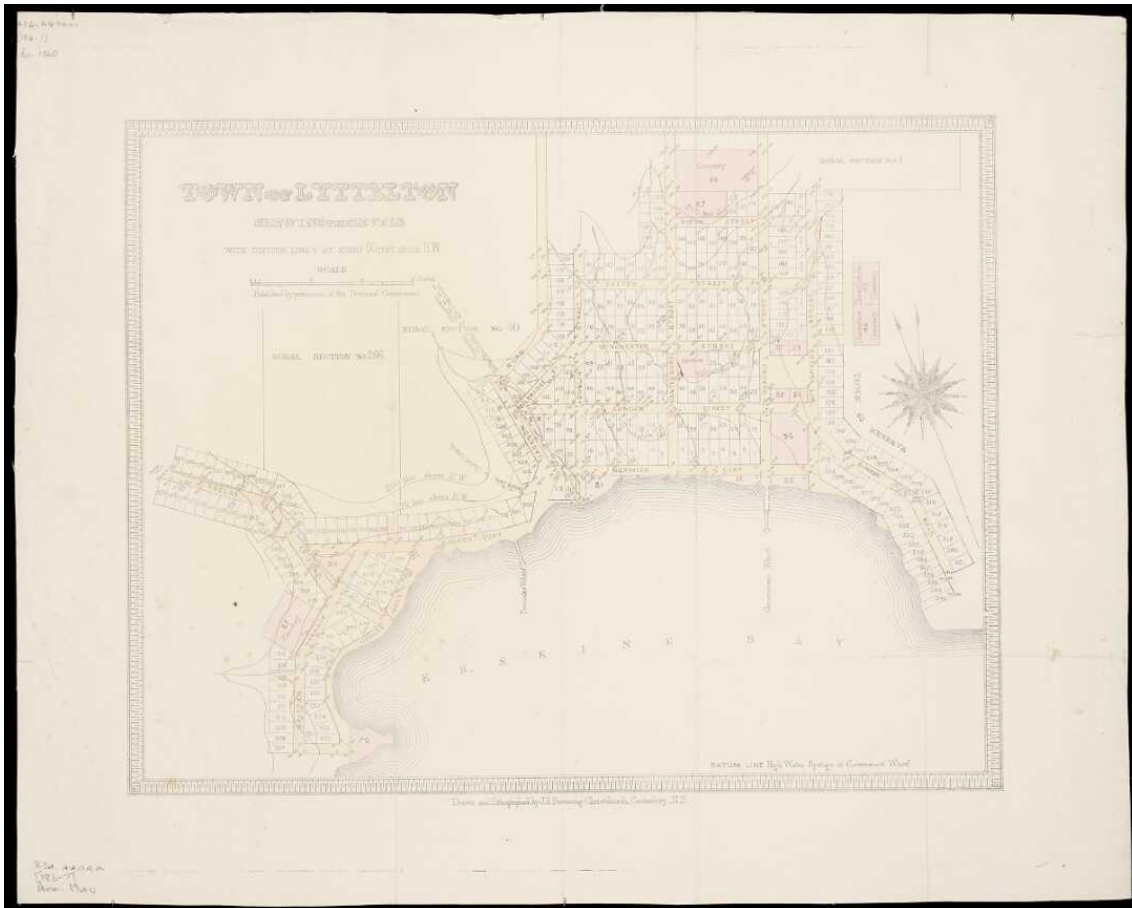
### **Summary of Heritage Values**

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

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

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

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



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

### History of Subdivision and Development

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

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



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

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

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

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



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

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

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

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

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

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



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

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

## Historic Names and Uses

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

## Distinctive Physical Characteristics

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

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

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

## Historical/Social

Lyttelton is first and foremost a port town and its historical and social value is based in large part on its historic development and contemporary identity as Canterbury's principal port. Although possessing all of the services and amenities typical of a small town, Lyttelton is, according to historian John Wilson, unlike any other town in New Zealand with

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

the exception of Otago's Port Chalmers due to its port town identity. Reaching peak population in the early 20<sup>th</sup> century, Lyttelton has retained its historic extent to a large degree and was the centre of local government on Banks Peninsula until 2006.



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

### **Cultural/Spiritual**

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

### **Architectural/Aesthetic**

The buildings in the RHA have architectural and aesthetic value related to their style and typology, which provides a visual chronology of development in the area from the mid-19<sup>th</sup> century until the present day. Vernacular styles predominate and the typically modest size and scale of buildings creates a sense of consistency and is expressive of the social history of the township. The loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes has changed the appearance of the town centre but Lyttelton's historic houses have generally retained a high level of authenticity.





Lyttelton houses.

### **Technological / Craftsmanship**

The craftsmanship of the buildings in the RHA is generally typical of the period in which they were built. Trade skills relating to timber residential construction are particularly evident in the detailing of verandas, eaves and fenestration. The majority of the houses in the area are built from timber, for framing and weatherboard cladding, and corrugated metal; these being the conventional materials of New Zealand housing since the beginning of colonial settlement. A small number of masonry buildings and structures survived the Canterbury earthquakes but a number of notable buildings of stone and/or brick were lost. Notwithstanding that many of the town's stone retaining walls are now of concrete and stone veneer construction, the use of volcanic stone in the public domain is a notable instance of masonry craftsmanship.

### **Contextual**

The contextual value of the RHA arises from the development pattern created by the interaction of the colonial grid pattern of the principal streets and the topography of the locale on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between the properties within the town and their port and harbour setting. The relationship between the natural and constructed elements within the RHA gives rise to the distinctive identity of the township and there is a strong sense of consistency in the form and materials of the built environment; notably in the use of local volcanic stone for retaining walls in the public realm.

### **Archaeological**

As development has occurred in the area since the mid-19<sup>th</sup> century, the RHA has potential archaeological values relating to its historic use and occupation. The town's early 1870s storm water brick barrel network, which remains largely intact, is a 'significant feat of Victorian engineering'.<sup>3</sup> Both the Lyttelton rail tunnel and road tunnel also pass beneath the HA.

### **Principal References**

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

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



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

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

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

**REPORT COMPLETED** 10 August 2022

**AUTHOR** Dr Ann McEwan / Heritage Consultancy Services



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

### Schedule of Individual Items included in the RHA

<b>Address</b>	<b>Secondary Address</b>	<b>Heritage Zealand Taonga List Entry</b>	<b>New Pouhere District Plan Scheduled Item</b>	<b>Contribution to Heritage Area/District Plan Scheduled Item</b>
1 Bridle Path		Lyttelton Historic Area		Contributory
6 Bridle Path		Lyttelton Historic Area		Contributory
1/8 Bridle Path		Lyttelton Historic Area		Neutral
2/8 Bridle Path		Lyttelton Historic Area		Contributory
10 Bridle Path		Lyttelton Historic Area		Neutral
10A Bridle Path		Lyttelton Historic Area		Neutral
11 Bridle Path		Lyttelton Historic Area		Contributory
12 Bridle Path		Lyttelton Historic Area		Neutral
13 Bridle Path		Lyttelton Historic Area		Contributory
14 Bridle Path		Lyttelton Historic Area		Contributory
15 Bridle Path		Lyttelton Historic Area		Contributory
16 Bridle Path		Lyttelton Historic Area		Neutral
17 Bridle Path		Lyttelton Historic Area		Neutral
18 Bridle Path		Lyttelton Historic Area		Contributory
19 Bridle Path		Lyttelton Historic Area		Neutral
1-3/20 Bridle Path		Lyttelton Historic Area		Neutral
21 Bridle Path		Lyttelton Historic Area		Neutral
22 Bridle Path		Lyttelton Historic Area		Defining
23 Bridle Path		Lyttelton Historic Area		Neutral



24 Bridle Path		Lyttelton Historic Area	Neutral
26 Bridle Path		Lyttelton Historic Area	Neutral
1 Brittan Terrace		Lyttelton Historic Area	Defining
2 Brittan Terrace		Lyttelton Historic Area	Defining [Scheduled item # 1133]
3 Brittan Terrace		Lyttelton Historic Area	Intrusive
3A Brittan Terrace		Lyttelton Historic Area	Contributory
5 Brittan Terrace		Lyttelton Historic Area	Defining
7 Brittan Terrace		Lyttelton Historic Area	Defining
7A Brittan Terrace		Lyttelton Historic Area	Neutral
9 Brittan Terrace		Lyttelton Historic Area	Defining
11 Brittan Terrace		Lyttelton Historic Area	Contributory
11A Brittan Terrace		Lyttelton Historic Area	Neutral
13 Brittan Terrace		Lyttelton Historic Area	Defining
14 Brittan Terrace		Lyttelton Historic Area	Defining
15 Brittan Terrace		Lyttelton Historic Area	Neutral
16 Brittan Terrace		Lyttelton Historic Area	Defining
17 Brittan Terrace		Lyttelton Historic Area	Neutral
18 Brittan Terrace		Lyttelton Historic Area	Defining
19 Brittan Terrace		Lyttelton Historic Area	Contributory
20 Brittan Terrace		Lyttelton Historic Area	Defining
21 Brittan Terrace		Lyttelton Historic Area	Contributory

22 Brittan Terrace		Lyttelton Historic Area	Defining
24 Brittan Terrace		Lyttelton Historic Area	Contributory
25 Brittan Terrace		Lyttelton Historic Area	Neutral
26 Brittan Terrace		Lyttelton Historic Area	Defining
27 Brittan Terrace		Lyttelton Historic Area	Neutral
28 Brittan Terrace		Lyttelton Historic Area	Neutral
29 Brittan Terrace		Lyttelton Historic Area	Neutral
30 Brittan Terrace		Lyttelton Historic Area	Neutral
30A Brittan Terrace		Lyttelton Historic Area	Neutral
31 Brittan Terrace		Lyttelton Historic Area	Defining
32 Brittan Terrace		Lyttelton Historic Area	Contributory
33 Brittan Terrace		Lyttelton Historic Area	Contributory
35 Brittan Terrace		Lyttelton Historic Area	Neutral
36 Brittan Terrace		Lyttelton Historic Area	Neutral
38 Brittan Terrace		Lyttelton Historic Area	Defining
40 Brittan Terrace		Lyttelton Historic Area	Defining
42 Brittan Terrace		Lyttelton Historic Area	Defining
44 Brittan Terrace		Lyttelton Historic Area	Defining
25 Canterbury Street		Lyttelton Historic Area	Neutral
27 Canterbury Street		Lyttelton Historic Area	Neutral
29 Canterbury Street		Lyttelton Historic Area	Instrusive

33A & 33B Canterbury Street		Lyttelton Historic Area	Defining
36 Canterbury Street		Lyttelton Historic Area	Defining
37 Canterbury Street		Lyttelton Historic Area	Contributory
37A Canterbury Street		Lyttelton Historic Area	Defining
38 Canterbury Street		Lyttelton Historic Area	Defining
39 Canterbury Street		Lyttelton Historic Area	Defining
40 Canterbury Street		Lyttelton Historic Area	Contributory
1/41 Canterbury Street		Lyttelton Historic Area	Neutral
2/41 Canterbury Street		Lyttelton Historic Area	Neutral
3/41 Canterbury Street		Lyttelton Historic Area	Neutral
45 Canterbury Street		Lyttelton Historic Area	Defining [Scheduled item # 1106]
46 Canterbury Street		Lyttelton Historic Area	Neutral
47 Canterbury Street		Lyttelton Historic Area	Defining [Scheduled item # 1105]
48 Canterbury Street		Lyttelton Historic Area	Defining
49 Canterbury Street		Lyttelton Historic Area	Defining [Scheduled item # 1104]
50 Canterbury Street		Lyttelton Historic Area	Neutral

51 Street	Canterbury		Lyttelton Historic Area	Defining
52 Street	Canterbury		Lyttelton Historic Area	Defining
53 Street	Canterbury		Lyttelton Historic Area	Contributory
54 Street	Canterbury		Lyttelton Historic Area	Defining
55 Street	Canterbury		Lyttelton Historic Area	Defining
57 Street	Canterbury		Lyttelton Historic Area	Defining
59 Street	Canterbury		Lyttelton Historic Area	Contributory
60 Street	Canterbury		Lyttelton Historic Area	Defining
61 Street	Canterbury		Lyttelton Historic Area	Defining
62 Street	Canterbury		Lyttelton Historic Area	Defining
63 Street	Canterbury		Lyttelton Historic Area	Defining
64 Street	Canterbury		Lyttelton Historic Area	Contributory
65 Street	Canterbury		Lyttelton Historic Area	Contributory
67 Street	Canterbury		Lyttelton Historic Area	Contributory
69 Street	Canterbury		Lyttelton Historic Area	Contributory
71 Street	Canterbury		Lyttelton Historic Area	Defining
73 Street	Canterbury		Lyttelton Historic Area	Defining
75 Street	Canterbury		Lyttelton Historic Area	Defining

1 Coleridge Terrace		Lyttelton Historic Area	Defining
2 Coleridge Terrace		Lyttelton Historic Area	Defining [Scheduled item # 1125]
3 Coleridge Terrace		Lyttelton Historic Area	Defining [Scheduled item # 1126]
4 Coleridge Terrace		Lyttelton Historic Area	Neutral
5 Coleridge Terrace		Lyttelton Historic Area	Neutral
6 Coleridge Terrace		Lyttelton Historic Area	Defining [Scheduled item # 1127]
7 Coleridge Terrace		Lyttelton Historic Area	Defining [Scheduled item # 1128]
10 Coleridge Terrace		Lyttelton Historic Area	Contributory
11 Coleridge Terrace		Lyttelton Historic Area	Defining
1 Cornwall Road		Lyttelton Historic Area	Neutral
2 Cornwall Road		Lyttelton Historic Area	Neutral
1 Cressy Terrace		Lyttelton Historic Area	Defining
2 Cressy Terrace		Lyttelton Historic Area	Defining
3 Cressy Terrace		Lyttelton Historic Area	Neutral
4 Cressy Terrace		Lyttelton Historic Area	Defining
5 Cressy Terrace		Lyttelton Historic Area	Defining
6 Cressy Terrace		Lyttelton Historic Area	Defining
7 Cressy Terrace		Lyttelton Historic Area	Contributory

8 Cressy Terrace		Lyttelton Historic Area	Defining
9 Cressy Terrace	3 Seaview Terrace	Lyttelton Historic Area	Defining
10 Cressy Terrace		Lyttelton Historic Area	Defining
11 Cressy Terrace	4 Seaview Terrace	Lyttelton Historic Area	Defining
12 Cressy Terrace		Lyttelton Historic Area	Contributory
13 Cressy Terrace	5 Seaview Terrace	Lyttelton Historic Area	Contributory
14 Cressy Terrace		Lyttelton Historic Area	Neutral
15 Cressy Terrace		Lyttelton Historic Area	Contributory
16 Cressy Terrace		Lyttelton Historic Area	Neutral
18 Cressy Terrace		Lyttelton Historic Area	Neutral
21 Cressy Terrace		Lyttelton Historic Area	Neutral
22 Cressy Terrace		Lyttelton Historic Area	Neutral
23 Cressy Terrace		Lyttelton Historic Area	Contributory
24 Cressy Terrace		Lyttelton Historic Area	Contributory
25 Cressy Terrace		Lyttelton Historic Area	Neutral
25A Cressy Terrace		Lyttelton Historic Area	Neutral
26 Cressy Terrace		Lyttelton Historic Area	Contributory
27 Cressy Terrace		Lyttelton Historic Area	Neutral
28 Cressy Terrace		Lyttelton Historic Area	Contributory
29 Cressy Terrace		Lyttelton Historic Area	Contributory
30 Cressy Terrace		Lyttelton Historic Area	Intrusive
30A Cressy Terrace		Lyttelton Historic Area	Contributory



31 Cressy Terrace		Lyttelton Historic Area	Neutral
32 Cressy Terrace		Lyttelton Historic Area	Contributory
34 Cressy Terrace		Lyttelton Historic Area	Defining
35 Cressy Terrace		Lyttelton Historic Area	Neutral
37 Cressy Terrace		Lyttelton Historic Area	Neutral
38 Cressy Terrace		Lyttelton Historic Area	Defining
39 Cressy Terrace		Lyttelton Historic Area	Contributory
40 Cressy Terrace		Lyttelton Historic Area	Defining
41 Cressy Terrace		Lyttelton Historic Area	Neutral
42 Cressy Terrace		Lyttelton Historic Area	Neutral
43 Cressy Terrace		Lyttelton Historic Area	Contributory
44 Cressy Terrace		Lyttelton Historic Area	Contributory
46 Cressy Terrace		Lyttelton Historic Area	Neutral
49 Cressy Terrace			Neutral
53 Cressy Terrace		Lyttelton Historic Area	Defining [Scheduled item # 1204]
57 Cressy Terrace		Lyttelton Historic Area	Neutral
59 Cressy Terrace		Lyttelton Historic Area	Neutral
59A Cressy Terrace		Lyttelton Historic Area	Neutral
59B Cressy Terrace	17 Park Terrace		Neutral
61 Cressy Terrace		Lyttelton Historic Area	Neutral
62 Cressy Terrace		Lyttelton Historic Area	Contributory

63 Cressy Terrace		Lyttelton Historic Area	Neutral
64 Cressy Terrace		Lyttelton Historic Area	Neutral
65 Cressy Terrace		Lyttelton Historic Area	Neutral
67 Cressy Terrace		Lyttelton Historic Area	Contributory
68 Cressy Terrace		Lyttelton Historic Area	Contributory
69 Cressy Terrace		Lyttelton Historic Area	Contributory
70 Cressy Terrace		Lyttelton Historic Area	Contributory
72 Cressy Terrace		Lyttelton Historic Area	Contributory
74 Cressy Terrace		Lyttelton Historic Area	Neutral
76 Cressy Terrace		Lyttelton Historic Area	Neutral
78 Cressy Terrace		Lyttelton Historic Area	Contributory
80 Cressy Terrace		Lyttelton Historic Area	Neutral
86 Cressy Terrace		Lyttelton Historic Area	Neutral
88 Cressy Terrace		Lyttelton Historic Area	Neutral
90 Cressy Terrace		Lyttelton Historic Area	Defining
92 Cressy Terrace		Lyttelton Historic Area	Neutral
94 Cressy Terrace		Lyttelton Historic Area	Neutral
1 Cunningham Terrace		Lyttelton Historic Area	Defining
2 Cunningham Terrace		Lyttelton Historic Area	Defining [Scheduled item # 1132]
3, 5, & 7 Cunningham Terrace		Lyttelton Historic Area	Contributory

4	Cunningham Terrace		Lyttelton Historic Area	Neutral
8	Cunningham Terrace		Lyttelton Historic Area	Defining
9	Cunningham Terrace		Lyttelton Historic Area	Contributory
10	Cunningham Terrace	1 Dudley Road	Lyttelton Historic Area	Contributory
11	Cunningham Terrace		Lyttelton Historic Area	Defining
12	Cunningham Terrace	3 Dudley Road	Lyttelton Historic Area	Neutral
13	Cunningham Terrace		Lyttelton Historic Area	Contributory
14	Cunningham Terrace [including 12A Cunningham Road]	5 Dudley Road	Lyttelton Historic Area	Neutral
16	Cunningham Terrace	7 Dudley Road	Lyttelton Historic Area	Defining
17	Cunningham Terrace		Lyttelton Historic Area	Contributory
19	Cunningham Terrace		Lyttelton Historic Area	Contributory
20	Cunningham Terrace		Lyttelton Historic Area	Contributory
21	Cunningham Terrace		Lyttelton Historic Area	Neutral
22	Cunningham Terrace		Lyttelton Historic Area	Neutral
23	Cunningham Terrace		Lyttelton Historic Area	Defining
24	Cunningham Terrace		Lyttelton Historic Area	Defining
28	Cunningham Terrace		Lyttelton Historic Area	Contributory

29 Cunningham Terrace		Lyttelton Historic Area	Contributory
30 Cunningham Terrace		Lyttelton Historic Area	Defining
34 Cunningham Terrace		Lyttelton Historic Area	Contributory
36 Cunningham Terrace		Lyttelton Historic Area	Defining
40 Cunningham Terrace		Lyttelton Historic Area	Neutral
42 Cunningham Terrace		Lyttelton Historic Area	Neutral
15 Dublin Street		Lyttelton Historic Area	Neutral
17 Dublin Street		Lyttelton Historic Area	Defining
17A Dublin Street		Lyttelton Historic Area	Contributory
19 Dublin Street		Lyttelton Historic Area	Neutral
21 Dublin Street		Lyttelton Historic Area	Neutral
23 Dublin Street		Lyttelton Historic Area	Neutral
24 Dublin Street		Lyttelton Historic Area	Neutral
26 Dublin Street		Lyttelton Historic Area	Defining
28 Dublin Street		Lyttelton Historic Area	Defining [Scheduled item # 1120]
29 Dublin Street		Lyttelton Historic Area	Contributory
30 Dublin Street		Lyttelton Historic Area	Defining [Scheduled item # 1121]
31 Dublin Street		Lyttelton Historic Area	Contributory
32 Dublin Street		Lyttelton Historic Area	Defining

			[Scheduled item # 1122]
33 Dublin Street		Lyttelton Historic Area	Contributory
35 Dublin Street		Lyttelton Historic Area	Contributory
36 Dublin Street		Lyttelton Historic Area	Neutral
37 Dublin Street		Lyttelton Historic Area	Contributory
38 Dublin Street		Lyttelton Historic Area	Defining
39 Dublin Street		Lyttelton Historic Area	Contributory
40 Dublin Street		Lyttelton Historic Area	Defining
41 Dublin Street		Lyttelton Historic Area	Defining
42 Dublin Street		Lyttelton Historic Area	Defining
43 Dublin Street		Lyttelton Historic Area	Defining
44 Dublin Street		Lyttelton Historic Area	Neutral
45 Dublin Street		Lyttelton Historic Area	Neutral
47 Dublin Street		Lyttelton Historic Area	Neutral
50 Dublin Street		Lyttelton Historic Area	Contributory
54 Dublin Street		Lyttelton Historic Area	Neutral
56 Dublin Street		Lyttelton Historic Area	Contributory
58 Dublin Street		Lyttelton Historic Area	Defining
2 Dudley Road		Lyttelton Historic Area	Neutral
9 Dudley Road		Lyttelton Historic Area	Neutral
13 Dudley Road		Lyttelton Historic Area	Neutral
15 Dudley Road		Lyttelton Historic Area	Neutral

17A Dudley Road		Lyttelton Historic Area	Neutral
17B Dudley Road		Lyttelton Historic Area	Neutral
19 Dudley Road	28A Cunningham Terrace	Lyttelton Historic Area	Contributory
21 Dudley Road		Lyttelton Historic Area	Neutral
23 Dudley Road		Lyttelton Historic Area	Neutral
1 Exeter Street		Lyttelton Historic Area	Contributory
2 Exeter Street		Lyttelton Historic Area	Defining
3 Exeter Street		Lyttelton Historic Area	Contributory
3A Exeter Street		Lyttelton Historic Area	Neutral
4 Exeter Street		Lyttelton Historic Area	Neutral
9 Exeter Street		Lyttelton Historic Area	Contributory
9B Exeter Street		Lyttelton Historic Area	Neutral
10 Exeter Street		Lyttelton Historic Area	Defining
11 Exeter Street		Lyttelton Historic Area	Neutral
11A Exeter Street		Lyttelton Historic Area	Neutral
12 Exeter Street		Lyttelton Historic Area	Contributory
13 Exeter Street		Lyttelton Historic Area	Defining
14 Exeter Street		Lyttelton Historic Area	Defining
1-6 / 15 Exeter Street		Lyttelton Historic Area	Neutral
16 Exeter Street		Lyttelton Historic Area	Neutral
16A Exeter Street		Lyttelton Historic Area	Neutral
16B Exeter Street		Lyttelton Historic Area	Defining



18 Exeter Street		Lyttelton Historic Area	Neutral
19 Exeter Street		Lyttelton Historic Area	Defining
20 Exeter Street		Lyttelton Historic Area	Neutral
20A Exeter Street		Lyttelton Historic Area	Contributory
21 Exeter Street		Lyttelton Historic Area	Defining [Scheduled item # 1102]
22 Exeter Street		Lyttelton Historic Area	Contributory
23 Exeter Street		Lyttelton Historic Area	Neutral
23A Exeter Street		Lyttelton Historic Area	Neutral
24 Exeter Street		Lyttelton Historic Area	Neutral
26 Exeter Street		Lyttelton Historic Area	Neutral
31 Exeter Street		Lyttelton Historic Area	Contributory
32 Exeter Street		Lyttelton Historic Area	Contributory
33 Exeter Street		Lyttelton Historic Area	Contributory
34 Exeter Street		Lyttelton Historic Area	Contributory
35 Exeter Street		Lyttelton Historic Area	Defining
35A Exeter Street		Lyttelton Historic Area	Neutral
37 Exeter Street		Lyttelton Historic Area	Defining
39 Exeter Street		Lyttelton Historic Area	Neutral
40 Exeter Street		Lyttelton Historic Area	Neutral
41 Exeter Street		Lyttelton Historic Area	Defining
42A Exeter Street		Lyttelton Historic Area	Neutral

42B Exeter Street		Lyttelton Historic Area	Neutral
43 Exeter Street		Lyttelton Historic Area	Contributory
43A Exeter Street		Lyttelton Historic Area	Contributory
45 Exeter Street		Lyttelton Historic Area	Neutral
45A Exeter Street		Lyttelton Historic Area	Contributory
47 Exeter Street		Lyttelton Historic Area	Neutral
47A Exeter Street		Lyttelton Historic Area	Neutral
49 Exeter Street		Lyttelton Historic Area	Neutral
1A Foster Terrace		Lyttelton Historic Area	Neutral
1C Foster Terrace		Lyttelton Historic Area	Neutral
4 Godley Quay		Lyttelton Historic Area	Neutral
6 Godley Quay		Lyttelton Historic Area Category 2 List Entry # 2014	Defining [Scheduled item # 677]
8 Godley Quay		Lyttelton Historic Area	Defining
10 Godley Quay		Lyttelton Historic Area	Defining
14 Godley Quay		Lyttelton Historic Area Category 2 List Entry # 3087	Defining [Scheduled item # 676]
16 Godley Quay		Lyttelton Historic Area Category 2 List Entry # 7376	Defining [Scheduled item # 768]
18 Godley Quay		Lyttelton Historic Area	Defining
22 Godley Quay		Lyttelton Historic Area	Defining
24 Godley Quay		Lyttelton Historic Area	Defining

26 Godley Quay		Lyttelton Historic Area	Defining [Scheduled item # 1134]
28/30 Godley Quay		Lyttelton Historic Area	Neutral
30 Godley Quay		Lyttelton Historic Area	Neutral
32 Godley Quay		Lyttelton Historic Area	Defining
1 Hawkhurst Road		Lyttelton Historic Area	Contributory
3 Hawkhurst Road		Lyttelton Historic Area	Neutral
5 Hawkhurst Road		Lyttelton Historic Area	Defining
7 Hawkhurst Road		Lyttelton Historic Area	Contributory
8 Hawkhurst Road		Lyttelton Historic Area	Contributory
8A Hawkhurst Road		Lyttelton Historic Area	Neutral
9 Hawkhurst Road		Lyttelton Historic Area	Neutral
10 Hawkhurst Road		Lyttelton Historic Area	Contributory
11 Hawkhurst Road		Lyttelton Historic Area	Contributory
12 Hawkhurst Road		Lyttelton Historic Area	Defining
13 Hawkhurst Road		Lyttelton Historic Area	Neutral
13A Hawkhurst Road		Lyttelton Historic Area	Contributory
15 Hawkhurst Road		Lyttelton Historic Area	Contributory
17 Hawkhurst Road		Lyttelton Historic Area	Defining
18 Hawkhurst Road		Lyttelton Historic Area	Neutral
19 Hawkhurst Road		Lyttelton Historic Area	Defining
20 Hawkhurst Road		Lyttelton Historic Area	Contributory

21 Hawkhurst Road		Lyttelton Historic Area	Defining
22 Hawkhurst Road		Lyttelton Historic Area	Neutral
23 Hawkhurst Road		Lyttelton Historic Area	Neutral
24 Hawkhurst Road		Lyttelton Historic Area	Contributory
25 Hawkhurst Road		Lyttelton Historic Area	Neutral
26 Hawkhurst Road		Lyttelton Historic Area	Contributory
26A Hawkhurst Road		Lyttelton Historic Area	Neutral
27 Hawkhurst Road		Lyttelton Historic Area	Contributory
28 Hawkhurst Road		Lyttelton Historic Area	Neutral
29 Hawkhurst Road		Lyttelton Historic Area	Intrusive
30 Hawkhurst Road		Lyttelton Historic Area	Neutral
31 Hawkhurst Road		Lyttelton Historic Area	Contributory
32 Hawkhurst Road		Lyttelton Historic Area	Contributory
33 Hawkhurst Road		Lyttelton Historic Area	Intrusive
34 Hawkhurst Road		Lyttelton Historic Area	Defining
35 Hawkhurst Road		Lyttelton Historic Area	Contributory
36 Hawkhurst Road		Lyttelton Historic Area	Contributory
37 Harkhurst Road		Lyttelton Historic Area	Contributory
38 Hawkhurst Road		Lyttelton Historic Area	Neutral
39 Hawkhurst Road		Lyttelton Historic Area	Neutral
40 Hawkhurst Road		Lyttelton Historic Area	Neutral
41 Hawkhurst Road		Lyttelton Historic Area	Neutral

43 Hawkhurst Road		Lyttelton Historic Area	Contributory
44 Hawkhurst Road		Lyttelton Historic Area	Neutral
46 Hawkhurst Road		Lyttelton Historic Area	Neutral
46A Hawkhurst Road		Lyttelton Historic Area	Neutral
47 Hawkhurst Road		Lyttelton Historic Area	Neutral
48 Hawkhurst Road		Lyttelton Historic Area	Neutral
49 Hawkhurst Road		Lyttelton Historic Area	Defining
50 Hawkhurst Road		Lyttelton Historic Area	Contributory
50A Hawkhurst Road		Lyttelton Historic Area	Neutral
51 Hawkhurst Road		Lyttelton Historic Area	Neutral
52 Hawkhurst Road		Lyttelton Historic Area	Contributory
53 Hawkhurst Road		Lyttelton Historic Area	Neutral
54 Hawkhurst Road		Lyttelton Historic Area	Neutral
55 Hawkhurst Road		Lyttelton Historic Area	Contributory
55A Hawkhurst Road		Lyttelton Historic Area	Contributory
56 Hawkhurst Road		Lyttelton Historic Area	Neutral
57 Hawkhurst Road		Lyttelton Historic Area	Neutral
58 Hawkhurst Road		Lyttelton Historic Area	Neutral
60 Hawkhurst Road		Lyttelton Historic Area	Contributory
62 Hawkhurst Road		Lyttelton Historic Area	Neutral
64 Hawkhurst Road		Lyttelton Historic Area	Contributory
66 Hawkhurst Road		Lyttelton Historic Area	Neutral

16 Jacksons Road		Lyttelton Historic Area	Neutral
18A Jacksons Road		Lyttelton Historic Area	Neutral
18B Jacksons Road		Lyttelton Historic Area	Neutral
20 Jacksons Road		Lyttelton Historic Area	Neutral
22 Jacksons Road		Lyttelton Historic Area	Neutral
24 Jacksons Road		Lyttelton Historic Area	Neutral
26 Jacksons Road		Lyttelton Historic Area	Neutral
28 Jacksons Road		Lyttelton Historic Area	Contributory
28A Jacksons Road		Lyttelton Historic Area	Neutral
30 Jacksons Road		Lyttelton Historic Area	Neutral
32 Jacksons Road		Lyttelton Historic Area	Neutral
34 Jacksons Road		Lyttelton Historic Area	Neutral
35 Jacksons Road		Lyttelton Historic Area	Contributory
36 Jacksons Road		Lyttelton Historic Area	Neutral
37 Jacksons Road		Lyttelton Historic Area	Neutral
37A Jacksons Road		Lyttelton Historic Area	Contributory
43 Jacksons Road		Lyttelton Historic Area	Neutral
45 Jacksons Road		Lyttelton Historic Area	Defining
47 Jacksons Road		Lyttelton Historic Area	Defining [Scheduled item # 1129]
49 Jacksons Road		Lyttelton Historic Area	Contributory
53 Jacksons Road		Lyttelton Historic Area	Contributory



55 Jacksons Road		Lyttelton Historic Area	Contributory
57 Jacksons Road		Lyttelton Historic Area	Neutral
59 Jacksons Road		Lyttelton Historic Area	Neutral
61 Jacksons Road		Lyttelton Historic Area	Neutral
63 Jacksons Road		Lyttelton Historic Area	Neutral
65 Jacksons Road		Lyttelton Historic Area	Defining
67 Jacksons Road		Lyttelton Historic Area	Contributory
5 Joyce Street		Lyttelton Historic Area	Defining
62 London Street		Lyttelton Historic Area Category 2 List Entry # 7370	Defining [Scheduled item # 766]
64 London Street		Lyttelton Historic Area	Defining [Scheduled item # 1119]
66 London Street		Lyttelton Historic Area	Defining [Scheduled item # 1118]
1/80 London Street		Lyttelton Historic Area	Neutral
2/80 London Street		Lyttelton Historic Area	Neutral
3/80 London Street		Lyttelton Historic Area	Neutral
4/80 London Street		Lyttelton Historic Area	Neutral
83 London Street		Lyttelton Historic Area	Contributory
85 London Street		Lyttelton Historic Area	Contributory
87 London Street		Lyttelton Historic Area	Contributory
89 London Street		Lyttelton Historic Area	Defining

91 London Street		Lyttelton Historic Area	Contributory
29 Oxford Street		Lyttelton Historic Area	Defining
31 Oxford Street		Lyttelton Historic Area	Defining
33 Oxford Street		Lyttelton Historic Area	Defining
35 Oxford Street		Lyttelton Historic Area	Neutral
37 Oxford Street		Lyttelton Historic Area	Defining
39 Oxford Street		Lyttelton Historic Area Category 2 List Entry # 7533	Defining [Scheduled item # 767]
43 Oxford Street		Lyttelton Historic Area	Defining
45 Oxford Street		Lyttelton Historic Area	Defining
47 Oxford Street		Lyttelton Historic Area	Defining [Scheduled item # 1098]
49 Oxford Street		Lyttelton Historic Area	Defining
51 Oxford Street		Lyttelton Historic Area	Defining [Scheduled item # 1096]
53 Oxford Street		Lyttelton Historic Area	Defining [Scheduled item # 1095]
57 Oxford Street		Lyttelton Historic Area	Defining
59 Oxford Street		Lyttelton Historic Area	Defining [Scheduled item # 1108]
60 Oxford Street		Lyttelton Historic Area	Contributory
61 Oxford Street		Lyttelton Historic Area	Neutral
62 Oxford Street		Lyttelton Historic Area	Neutral

63 Oxford Street		Lyttelton Historic Area	Neutral
64 Oxford Street		Lyttelton Historic Area	Contributory
66 Oxford Street		Lyttelton Historic Area	Neutral
67 Oxford Street		Lyttelton Historic Area	Neutral
68 Oxford Street		Lyttelton Historic Area	Defining
69 Oxford Street		Lyttelton Historic Area	Neutral
69A Oxford Street		Lyttelton Historic Area	Neutral
70 Oxford Street		Lyttelton Historic Area	Contributory
71 Oxford Street		Lyttelton Historic Area	Contributory
72 Oxford Street		Lyttelton Historic Area	Neutral
76 Oxford Street		Lyttelton Historic Area	Defining
76A Oxford Street		Lyttelton Historic Area	Neutral
78 Oxford Street		Lyttelton Historic Area	Contributory
80 Oxford Street		Lyttelton Historic Area	Contributory
82 Oxford Street		Lyttelton Historic Area	Defining
82A Oxford Street		Lyttelton Historic Area	Defining
84 Oxford Street		Lyttelton Historic Area	Defining
86 Oxford Street		Lyttelton Historic Area	Defining
88 Oxford Street		Lyttelton Historic Area	Defining
90 Oxford Street		Lyttelton Historic Area	Contributory
1 Park Terrace			Contributory
2 Park Terrace			Defining

3 Park Terrace			Defining
4 Park Terrace			Neutral
6 Park Terrace			Defining
7 Park Terrace			Defining
19 Park Terrace			Contributory
20 Park Terrace			Neutral
24 Park Terrace			Neutral
25 Park Terrace			Neutral
26 Park Terrace		Lyttelton Historic Area	Neutral
32A Park Terrace		Lyttelton Historic Area	Neutral
2 Randolph Terrace		Lyttelton Historic Area	Neutral
4 Randolph Terrace		Lyttelton Historic Area	Defining
6 Randolph Terrace		Lyttelton Historic Area	Defining
8 Randolph Terrace		Lyttelton Historic Area	Contributory
9 Randolph Terrace		Lyttelton Historic Area	Neutral
10 Randolph Terrace		Lyttelton Historic Area	Neutral
11 & 11A Randolph Terrace		Lyttelton Historic Area	Neutral
12 Randolph Terrace		Lyttelton Historic Area	Defining
14 Randolph Terrace		Lyttelton Historic Area	Neutral
15 Randolph Terrace		Lyttelton Historic Area	Neutral
16 Randolph Terrace		Lyttelton Historic Area	Contributory

17 Terrace	Randolph		Lyttelton Historic Area	Neutral
18 Terrace	Randolph		Lyttelton Historic Area	Contributory
20 Terrace	Randolph		Lyttelton Historic Area	Contributory
21 Terrace	Randolph		Lyttelton Historic Area	Neutral
22 Terrace	Randolph		Lyttelton Historic Area	Contributory
23 Terrace	Randolph		Lyttelton Historic Area	Neutral
24 Terrace	Randolph		Lyttelton Historic Area	Contributory
25 Terrace	Randolph		Lyttelton Historic Area	Neutral
26 Terrace	Randolph		Lyttelton Historic Area	Contributory
28 Terrace	Randolph		Lyttelton Historic Area	Neutral
1 Reserve Terrace			Lyttelton Historic Area	Neutral
2 Reserve Terrace			Lyttelton Historic Area	Contributory
3 Reserve Terrace			Lyttelton Historic Area	Neutral
4 Reserve Terrace			Lyttelton Historic Area	Contributory
6 Reserve Terrace			Lyttelton Historic Area	Neutral
7 Reserve Terrace			Lyttelton Historic Area	Neutral
8 Reserve Terrace			Lyttelton Historic Area	Neutral
9 Reserve Terrace			Lyttelton Historic Area	Neutral
10 Reserve Terrace			Lyttelton Historic Area	Neutral
12 Reserve Terrace	3, Randolph Terrace	5	Lyttelton Historic Area	Defining

			[Scheduled item # 1166]
13 Reserve Terrace		Lyttelton Historic Area	Neutral
14 Reserve Terrace		Lyttelton Historic Area	Defining
16 Reserve Terrace		Lyttelton Historic Area	Neutral
17 Reserve Terrace		Lyttelton Historic Area	Neutral
22 Reserve Terrace		Lyttelton Historic Area	Neutral
22A Reserve Terrace		Lyttelton Historic Area	Neutral
23 Reserve Terrace		Lyttelton Historic Area	Neutral
26 Reserve Terrace		Lyttelton Historic Area	Contributory
27 Reserve Terrace		Lyttelton Historic Area	Neutral
28 Reserve Terrace		Lyttelton Historic Area	Neutral
29B Reserve Terrace		Lyttelton Historic Area	Contributory
30 Reserve Terrace		Lyttelton Historic Area	Defining
31 Reserve Terrace		Lyttelton Historic Area	Contributory
33 Reserve Terrace		Lyttelton Historic Area	Neutral
34 Reserve Terrace		Lyttelton Historic Area	Contributory
35 Reserve Terrace		Lyttelton Historic Area	Contributory
36A Reserve Terrace		Lyttelton Historic Area	Neutral
38A Reserve Terrace		Lyttelton Historic Area	Neutral
40 Reserve Terrace		Lyttelton Historic Area	Contributory
41 Reserve Terrace		Lyttelton Historic Area	Neutral

42 Reserve Terrace		Lyttelton Historic Area	Neutral
43 Reserve Terrace		Lyttelton Historic Area	Neutral
45 Reserve Terrace		Lyttelton Historic Area	Neutral
47 Reserve Terrace		Lyttelton Historic Area	Neutral
49 Reserve Terrace		Lyttelton Historic Area	Neutral
51 Reserve Terrace		Lyttelton Historic Area	Neutral
53 Reserve Terrace		Lyttelton Historic Area	Neutral
55 Reserve Terrace		Lyttelton Historic Area	Neutral
57 Reserve Terrace		Lyttelton Historic Area	Neutral
58 Reserve Terrace		Lyttelton Historic Area	Contributory
59 Reserve Terrace		Lyttelton Historic Area	Neutral
60 Reserve Terrace		Lyttelton Historic Area	Neutral
61 Reserve Terrace		Lyttelton Historic Area	Contributory
62 Reserve Terrace		Lyttelton Historic Area	Defining
63 Reserve Terrace		Lyttelton Historic Area	Contributory
65 Reserve Terrace		Lyttelton Historic Area	Defining
65A Reserve Terrace		Lyttelton Historic Area	Neutral
67/69 Reserve Terrace		Lyttelton Historic Area	Neutral
71 Reserve Terrace		Lyttelton Historic Area	Neutral
73 Reserve Terrace		Lyttelton Historic Area	Neutral
75 Reserve Terrace		Lyttelton Historic Area	Neutral
77 Reserve Terrace		Lyttelton Historic Area	Defining

79 Reserve Terrace		Lyttelton Historic Area	Contributory
79A Reserve Terrace		Lyttelton Historic Area	Neutral
81 Reserve Terrace		Lyttelton Historic Area	Neutral
83 Reserve Terrace		Lyttelton Historic Area	Neutral
83A Reserve Terrace		Lyttelton Historic Area	Neutral
85 Reserve Terrace		Lyttelton Historic Area	Neutral
2 Ripon Street		Lyttelton Historic Area	Neutral
2A Ripon Street		Lyttelton Historic Area	Neutral
3 Ripon Street		Lyttelton Historic Area	Defining
4 Ripon Street		Lyttelton Historic Area	Defining
5 Ripon Street		Lyttelton Historic Area	Neutral
6 Ripon Street		Lyttelton Historic Area	Contributory
9 Ripon Street		Lyttelton Historic Area	Defining
11 Ripon Street		Lyttelton Historic Area	Defining
12 Ripon Street		Lyttelton Historic Area	Defining
13 Ripon Street		Lyttelton Historic Area	Contributory
14 Ripon Street		Lyttelton Historic Area	Contributory
15 Ripon Street		Lyttelton Historic Area	Neutral
16 Ripon Street		Lyttelton Historic Area	Contributory
18 Ripon Street		Lyttelton Historic Area	Neutral
18A Ripon Street		Lyttelton Historic Area	Neutral
20 Ripon Street		Lyttelton Historic Area	Contributory



21 Ripon Street		Lyttelton Historic Area	Neutral
22 Ripon Street		Lyttelton Historic Area	Neutral
23 Ripon Street		Lyttelton Historic Area	Contributory
24 Ripon Street		Lyttelton Historic Area	Contributory
25 Ripon Street		Lyttelton Historic Area	Defining [Scheduled item # 1175]
26 Ripon Street		Lyttelton Historic Area	Neutral
27 Ripon Street		Lyttelton Historic Area	Defining
28 Ripon Street		Lyttelton Historic Area	Neutral
28A Ripon Street		Lyttelton Historic Area	Contributory
29 Ripon Street		Lyttelton Historic Area	Neutral
30 Ripon Street		Lyttelton Historic Area	Neutral
32 Ripon Street		Lyttelton Historic Area	Defining
34 Ripon Street		Lyttelton Historic Area	Neutral
1 Ross Terrace		Lyttelton Historic Area	Contributory
9 Ross Terrace		Lyttelton Historic Area	Contributory
1 & 1R Seaview Terrace		Lyttelton Historic Area	Neutral
7 Seaview Terrace		Lyttelton Historic Area	Neutral
1 Selwyn Parade		Lyttelton Historic Area	Contributory
1 Selwyn Road		Lyttelton Historic Area	Neutral
2 Selwyn Road		Lyttelton Historic Area	Contributory
3 Selwyn Road		Lyttelton Historic Area	Neutral

3A Selwyn Road		Lyttelton Historic Area	Defining
4 Selwyn Road		Lyttelton Historic Area	Neutral
5 Selwyn Road		Lyttelton Historic Area	Defining
6 Selwyn Road		Lyttelton Historic Area	Neutral
7 Selwyn Road		Lyttelton Historic Area	Contributory
8 Selwyn Road		Lyttelton Historic Area	Neutral
9 Selwyn Road		Lyttelton Historic Area	Neutral
10 Selwyn Road		Lyttelton Historic Area	Contributory
11 Selwyn Road		Lyttelton Historic Area	Neutral
12 Selwyn Road		Lyttelton Historic Area	Neutral
14 Selwyn Road		Lyttelton Historic Area	Neutral
15 Selwyn Road		Lyttelton Historic Area	Neutral
17 Selwyn Road		Lyttelton Historic Area	Neutral
24 Selwyn Road		Lyttelton Historic Area	Neutral
26 Selwyn Road		Lyttelton Historic Area	Contributory
26A Selwyn Road		Lyttelton Historic Area	Neutral
27 Selwyn Road		Lyttelton Historic Area	Neutral
1 Simeon Quay		Lyttelton Historic Area	Neutral
2 Simeon Quay		Lyttelton Historic Area	Defining
2A Simeon Quay		Lyttelton Historic Area	Intrusive
2B Simeon Quay		Lyttelton Historic Area	Intrusive
3 Simeon Quay		Lyttelton Historic Area	Contributory

5 Simeon Quay		Lyttelton Historic Area	Neutral
6 Simeon Quay		Lyttelton Historic Area	Contributory
1-8/7 Simeon Quay		Lyttelton Historic Area	Contributory
8 Simeon Quay		Lyttelton Historic Area	Contributory
10 Simeon Quay		Lyttelton Historic Area	Defining
12 Simeon Quay		Lyttelton Historic Area	Defining
14 Simeon Quay		Lyttelton Historic Area	Neutral
16 Simeon Quay		Lyttelton Historic Area	Contributory
18 Simeon Quay		Lyttelton Historic Area	Neutral
20 Simeon Quay		Lyttelton Historic Area	Contributory
22 Simeon Quay		Lyttelton Historic Area	Contributory
24 Simeon Quay		Lyttelton Historic Area	Defining
26 Simeon Quay		Lyttelton Historic Area	Defining
28 Simeon Quay		Lyttelton Historic Area	Neutral
32 Simeon Quay		Lyttelton Historic Area	Defining
34 Simeon Quay		Lyttelton Historic Area	Defining
36 Simeon Quay		Lyttelton Historic Area	Defining
6 St Davids Street		Lyttelton Historic Area Category 2 List Entry # 7382	Defining [Scheduled item # 765]
8 St Davids Street		Lyttelton Historic Area	Neutral
10 St Davids Street		Lyttelton Historic Area	Neutral
14 St Davids Street		Lyttelton Historic Area	Defining

16 St Davids Street		Lyttelton Historic Area	Neutral
18 St Davids Street		Lyttelton Historic Area	Defining
20 St Davids Street		Lyttelton Historic Area	Contributory
22 St Davids Street		Lyttelton Historic Area	Defining [Scheduled item # 1088]
24 St Davids Street		Lyttelton Historic Area	Contributory
26 St Davids Street		Lyttelton Historic Area	Defining [Scheduled item # 1090]
26A St Davids Street		Lyttelton Historic Area	Contributory
28 St Davids Street		Lyttelton Historic Area	Defining [Scheduled item # 1091]
30 St Davids Street		Lyttelton Historic Area	Defining [Scheduled item # 1092]
32 St Davids Street		Lyttelton Historic Area	Defining [Scheduled item # 1211]
34 St Davids Street		Lyttelton Historic Area	Defining [Scheduled item # 1093]
38 St Davids Street		Lyttelton Historic Area	Neutral
40 St Davids Street		Lyttelton Historic Area	Contributory
42 St Davids Street		Lyttelton Historic Area	Contributory
44 St Davids Street		Lyttelton Historic Area	Neutral
46 St Davids Street		Lyttelton Historic Area	Neutral

48 St Davids Street		Lyttelton Historic Area	Defining
50 St Davids Street		Lyttelton Historic Area	Contributory
52 St Davids Street		Lyttelton Historic Area	Neutral
54 St Davids Street		Lyttelton Historic Area	Neutral
56 St Davids Street		Lyttelton Historic Area	Defining
58 St Davids Street		Lyttelton Historic Area	Contributory
59 St Davids Street		Lyttelton Historic Area	Contributory
60 St Davids Street		Lyttelton Historic Area	Neutral
61 St Davids Street		Lyttelton Historic Area	Contributory
61A St Davids Street		Lyttelton Historic Area	Neutral
62 St Davids Street		Lyttelton Historic Area	Contributory
63 St Davids Street		Lyttelton Historic Area	Neutral
64 St Davids Street		Lyttelton Historic Area	Contributory
65 St Davids Street		Lyttelton Historic Area	Defining
68 St Davids Street		Lyttelton Historic Area	Contributory
70 St Davids Street		Lyttelton Historic Area	Contributory
71 St Davids Street		Lyttelton Historic Area	Contributory
72 St Davids Street		Lyttelton Historic Area	Neutral
73 St Davids Street		Lyttelton Historic Area	Defining
74 St Davids Street		Lyttelton Historic Area	Defining
75 St Davids Street		Lyttelton Historic Area	Defining [Scheduled item # 1169]

76 St Davids Street		Lyttelton Historic Area	Contributory
4 Stevensons Steep		Lyttelton Historic Area	Neutral
10 Sumner Road		Lyttelton Historic Area	Neutral
12 Sumner Road		Lyttelton Historic Area	Intrusive
14 Sumner Road		Lyttelton Historic Area	Contributory
15 Sumner Road		Lyttelton Historic Area	Defining
16 Sumner Road		Lyttelton Historic Area	Defining
18 Sumner Road		Lyttelton Historic Area	Neutral
19 Sumner Road		Lyttelton Historic Area	Contributory
20 Sumner Road		Lyttelton Historic Area	Defining
21 Sumner Road		Lyttelton Historic Area	Neutral
22 Sumner Road		Lyttelton Historic Area	Neutral
23 Sumner Road		Lyttelton Historic Area	Neutral
27 Sumner Road		Lyttelton Historic Area	Defining [Scheduled item # 1086]
29 Sumner Road		Lyttelton Historic Area	Defining [Scheduled item # 1168]
31 Sumner Road		Lyttelton Historic Area	Defining [Scheduled item # 1167]
33 Sumner Road		Lyttelton Historic Area	Contributory
35 Sumner Road		Lyttelton Historic Area	Contributory
37 Sumner Road		Lyttelton Historic Area	Neutral

39 Sumner Road		Lyttelton Historic Area	Neutral
41 Sumner Road		Lyttelton Historic Area	Neutral
43 Sumner Road		Lyttelton Historic Area	Defining
45 Sumner Road		Lyttelton Historic Area	Contributory
47 Sumner Road		Lyttelton Historic Area	Contributory
49 Sumner Road		Lyttelton Historic Area	Defining
51 Sumner Road		Lyttelton Historic Area	Defining
53 Sumner Road		Lyttelton Historic Area	Neutral
57 Sumner Road		Lyttelton Historic Area	Neutral
59 Sumner Road		Lyttelton Historic Area	Contributory
61 Sumner Road		Lyttelton Historic Area	Neutral
1 Ticehurst Road		Lyttelton Historic Area Category 2 List Entry # 3351	Defining [Scheduled item # 741]
3 Ticehurst Road		Lyttelton Historic Area	Neutral
5 & 5A Ticehurst Road		Lyttelton Historic Area	Contributory
7 Ticehurst Road		Lyttelton Historic Area	Contributory
8 Ticehurst Road		Lyttelton Historic Area	Contributory
9 Ticehurst Road		Lyttelton Historic Area	Neutral
10 Ticehurst Road		Lyttelton Historic Area	Neutral
11 Ticehurst Road		Lyttelton Historic Area	Neutral
12 Ticehurst Road		Lyttelton Historic Area	Contributory
14 Ticehurst Road		Lyttelton Historic Area	Neutral

15 Ticehurst Road		Lyttelton Historic Area	Contributory
16 Ticehurst Road		Lyttelton Historic Area	Contributory
17 Ticehurst Road		Lyttelton Historic Area	Neutral
18 Ticehurst Road		Lyttelton Historic Area	Contributory
19 Ticehurst Road		Lyttelton Historic Area	Defining
20 Ticehurst Road		Lyttelton Historic Area	Contributory
21 Ticehurst Road		Lyttelton Historic Area	Neutral
22 Ticehurst Road		Lyttelton Historic Area	Neutral
23 Ticehurst Road		Lyttelton Historic Area	Neutral
24 Ticehurst Road		Lyttelton Historic Area	Contributory
25 Ticehurst Road		Lyttelton Historic Area	Neutral
26 Ticehurst Road		Lyttelton Historic Area	Contributory
26A Ticehurst Road		Lyttelton Historic Area	Neutral
27A & B Ticehurst Road		Lyttelton Historic Area	Neutral
28 Ticehurst Road		Lyttelton Historic Area	Neutral
29 Ticehurst Road		Lyttelton Historic Area	Contributory
29A Ticehurst Road		Lyttelton Historic Area	Neutral
30A Ticehurst Road1		Lyttelton Historic Area	Neutral
30B Ticehurst Road		Lyttelton Historic Area	Neutral
31 Ticehurst Road		Lyttelton Historic Area	Defining
32 Ticehurst Road		Lyttelton Historic Area	Neutral
32B Ticehurst Road		Lyttelton Historic Area	Neutral



33A Ticehurst Road		Lyttelton Historic Area	Neutral
33B Ticehurst Road		Lyttelton Historic Area	Neutral
34 Ticehurst Road		Lyttelton Historic Area	Contributory
35 Ticehurst Road		Lyttelton Historic Area	Neutral
37 Ticehurst Road		Lyttelton Historic Area	Contributory
39 Ticehurst Road		Lyttelton Historic Area	Contributory
3 Voelas Road		Lyttelton Historic Area	Neutral
4 Voelas Road		Lyttelton Historic Area	Contributory
5 Voelas Road		Lyttelton Historic Area	Defining
5A Voelas Road		Lyttelton Historic Area	Neutral
7 Voelas Road		Lyttelton Historic Area	Defining
8 Voelas Road		Lyttelton Historic Area	Defining
13 Voelas Road		Lyttelton Historic Area	Defining
15a Voelas Road		Lyttelton Historic Area	Neutral
15 Voelas Road		Lyttelton Historic Area	Contributory
17 Voelas Road		Lyttelton Historic Area	Defining
19 Voelas Road		Lyttelton Historic Area	Contributory
20 Voelas Road		Lyttelton Historic Area	Neutral
21 Voelas Road		Lyttelton Historic Area	Contributory
21A Voelas Road		Lyttelton Historic Area	Defining
22 Voelas Road		Lyttelton Historic Area	Neutral
23 Voelas Road		Lyttelton Historic Area	Contributory

24 Voelas Road		Lyttelton Historic Area	Neutral
24A Voelas Road		Lyttelton Historic Area	Contributory
25 Voelas Road		Lyttelton Historic Area	Contributory
1/26 Voelas Road		Lyttelton Historic Area	Neutral
2/26 Voelas Road		Lyttelton Historic Area	Neutral
27 Voelas Road		Lyttelton Historic Area	Contributory
28 Voelas Road		Lyttelton Historic Area	Neutral
29 Voelas Road		Lyttelton Historic Area	Contributory
30 Voelas Road		Lyttelton Historic Area	Defining
32 Voelas Road		Lyttelton Historic Area	Neutral
33 Voelas Road		Lyttelton Historic Area	Defining
34C Voelas Road		Lyttelton Historic Area	Defining
35 Voelas Road		Lyttelton Historic Area	Intrusive
36 Voelas Road		Lyttelton Historic Area	Defining
38 Voelas Road		Lyttelton Historic Area	Defining
40 Voelas Road		Lyttelton Historic Area	Contributory
41, 41a,41c,41d Voelas Road		Lyttelton Historic Area	Intrusive
42 Voelas Road		Lyttelton Historic Area	Contributory
44 Voelas Road		Lyttelton Historic Area	Neutral
45 Voelas Road		Lyttelton Historic Area	Contributory
46 Voelas Road		Lyttelton Historic Area	Contributory
47 Voelas Road		Lyttelton Historic Area	Defining

49 Voelas Road		Lyttelton Historic Area	Defining
2 Webb Lane		Lyttelton Historic Area	Neutral
1-4 / 2 Winchester Street		Lyttelton Historic Area	Neutral
3 Winchester Street		Lyttelton Historic Area	Defining [Scheduled item # 1187]
5 Winchester Street		Lyttelton Historic Area	Defining
6 Winchester Street		Lyttelton Historic Area	Neutral
7 Winchester Street		Lyttelton Historic Area	Defining
8 Winchester Street		Lyttelton Historic Area	Intrusive
9 Winchester Street		Lyttelton Historic Area	Neutral
10 Winchester Street		Lyttelton Historic Area	Neutral
11 Winchester Street		Lyttelton Historic Area	Contributory
11A Winchester Street		Lyttelton Historic Area	Neutral
12 Winchester Street		Lyttelton Historic Area	Neutral
13 Winchester Street		Lyttelton Historic Area	Defining [Scheduled item # 1117]
14 Winchester Street		Lyttelton Historic Area	Defining
16 Winchester Street		Lyttelton Historic Area	Neutral
17 Winchester Street		Lyttelton Historic Area Category 1 List Entry # 1929	Defining [Scheduled item # 1331]
18 Winchester Street		Lyttelton Historic Area	Neutral

20 Street	Winchester		Lyttelton Historic Area	Defining
22 Street	Winchester		Lyttelton Historic Area	Defining
23 Street	Winchester		Lyttelton Historic Area	Defining [Scheduled item # 1115]
24 Street	Winchester		Lyttelton Historic Area	Defining
28 Street	Winchester		Lyttelton Historic Area	Defining [Scheduled item # 1110]
29 Street	Winchester	25 Winchester Street	Lyttelton Historic Area	Neutral
30 Street	Winchester		Lyttelton Historic Area	Neutral
1-4 / 31 Street	Winchester		Lyttelton Historic Area	Neutral
32 Street	Winchester		Lyttelton Historic Area	Defining [Scheduled item # 1111]
32A Street	Winchester		Lyttelton Historic Area	Defining
33 Street	Winchester		Lyttelton Historic Area	Contributory
34 Street	Winchester		Lyttelton Historic Area	Defining [Scheduled item # 1112]
35 Street	Winchester		Lyttelton Historic Area	Neutral
35A Street	Winchester		Lyttelton Historic Area	Neutral
36 Street	Winchester		Lyttelton Historic Area	Defining [Scheduled item # 1113]

37 Street	Winchester		Lyttelton Historic Area	Contributory
38 Street	Winchester		Lyttelton Historic Area	Defining [Scheduled item # 1114]
38A Street	Winchester		Lyttelton Historic Area	Neutral
39 Street	Winchester		Lyttelton Historic Area	Defining [Scheduled item # 1188]
40 Street	Winchester		Lyttelton Historic Area	Contributory
41 Street	Winchester		Lyttelton Historic Area	Contributory
42 Street	Winchester		Lyttelton Historic Area	Neutral
42A Street	Winchester		Lyttelton Historic Area	Defining
44 Street	Winchester		Lyttelton Historic Area	Neutral

### Key for the Contribution to the RHA

#### *Defining*

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

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

#### *Contributory*

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

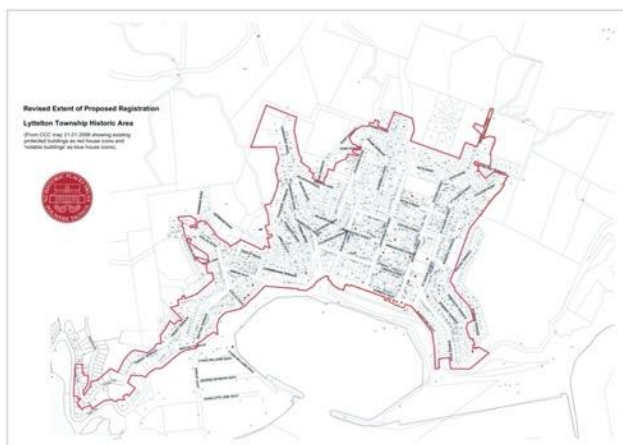
#### *Neutral*

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

#### *Intrusive*

Buildings, structures and other features that detract from the historic heritage values of the Heritage Area. Intrusive buildings, structures and features are developments and typologies that are

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



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

## CONTEXT RECORD FORM

### *Area/Element Description*

Historic maritime settlement located on hillsides overlooking port

### *Contributing landscapes*

Lyttelton Harbour and Port Hills

### *Street and block pattern*

Combination colonial grid and roadways following landscape contours

### *Section layouts*

Varied according to locale and topography

### *Key Long views*

Lyttelton Harbour and Banks Peninsula

### *Key Short views*

Town centre, residential enclaves, port and hillsides

### *Contextual Significance*

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

## INVENTORY OF PUBLIC AND PRIVATE REALM FEATURES

FEATURE	DESCRIPTION
<b>OPEN SPACE</b>	Former Lyttelton Gaol site / Oxford Street Reserve; Albion Square; Shackleton Reserve; Baden Norris Reserve; Simeon Quay Reserve; Voelas

	Playground (rating: Contributory)	
<b>STREAMS</b>	Ōhinemou (piped). Both the name of a stream and the name given to the settlement (rating: Neutral)	
<b>CEMETERY</b>	Dissenters & Catholic (Reserve Terrace); Anglican (Canterbury Street) (rating: Defining)	
<b>LANDMARKS</b>	Port Hills (rating: Defining)	
<b>MEMORIALS</b>	Lyttelton War Memorial [relocated to Albion Square 2014]; Soldiers' Memorial in the Reserve Terrace cemetery; Dr CH Upham Clock Tower on former Lyttelton Gaol site (rating: Contributory)	
<b>PLAQUES</b>	Mounted on gate pillars at entry to former Lyttelton Gaol site (rating: Contributory)	
<b>GATES/PILLARS</b>	Waharoa (gateway) at Albion Square; variety of entry gates and associated features (rating: Contributory)	
<b>PATHS</b>	Joyce Street between Simeon Quay and Dudley Street via Cunningham Terrace; Seaview Terrace; Kenners Lane (rating: Defining)	
<b>STRUCTURES</b>	Road tunnel entrance (rating: Contributory)	
<b>FENCES</b>	Variety of fences, of differing heights and materials (rating: Contributory)	
<b>WALLS</b>	Stone retaining walls (rating: Defining)	
<b>WHARFS/PIERS</b>	[Outside the RHA]	
<b>STEPS</b>	Joyce Street; between St Davids Street & reserve Terrace; Watson Lane; Ticehurst Road (in lieu of footpath); Gaol Steps between Oxford at St Davids Street; some to individual residential properties (rating: Contributory)	
<b>SEATS</b>	Amphitheatre style at Albion Square (rating: Neutral)	
<b>SIGNS</b>	Road signs (rating: Neutral)	
<b>LIGHTING</b>	Standard street lighting (rating: Neutral)	

<b>STREET</b>	Mixture of standard carriageways with footpaths and those that have only kerb and channel; some have railings to create separation for pedestrians. Some streets divide to access housing (rating: Contributory)	
• WIDTH	Varied according to location and topography (rating: Contributory)	
• ALIGNMENT AND LAYOUT	Town centre grid layout with streets following hillside contours on periphery (rating: Contributory)	
• MATERIAL	Asphalt (rating: Neutral)	
• KERB AND CHANNEL	Concrete (rating: Neutral)	
• FOOTPATH	Variable widths where present (rating: Contributory)	
• BERM	N/A	
<b>Street trees</b>	N/A	
• CLUSTER		
• AVENUE		
• INTERMITTENT		
• SIZE		
• SPECIES		
<b>Garden planting</b>	Planted banks on St Davids Street, Ripon Street, Jacksons Road, Reserve Terrace, Cressy Terrace (rating: Contributory)	
<b>Private Realm Features</b>		
<b>MATERIALS</b>	Brick, masonry, rock, timber, iron, concrete (rating: Contributory)	
<b>BUILDING SETBACK</b>	Variable across the area but many buildings, including houses, are set on or close to road boundary (rating: Defining)	
<b>ANCILLARY BUILDINGS</b>	Garaging for residential properties (rating: Neutral)	
<b>TREES</b>	Mix of trees (rating: Neutral)	
<b>VEGETATION</b>	Mix of vegetation; tending to informal, coastal plantings (rating: Contributory)	



<b>VIEWS</b>	Port of Lyttelton, Lyttelton Harbour, Port Hills & Banks Peninsula (rating: Defining)	
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CHRISTCHURCH DISTRICT PLAN  
LYTTELTON RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

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ITEM NAME House  
ADDRESS 1 Bridle Path  
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	Later 19 <sup>th</sup> century

STYLE

Bay villa

PHYSICAL DESCRIPTION

A single-storey dwelling with T-shaped footprint and gabled roof forms. Principal, south-facing elevation has enclosed veranda; quoins, finials and casement-and-fanlight type fenestration.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house stands on a triangular lot bounded by Cunningham Terrace to the south. A car pad is accessed off Bridle Path and the road boundary is marked by a pipe railing fence. Timber and concrete retaining walls border the Cunningham Terrace boundary.

MATERIALS/STRUCTURE

Timber, corrugated metal.

ALTERATIONS

Windows replaced & veranda enclosed (date unknown).

RATING

Contributory

REASON FOR RATING

A modified colonial villa that contributes to the historic, architectural and contextual values of the area.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19<sup>th</sup> century until the present day.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

#### CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

#### ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19<sup>th</sup> century, the area has potential archaeological values relating to its historic use and occupation.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

#### REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>  
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

27 October 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
LYTTELTON RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME House  
ADDRESS 6 Bridle Path  
Lytelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	1870s

STYLE

Colonial villa

PHYSICAL DESCRIPTION

A single-storey dwelling with an L-shaped footprint and gable roof forms. Principal, south-facing elevation had gabled bay terminating a straight veranda. Double-hung sash and casement type windows.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house stands on the north side of Bridle Path, overlooking its intersection with Cunningham Terrace. A two-storey garage/sleepout is attached to the house at its north-west corner. The road boundary is marked by vegetation

MATERIALS/STRUCTURE

Timber, corrugated metal.

ALTERATIONS

Windows, including that in bay, replaced (date unknown).

RATING

Contributory

REASON FOR RATING

A modified colonial villa that contributes to the historic, architectural and contextual values of the area.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19<sup>th</sup> century until the present day.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

#### CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

#### ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19<sup>th</sup> century, the area has potential archaeological values relating to its historic use and occupation.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

#### REFERENCES

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REPORT COMPLETED

27 October 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
LYTTELTON RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME House  
ADDRESS 1/8 Bridle Path  
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	c.1990

STYLE

Contemporary

PHYSICAL DESCRIPTION

A multi-level dwelling with irregular L-shaped footprint and flat and gabled roof forms. Casement windows, glazed entrance porch, pipe railing and trellised decks.

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling stands on the north side of Bridle Path and has been built to take in views over the harbour. A second dwelling on the same site is positioned to the rear (north) of this house. The road boundary is marked by timber retaining walls and vegetation.

MATERIALS/STRUCTURE

Timber, cement board, corrugated metal.

ALTERATIONS

Unknown, if any.

RATING

Neutral

REASON FOR RATING

A late 20th century dwelling that maintains the area's residential values.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19<sup>th</sup> century until the present day.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

#### CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

#### ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19<sup>th</sup> century, the area has potential archaeological values relating to its historic use and occupation.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

#### REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>  
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

27 October 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
LYTTELTON RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

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ITEM NAME House  
ADDRESS 2/8 Bridle Path  
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	Late 19 <sup>th</sup> /early 20 <sup>th</sup> century

STYLE

Vernacular cottage

PHYSICAL DESCRIPTION

A single-storey dwelling with rectangular footprint and gabled roof. Casement windows, enclosed veranda on south elevation and lean-to at side (west) elevation.

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling stands on the north side of Bridle Path overlooking its intersection with Cunningham Terrace. A second dwelling on the same site is positioned to the front (south) of this house. The road boundary of the property is marked by timber retaining walls and vegetation. Monopitch sleepout in north-west corner of the lot.

MATERIALS/STRUCTURE

Timber, corrugated metal.

ALTERATIONS

Veranda enclosed, windows replaced (date unknown).

RATING

Contributory

REASON FOR RATING

A modified colonial dwelling that contributes to the historic and contextual values of the area.



#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19<sup>th</sup> century until the present day.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

#### CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

#### ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19<sup>th</sup> century, the area has potential archaeological values relating to its historic use and occupation.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

#### REFERENCES

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

REPORT COMPLETED

27 October 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
LYTTELTON RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

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ITEM NAME House  
ADDRESS 10 Bridle Path  
Lytelton

PHOTO



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

STYLE

Neo-colonial

PHYSICAL DESCRIPTION

A multi-level house with rectangular footprint and gabled roof forms. Half-hipped dormers, casement windows and glazed doors. Trellised detailing and balustraded decks.

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling stands on the east side of Bridle Path opposite its intersection with Dudley Road. The road boundary is marked by vegetation and pedestrian only access is provided by a short flight of timber steps in the north-west corner of the lot.

MATERIALS/STRUCTURE

Timber, cement tile roofing.

ALTERATIONS

Unknown, if any.

RATING

Neutral

REASON FOR RATING

A late 20th century house that maintains the area's residential values.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19<sup>th</sup> century until the present day.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

#### CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

#### ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19<sup>th</sup> century, the area has potential archaeological values relating to its historic use and occupation.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

#### REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>  
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

27 October 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
LYTTELTON RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

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ITEM NAME Vacant lot  
ADDRESS 10A Bridle Path  
Lyttelton

PHOTO



View pre-fire.

CHRISTCHURCH DISTRICT PLAN STATUS [former heritage item 1131] HNZPT LIST ENTRY STATUS N/A

ARCHITECT/DESIGNER N/A

DATE OF CONSTRUCTION N/A

STYLE

N/A

PHYSICAL DESCRIPTION

Vacant residential lot.

CONTEXT/SETTING/LANDSCAPE FEATURES

Vacant lot.

MATERIALS/STRUCTURE

Grassed site with concrete wall and steps on road boundary.

ALTERATIONS

'Devonia', former Hatchwell house, burnt down (November 2022).

RATING

Neutral

REASON FOR RATING

Vacant lot from which an earlier dwelling has been removed..

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19<sup>th</sup> century until the present day.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

#### CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

#### ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19<sup>th</sup> century, the area has potential archaeological values relating to its historic use and occupation.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

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REPORT COMPLETED

17 February 2023

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
LYTTELTON RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME House  
ADDRESS 11 Bridle Path  
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS N/A  
HNZPT LIST ENTRY STATUS N/A  
ARCHITECT/DESIGNER Unknown  
DATE OF CONSTRUCTION Late 19<sup>th</sup>/early 20<sup>th</sup> century?

STYLE

Vernacular cottage

PHYSICAL DESCRIPTION

A single-storey dwelling with L-shaped footprint and gabled roof. Casement-and-fanlight type fenestration; return deck on west wing.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house stands on the west side of Bridle Path, north of its intersection with Dudley Road. The road boundary is marked by a paling fence.

MATERIALS/STRUCTURE

Timber, plaster stucco, corrugated metal.

ALTERATIONS

Stuccoed and windows replaced; west wing and deck added (mid-20<sup>th</sup> century?).

RATING

Contributory

REASON FOR RATING

A modified colonial cottage that contributes to the historic and contextual values of the area.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19<sup>th</sup> century until the present day.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

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#### ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19<sup>th</sup> century, the area has potential archaeological values relating to its historic use and occupation.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

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REPORT COMPLETED

27 October 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
LYTTELTON RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME Dwelling  
ADDRESS 12 Bridle Path  
Lyttelton

PHOTO



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

STYLE

Mid-century bungalow

PHYSICAL DESCRIPTION

A single-storey dwelling with L-shaped footprint and hipped roof. Overhanging eaves, casement windows.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house stands on the east side of Bridle Path, north of its intersection with Dudley Road. The road boundary is marked by a concrete block wall and vegetation.

MATERIALS/STRUCTURE

Brick, corrugated metal.

ALTERATIONS

Reclad (c.2015?).

RATING

Neutral

REASON FOR RATING

A mid-20th century dwelling that maintains the residential values of the area.



#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19<sup>th</sup> century until the present day.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

#### CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

#### ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19<sup>th</sup> century, the area has potential archaeological values relating to its historic use and occupation.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

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REPORT COMPLETED

27 October 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy  
Services

CHRISTCHURCH DISTRICT PLAN  
LYTTELTON RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME House  
ADDRESS 13 Bridle Path  
Lyttelton

PHOTO



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

STYLE

Vernacular cottage

PHYSICAL DESCRIPTION

A single-storey dwelling with L-shaped footprint and gabled roof. Principal, east-facing elevation has central entrance door with glazed panels, straight veranda carried on metal pipes and battened gable end. Casement windows.

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling stands on the west side of Bridle Path, to the north of its intersection with Dudley Road. The road boundary is marked by a timber post and rail fence. A stand-alone garage stands in the north-west corner of the lot.

MATERIALS/STRUCTURE

Timber, aluminium joinery, corrugated metal.

ALTERATIONS

Windows replaced, veranda and façade gable end modified (1970s?).

RATING

Contributory

REASON FOR RATING

A modified colonial cottage that contributes to historic and contextual values.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19<sup>th</sup> century until the present day.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

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#### CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

#### ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19<sup>th</sup> century, the area has potential archaeological values relating to its historic use and occupation.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

#### REFERENCES

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REPORT COMPLETED

27 October 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
LYTTELTON RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME House  
ADDRESS 14 Bridle Path  
Lytelton

PHOTO



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

STYLE

Vernacular cottage

PHYSICAL DESCRIPTION

A one-and-a-half storey dwelling with rectangular footprint and gabled roof forms. Principal, west-facing elevation has enclosed veranda, central entry and gabled bay. Casement windows.

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling stands on the east side of Bridle Path, north of its intersection with Dudley Road. The road boundary is marked by a timber retaining wall and balustrade style fence; in front of the house is a concrete parking pad.

MATERIALS/STRUCTURE

Timber, corrugated metal.

ALTERATIONS

Veranda enclosed and windows replaced; partially reclad (date unknown).

RATING

Contributory

REASON FOR RATING

A modified colonial cottage that contributes to the historic and contextual values of the area.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19<sup>th</sup> century until the present day.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

#### CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

#### ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19<sup>th</sup> century, the area has potential archaeological values relating to its historic use and occupation.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

#### REFERENCES

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REPORT COMPLETED

27 October 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
LYTTELTON RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME House  
ADDRESS 15 Bridle Path  
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	Late 19 <sup>th</sup> /early 20 <sup>th</sup> century?

STYLE

Vernacular cottage

PHYSICAL DESCRIPTION

A single-storey dwelling with rectangular footprint and gabled roof forms. Casement-and-fanlight type fenestration.

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling stands on the west side of Bridle Path, north of its intersection with Dudley Road. The building is close by the road boundary, which is marked by a pipe railing and wire mesh fence. A parking pad is located at the south-east corner of the lot and a stand-alone garage at the north-east.

MATERIALS/STRUCTURE

Timber, corrugated metal.

ALTERATIONS

Enclosed veranda built out, reclad and reroofed (2022).

RATING

Contributory

REASON FOR RATING

A modified colonial cottage that contributes to the historic and contextual values of the area.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19<sup>th</sup> century until the present day.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

#### CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

#### ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19<sup>th</sup> century, the area has potential archaeological values relating to its historic use and occupation.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

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REPORT COMPLETED

27 October 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
LYTTELTON RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME House  
ADDRESS 16 Bridle Path  
Lytelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	Later 1970s?

STYLE

Contemporary

PHYSICAL DESCRIPTION

A two-storey dwelling with irregular L-shaped footprint and low-pitched gable roof. First floor return deck on south & west elevations, exposed rafters, and casement windows. Circular window in gable end of principal, west-facing elevation.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house stands on the east side of Bridle Path, north of its intersection with Dudley Road. The building is set back from the road boundary, which is marked by hedging. A two-car carport is located at the north-west corner of the lot.

MATERIALS/STRUCTURE

Board and batten cladding, corrugated metal.

ALTERATIONS

Unknown, if any.

RATING

Neutral

REASON FOR RATING

A late 20th century house that maintains the residential values of the area.



#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19<sup>th</sup> century until the present day.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

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#### ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19<sup>th</sup> century, the area has potential archaeological values relating to its historic use and occupation.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

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REPORT COMPLETED

27 October 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
LYTTELTON RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME House  
ADDRESS 17 Bridle Path  
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	2018

STYLE

Contemporary cottage

PHYSICAL DESCRIPTION

A single-storey dwelling with a rectangular footprint and gabled roof. Clerestory on north side of ridgeline, with deck sheltered by roof overhang on south elevation. Casement windows.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house stands on the west side of Bridle Path roughly mid-way between Harmans Road in the north and Dudley Road in the south. The house is built close to the road boundary, which is partly marked by a paling fence. A car pad is located at the south-east corner of the lot.

MATERIALS/STRUCTURE

Timber, corrugated metal cladding and roofing.

ALTERATIONS

N/A

RATING

Neutral

REASON FOR RATING

An early 21st century house that replaced a colonial cottage on the site and maintains residential values.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19<sup>th</sup> century until the present day.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

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#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

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REPORT COMPLETED

27 October 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
LYTTELTON RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME House  
ADDRESS 18 Bridle Path  
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS N/A  
HNZPT LIST ENTRY STATUS N/A  
ARCHITECT/DESIGNER Unknown  
DATE OF CONSTRUCTION Late 19<sup>th</sup>/early 20<sup>th</sup> century?

STYLE

Vernacular cottage

PHYSICAL DESCRIPTION

A small, single-story dwelling with L-shaped footprint and saltbox roof with gabled rear extension. Projecting bay on principal, west-facing elevation has large picture window and side entry. Casement and fanlight or multi-part windows.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house stands on the east side of Bridle Path, between Harmans Road in the north and Dudley Road in the south. Two auxiliary buildings are located on the northern boundary of the lot, one at the rear of the house and the other close by the road boundary. Between the boundary and the cottage is a picket fence mounted on a timber retaining wall.

MATERIALS/STRUCTURE

Timber, corrugated metal.

ALTERATIONS

Windows replaced, front porch enclosed/added (pre-2008).

RATING

Contributory

REASON FOR RATING

A modified colonial cottage that contributes to the historic and contextual values of the area.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19<sup>th</sup> century until the present day.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

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#### ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19<sup>th</sup> century, the area has potential archaeological values relating to its historic use and occupation.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

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REPORT COMPLETED

27 October 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
LYTTELTON RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME House  
ADDRESS 19 Bridle Path  
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	2015

STYLE

Contemporary

PHYSICAL DESCRIPTION

A two-level dwelling with irregular rectangular footprint and low-pitched gabled roof forms. Casement windows and glazed panel doors. Decks have metal balustrading.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house stands on the west side of Bridle Path, south of its intersection with Harmans Road. The dwelling is at some distance from the road boundary, which is marked by a paling fence. A stand-alone garage is close by the boundary and accessed from the road via wrought iron gates.

MATERIALS/STRUCTURE

Timber, aluminium joinery, corrugated metal.

ALTERATIONS

N/A

RATING

Neutral

REASON FOR RATING

An modern dwelling that maintains the area's residential values.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19<sup>th</sup> century until the present day.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

#### CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

#### ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19<sup>th</sup> century, the area has potential archaeological values relating to its historic use and occupation.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

#### REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>  
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

27 October 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy  
Services

CHRISTCHURCH DISTRICT PLAN  
LYTTELTON RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

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ITEM NAME Units [3]  
ADDRESS 1-3/20 Bridle Path  
Lytelton

PHOTO



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

STYLE

Mid-century bungalow

PHYSICAL DESCRIPTION

A two-level building with L-shaped footprint and hipped roof. External staircases, large casement windows, integrated garaging.

CONTEXT/SETTING/LANDSCAPE FEATURES

The three-unit dwelling stands on the east side of Bridle Path, midway between Dudley Road in the south and Ticehurst Terrace in the north. The road boundary is marked by a timber post and rail fence and hedging. The building runs along the north boundary of the lot with a driveway providing access to the site on the south boundary. A carport is attached to the south-west corner of the building.

MATERIALS/STRUCTURE

Concrete block, corrugated metal.

ALTERATIONS

Unknown, if any.

RATING

Neutral

REASON FOR RATING

A mid-20th century multi-unit building that maintains residential values.



#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19<sup>th</sup> century until the present day. Although comprised of three residential units, this building reads as a single dwelling.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

#### CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

#### ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19<sup>th</sup> century, the area has potential archaeological values relating to its historic use and occupation.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

#### REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>  
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

27 October 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
LYTTELTON RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

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ITEM NAME Vacant lot  
ADDRESS 21 Bridle Path  
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	N/A
DATE OF CONSTRUCTION	N/A
STYLE	
N/A	
PHYSICAL DESCRIPTION	
Vacant residential lot.	
CONTEXT/SETTING/LANDSCAPE FEATURES	
Vacant lot.	
MATERIALS/STRUCTURE	
Grass, vegetation; narrow picket fence on road boundary.	
ALTERATIONS	
House (c.1980) removed from site (c.2015).	
RATING	
Neutral	
REASON FOR RATING	
Vacant lot from which a later 20 <sup>th</sup> century house has been removed.	

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19<sup>th</sup> century until the present day.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

#### CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

#### ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19<sup>th</sup> century, the area has potential archaeological values relating to its historic use and occupation.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

#### REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>  
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

23 September 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
LYTTELTON RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

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ITEM NAME House [former railway worker's cottage?]

ADDRESS 22 Bridle Path

Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS

N/A

ARCHITECT/DESIGNER

DATE OF CONSTRUCTION

STYLE

Bungalow

PHYSICAL DESCRIPTION

A single-storey dwelling with rectangular footprint and gabled roof. Principal, south-east elevation has central entrance porch with paired posts and balustrading. Door has inset glazed panels and fanlights; flanking windows have multi-pane upper sashes and sunhoods. Exposed rafters and rear lean-to (north-west elevation).

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling stands on the east side of Bridle Path, south of its intersection with Ticehurst Terrace. The house is set back from the road boundary, which is marked by a paling fence. A trellised carport, set between the road boundary and the house, provides access to the site.

MATERIALS/STRUCTURE

Timber, corrugated metal.

ALTERATIONS

Unknown, if any.

RATING

Defining

REASON FOR RATING

An early 20<sup>th</sup> century dwelling that embodies the area's historic, architectural and contextual values.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19<sup>th</sup> century until the present day. This bungalow strongly resembles contemporary NZ Railways Department worker housing. Until 1980 the property was owned and licensed for occupation by the crown. Daniel Odering a watersider, was the first private owner of the property.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

#### CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

#### ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19<sup>th</sup> century, the area has potential archaeological values relating to its historic use and occupation.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

#### REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>  
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

27 October 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
LYTTELTON RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

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ITEM NAME House  
ADDRESS 23 Bridle Path  
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	2000s?

STYLE

Contemporary

PHYSICAL DESCRIPTION

A multi-level dwelling with an irregular rectangular footprint and gabled roof forms. Casement windows.

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling stands on the west side of Bridle Path and the property is bordered to the north by Harmans Road. The road boundary is marked by vegetation, a post and rail fence and decorative wrought iron gates. A stand-alone garage is sited close to the road boundary in the north corner of the lot.

MATERIALS/STRUCTURE

Timber, corrugated metal.

ALTERATIONS

Unknown, if any.

RATING

Neutral

REASON FOR RATING

A modern home that maintains the area's residential values.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19<sup>th</sup> century until the present day.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

#### CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

#### ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19<sup>th</sup> century, the area has potential archaeological values relating to its historic use and occupation.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

#### REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>  
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

27 October 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy  
Services

CHRISTCHURCH DISTRICT PLAN  
LYTTELTON RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

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ITEM NAME House  
ADDRESS 24 Bridle Path  
Lyttelton

PHOTO



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

STYLE

Mid-century bungalow

PHYSICAL DESCRIPTION

A single-storey dwelling with a rectangular footprint and gabled roof. Post and rail style balustrades on return deck, casement windows, garage with monopitch roof linked to house via trellis.

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling stands on the east side of Bridle Path, the intersection with Ticehurst Terrace is to the north. The road boundary is marked by vegetation and a short driveway and a single-car garage is immediately to the south-east of the house.

MATERIALS/STRUCTURE

Timber, corrugated metal.

ALTERATIONS

Unknown.

RATING

Neutral

REASON FOR RATING

A later 20th century house that maintains residential values.



#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19<sup>th</sup> century until the present day.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

#### CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

#### ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19<sup>th</sup> century, the area has potential archaeological values relating to its historic use and occupation.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

#### REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>  
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

27 October 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
LYTTELTON RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME Dwelling  
ADDRESS 26 Bridle Path  
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	c.2015

STYLE

Contemporary bungalow

PHYSICAL DESCRIPTION

A single-storey dwelling with a rectangular footprint and low-pitched gable roof. Return deck with balustrading, casement windows.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house stands on the east side of Bridle Path; the property is bordered by Ticehurst Terrace to the north. The road boundary is marked by vegetation and a corrugated iron fence; a stand-alone garage is located close to the boundary on the Ticehurst Terrace frontage. Another auxiliary building, which appears to predate the house by many years, is positioned close to the north boundary.

MATERIALS/STRUCTURE

Timber, corrugated metal.

ALTERATIONS

N/A

RATING

Neutral

REASON FOR RATING

A modern house that replaced a pre-1925 dwelling on the site.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19<sup>th</sup> century until the present day.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

#### CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

#### ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19<sup>th</sup> century, the area has potential archaeological values relating to its historic use and occupation.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

#### REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>  
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

27 October 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
LYTTELTON RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

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ITEM NAME former McClatchie/Galbraith/Rhind house

ADDRESS 1 Brittan Terrace  
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS HNZPT LIST ENTRY STATUS

N/A N/A

ARCHITECT/DESIGNER Unknown

DATE OF CONSTRUCTION c.1880

STYLE

Villa

PHYSICAL DESCRIPTION

A two-storey dwelling with a rectangular footprint and hipped roof. Principal, north-west elevation has paired windows with sunhoods carried on decorative brackets on the first floor; continuous sunhood on ground floor shelters bay windows framing central entry. Boxed bay window on south-west elevation. Gabled porch on north-east elevation; single-story lean-to at rear (south-east).

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling stands on the south side of Brittan Terrace at its intersection with Simeon Quay. The road boundary is marked by a paling fence and there is a detached garage in the east corner of the lot with access from Simeon Quay.

MATERIALS/STRUCTURE

Timber, corrugated steel.

ALTERATIONS

Reclad, reroofed and new fence erected (c.2020).

RATING

Defining

REASON FOR RATING

A sympathetically refurbished dwelling that upholds the historic, architectural and contextual values of the area.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19<sup>th</sup> century until the present day. The house may have been built for Captain Thomas McClatchie and then owned by John Galbraith, a pilot, before Hubert Alexander Rhind, a shipping clerk, acquired the property in 1912. He had married Florence Maloney in 1908 and the couple had three children. Rhind transferred the property to John Waring in 1948 and since 1999 it has passed through other hands.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

#### CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

#### ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19<sup>th</sup> century, the area has potential archaeological values relating to its historic use and occupation.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

#### REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>  
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

24 November 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

**DISTRICT PLAN – LISTED HERITAGE PLACE  
HERITAGE ASSESSMENT – STATEMENT OF SIGNIFICANCE  
HERITAGE ITEM NUMBER 1133  
*DWELLING AND SETTING, FORMER VICARAGE - 2 BRITTAN  
TERRACE, LYTTELTON***



**PHOTOGRAPH: BRENDAN SMYTH, 2014**

**HISTORICAL AND SOCIAL SIGNIFICANCE**

*Historical and social values that demonstrate or are associated with: a particular person, group, organisation, institution, event, phase or activity; the continuity and/or change of a phase or activity; social, historical, traditional, economic, political or other patterns.*

The former Anglican Vicarage at 2 Brittan Terrace has historical and social significance for its association with the Anglican Church, the former West Lyttelton Parish and St Saviour's Church, for over 60 years. It was built as the vicarage for the Anglican parish of West Lyttelton. It stands on part of a triangular piece of land bounded by Voelas Road, Simeon Quay and Brittan Terrace that was set aside in 1851 by the Canterbury Association for ecclesiastical and educational purposes. In 1856 the reserve was conveyed to the Church Property Trustees of the Anglican Church. St Saviour's Anglican Church was built on the adjoining land in 1885, in part due to an endowment from the then vicar of Lyttelton Rev. Benjamin W. Dudley. In 1896 the church decided to build a vicarage next to it. The architect was C Cuff and it was constructed by Lyttelton builders Hollis and Brown. The money for the building was raised by selling off the Cemetery Reserve, which was part of the same triangular plot of land.



Until 1939 the building was the residence of the parish vicar. For several years from 1939 it was leased to other tenants as the parish was then being run in conjunction with the Lyttelton parish and the vicar appointed to West Lyttelton and Governor's Bay in 1938 was already vicar of Holy Trinity Church in Lyttelton. By 1950 the vicar was once again living in the house and continued to do so until the land was subdivided and privately leased. In 1975 it was determined that Lyttelton could not sustain two Anglican parishes and St Saviour's was given to Cathedral Grammar School in Christchurch. In 1981 the parsonage was sold.

## **CULTURAL AND SPIRITUAL SIGNIFICANCE**

*Cultural and spiritual values that demonstrate or are associated with the distinctive characteristics of a way of life, philosophy, tradition, religion, or other belief, including: the symbolic or commemorative value of the place; significance to Tangata Whenua; and/or associations with an identifiable group and esteemed by this group for its cultural values.*

The former vicarage has spiritual and cultural significance as a dwelling situated on land originally set aside as a reserve for ecclesiastical and educational purposes and because it was built as the home for the vicar of West Lyttelton parish. The dwelling demonstrates the way of life of an Anglican clergyman and his family, which was connected both physically and functionally with the neighbouring church (now relocated).

## **ARCHITECTURAL AND AESTHETIC SIGNIFICANCE**

*Architectural and aesthetic values that demonstrate or are associated with: a particular style, period or designer, design values, form, scale, colour, texture and material of the place.*

The former vicarage has architectural and aesthetic significance as an example of Christchurch architect C Cuff's oeuvre and a late Victorian two-storey, double bay Italianate villa. The dwelling, constructed from kauri, still retains its original veranda, first floor sash windows on the front of the house, large front door with sidelights, and the double bay windows that frame the entry. The façade is symmetrical, decoration is restrained but there are carved windows brackets and a simple cornice on the upper windows and angular brackets on the lower windows. There are no eaves brackets. The interior of the house is lined with kauri and rooms with hardboard lining have original tongue and groove lining underneath. The front hall contains the staircase which has straight balustrades. The size and scale of the dwelling reflects the family needs and importance of the vicar's role in the community in the late 19<sup>th</sup> century.

Some modifications have been made to the dwelling, including the installation of skylights and an external door in the kitchen in 1995. In 1997 the wide back hall was converted into a laundry. However the building still retains much of its original fabric and form.

## **TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE**

*Technological and craftsmanship values that demonstrate or are associated with: the nature and use of materials, finishes and/or technological or constructional methods which were innovative, or of notable quality for the period.*

The former vicarage has technological and craftsmanship significance for its ability to demonstrate construction methods and materials used in Lyttelton in the late 19<sup>th</sup> century.

## **CONTEXTUAL SIGNIFICANCE**

*Contextual values that demonstrate or are associated with: a relationship to the environment (constructed and natural), a landscape, setting, group, precinct or streetscape; a degree of consistency in terms of type, scale, form, materials, texture, colour, style and/or detail; recognised landmarks and landscape which are recognised and contribute to the unique identity of the environment.*

The former vicarage and its setting has contextual significance within the Brittan Terrace streetscape and for its association with the St Saviour's pensioners cottages which were built from the proceeds of the sale of 2 Brittan Terrace in 1981. Brittan Terrace was laid out in Edward Jollie's 1849 street plan for Lyttelton and was named after William Guise Brittan, Commissioner of Crown Lands in the early days of the Canterbury settlement. The dwelling is located in an area where many of the streets have buildings dating from the late 19<sup>th</sup> and early 20<sup>th</sup> centuries and 2 Brittan Terrace is a prominent building amongst these given its height and location. The setting includes a roughly triangular parcel of land at the intersection of Brittan terrace and Voelas Place. The dwelling is close to the roadway and is easily seen behind a picket fence and hedge. It overlooks Lyttelton Harbour and is set within a mature garden.

## **ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE**

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

The former Anglican vicarage and its setting have archaeological significance because of the potential to provide archaeological evidence relating to past building construction methods and materials, and human activity on the site, including that which occurred prior to 1900.

## **ASSESSMENT STATEMENT**

The former Anglican vicarage has overall significance to Banks Peninsula and Christchurch. The dwelling has historical and social significance as the former vicarage of St Saviour's Anglican Church and cultural and spiritual significance as a demonstration of the way of life of an Anglican clergyman and his family for over 60 years. The former vicarage has architectural and aesthetic significance for its association with Christchurch architect C Cuff and as a late Victorian Italianate villa. The dwelling has technological and craftsmanship significance for its ability to demonstrate construction techniques for timber buildings from the late 1890s. The former Anglican vicarage and its setting have contextual significance for its contribution to the streetscape and relationship with the neighbouring pensioner flats. The dwelling and its setting has archaeological significance in view of its age and the earlier development of the wider setting by the Anglican Church.



**REFERENCES:**

Christchurch City Council Heritage File 2 *Brittan Terrace, Former Anglican Vicarage*  
Lovell-Smith, Margaret, *Background Information Listed Heritage Place, 2 Brittan Terrace* -  
2013

**REPORT DATED: 25 FEBRUARY, 2015**

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

PLEASE USE IN CONJUNCTION WITH THE CCC HERITAGE FILES.

CHRISTCHURCH DISTRICT PLAN  
LYTTELTON RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME Vacant lot  
ADDRESS 3 Brittan Terrace  
Lyttelton

PHOTO



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

STYLE

N/A

PHYSICAL DESCRIPTION

A vacant lot.

CONTEXT/SETTING/LANDSCAPE FEATURES

The site is located on the south-east side of Brittan Terrace near its intersection with Simeon Quay to the north. The road boundary is marked, in part, by a paling fence.

MATERIALS/STRUCTURE

Timber fence, remnant vegetation.

ALTERATIONS

N/A

RATING

Intrusive

REASON FOR RATING

A vacant site created by the demolition of an earlier dwelling in c.2019.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19<sup>th</sup> century until the present day.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

#### CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

#### ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19<sup>th</sup> century, the area has potential archaeological values relating to its historic use and occupation.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

#### REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>  
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

24 November 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
LYTTELTON RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME House  
ADDRESS 3A Brittan Terrace  
Lyttelton

PHOTO



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

STYLE

Square-plan villa

PHYSICAL DESCRIPTION

A single-storey dwelling with a rectangular footprint and pyramidal roof. Principal, south-east elevation has enclosed veranda.

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwellings stands on an internal lot with pedestrian access off the south side of Brittan Terrace close to its intersection with Simeon Quay.

MATERIALS/STRUCTURE

Timber, corrugated metal.

ALTERATIONS

Veranda enclosed (date unknown).

RATING

Contributory

REASON FOR RATING

A modified villa that contributes to the area's historic and contextual values.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19<sup>th</sup> century until the present day.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

#### CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

#### ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19<sup>th</sup> century, the area has potential archaeological values relating to its historic use and occupation.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

#### REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

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

24 November 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy  
Services

CHRISTCHURCH DISTRICT PLAN  
LYTTELTON RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME former Miller rental house

ADDRESS 44 Brittan Terrace  
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS

HNZPT LIST ENTRY STATUS

N/A

N/A

ARCHITECT/DESIGNER

Unknown

DATE OF CONSTRUCTION

1890s?

STYLE

Square-plan villa

PHYSICAL DESCRIPTION

A multi-level dwelling with a rectangular footprint and pyramidal roof. Principal, south-east elevation has straight veranda sheltering central entry with fanlight. Simple balustrading on veranda; bracketed eaves.

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling stands on an elevated site on the north side of Brittan Terrace. The house is positioned for harbour views and is one of four matching square-plan villas in this location. A shared drive provides site access and the road boundary is formed by the vegetated bank.

MATERIALS/STRUCTURE

Timber, corrugated metal.

ALTERATIONS

Façade window replaced by glazed French doors with side-lights, cast-iron lacework on veranda removed [?] (pre-2008).

RATING

Defining

REASON FOR RATING

A late 19<sup>th</sup> century dwelling that upholds the area's historic, architectural and contextual values.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19<sup>th</sup> century until the present day. 38, 40, 42 and 44 Brittan Terrace were commonly held until 1950. Prior to this date they were owned by Malcolm James Miller, a shipwright and one-time Mayor of Lyttelton, who built and lived in 'Lochranza' at 14 Godley Quay.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

#### CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

#### ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19<sup>th</sup> century, the area has potential archaeological values relating to its historic use and occupation.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

#### REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

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

25 November 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
LYTTELTON RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME 'Te Whaka', former Smith / Hobbs house

ADDRESS 5 Brittan Terrace  
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS HNZPT LIST ENTRY STATUS

N/A N/A

ARCHITECT/DESIGNER Unknown

DATE OF CONSTRUCTION 1880s?

STYLE

Colonial villa

PHYSICAL DESCRIPTION

A one-and-a-half storey dwelling with a rectangular footprint and gabled roof forms. Principal north-west elevation has decorative bargeboards, gabled bay containing gabled boxed bay window and veranda with cast-iron lacework sheltering main entry with side and fanlights. Gabled dormers on north-west and south-west sides. Double-hung sash and casement windows. Lean-to at rear and modern lean-to shelter on north-east elevation.

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling stands on the south side of Brittan Terrace, west of Simeon Quay. The road boundary is marked by a volcanic scoria stone wall on which is mounted a picket fence. There is a semi-detached garage in the west corner of the lot.

MATERIALS/STRUCTURE

Timber, corrugated metal.

ALTERATIONS

Addition of lean-to shelter on north-east elevation (c.2015).

RATING

Defining

REASON FOR RATING

A later 19<sup>th</sup> century dwelling that upholds the historic, architectural and contextual values of the area.



#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19<sup>th</sup> century until the present day. The first title for this property was issued to Frederick Hobbs, the town clerk, in 1927. Hobbs had acquired the property in 1921 and it had previously been owned by Messrs McClatchie, Galbraith and Henry Smith, the latter an engineer. The Smith family called the house 'Te Whaka'.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

#### CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

#### ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19<sup>th</sup> century, the area has potential archaeological values relating to its historic use and occupation.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

#### REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>  
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

24 November 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
LYTTELTON RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME former Parsons /Dilliner house

ADDRESS 7 Brittan Terrace  
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS

N/A

HNZPT LIST ENTRY STATUS

N/A

ARCHITECT/DESIGNER

Unknown

DATE OF CONSTRUCTION

c.1868

STYLE

Colonial vernacular

PHYSICAL DESCRIPTION

A one-and-a-half storey dwelling with a rectangular footprint, gabled roof and addition at north corner. Principal, south-east elevation has veranda that returns to the west.

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling stands on the south side of Brittan Terrace, west of its intersection with Simeon Quay. The road boundary is marked by a paling fence and a semi-detached garage (shared with 5 Brittan Terrace) in the north corner of the lot.

MATERIALS/STRUCTURE

Timber, corrugated metal.

ALTERATIONS

Dormers added (c.1980).

RATING

Defining

REASON FOR RATING

A slightly modified mid-19th century dwelling that upholds the area's historic, architectural and contextual values.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19<sup>th</sup> century until the present day. Town Section 273 was held by [Charles?] Parsons between c.1853 and 1874. It was then transferred to Hobbs, who transferred it in turn to Harold Dilliner in 1885. The first title was issued to Dilliner, a master mariner, in 1890.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

#### CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

#### ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19<sup>th</sup> century, the area has potential archaeological values relating to its historic use and occupation.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

#### REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>  
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

24 November 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
LYTTELTON RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME House  
ADDRESS 7A Brittan Terrace  
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	c.2015

STYLE

Contemporary

PHYSICAL DESCRIPTION

A single-storey dwelling with a rectangular footprint and gabled roof. Sloping site accommodates lower level at the south end beneath open deck. Large areas of glazing in end walls.

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling stands on the south-east side of Brittan Terrace in the block bounded by Simeon Quay to the east and Voelas Road to the west. The road boundary is open to allow vehicle access to the site.

MATERIALS/STRUCTURE

Timber, long-run steel.

ALTERATIONS

N/A

RATING

Neutral

REASON FOR RATING

A modern home that replaced an interwar bungalow on the site.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19<sup>th</sup> century until the present day.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

#### CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

#### ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19<sup>th</sup> century, the area has potential archaeological values relating to its historic use and occupation.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

#### REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>  
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

24 November 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
LYTTELTON RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME former McLean house

ADDRESS 9 Brittan Terrace  
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS

N/A

HNZPT LIST ENTRY STATUS

N/A

ARCHITECT/DESIGNER

Unknown

DATE OF CONSTRUCTION

1880s?

STYLE

Square-plan villa

PHYSICAL DESCRIPTION

A single-storey dwelling with a rectangular footprint and pyramidal roof. Principal, north-west elevation has straight veranda carried on simple posts and sheltering central entry with side and fanlights. Double-hung sash and casements windows.

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling stands close to the roadway on the south-east side of Brittan Terrace at its intersection with Voelas Road. The road boundary is marked by a picket fence and there is a gabled garage in the south corner of the lot with access off Voelas Road.

MATERIALS/STRUCTURE

Timber, corrugated metal.

ALTERATIONS

Some windows replaced (date unknown). Garage erected and lean-to extended (pre-1970).

RATING

Defining

REASON FOR RATING

A slightly modified villa that upholds the historic, architectural and contextual values of the area.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19<sup>th</sup> century until the present day. The first title for Town Section 271, which included what are now 9 Brittan Terrace and 8 Voelas Road, was issued to James Daniel Fergusson in 1880. Fergusson [aka Ferguson), who was a principal of Lyttelton High School, transferred the lot to Mary Ann and Joseph McLean, a mariner, in 1881 and Mary Ann subdivided the lot in 1922. The subject dwelling was then purchased by Thomas Reardon in that year.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

#### CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

#### ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19<sup>th</sup> century, the area has potential archaeological values relating to its historic use and occupation.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

#### REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>  
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

24 November 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
LYTTELTON RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME former Comer house

ADDRESS 11 Brittan Terrace  
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS

N/A

HNZPT LIST ENTRY STATUS

N/A

ARCHITECT/DESIGNER

Unknown

DATE OF CONSTRUCTION

c.1900?

STYLE

Square-plan villa

PHYSICAL DESCRIPTION

A single-storey dwelling with a rectangular footprint and centre-gutter hipped roof. Principal, north-east elevation has straight veranda sheltering central entry. Double-hung sash and casement windows.

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling stands on the south-east side of Brittan Terrace and faces Voelas Road. The road boundary is marked by timber railings and a picket fence; there is a small parking pad at the west corner of the lot.

MATERIALS/STRUCTURE

Timber, cement plaster, corrugated metal.

ALTERATIONS

Veranda roof replaced, external walls stiucoed, some windows replaced (date unknown). Brick firewall on south-east elevation replaced (post-2011).

RATING

Contributory

REASON FOR RATING

A modified villa that contributes to the area's historic, architectural and contextual values.



#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19<sup>th</sup> century until the present day. The subject parcel was transferred to Winifred Comer (died 1904), the wife of James Comer, a railway engine-driver, in December 1900.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

#### CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

#### ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19<sup>th</sup> century, the area has potential archaeological values relating to its historic use and occupation.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

#### REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>  
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

24 November 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
LYTTELTON RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME House  
ADDRESS 11A Brittan Terrace  
Lyttelton

PHOTO



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

ARCHITECT/DESIGNER Unknown

DATE OF CONSTRUCTION c.1980

STYLE

Neo-colonial

PHYSICAL DESCRIPTION

A single-storey dwelling that occupies almost the full lot and has an L-shaped footprint and gabled roof. Veranda on road frontage, casement windows.

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling stands close to the roadway on the south-east side of Brittan Terrace; Voelas Road is to the west. The road boundary is marked by a paling fence and hedging and there is an attached carport in the north corner of the lot.

MATERIALS/STRUCTURE

Cement board, corrugated steel.

ALTERATIONS

Unknown, if any.

RATING

Neutral

REASON FOR RATING

A later 20<sup>th</sup> century home on what was the back yard of 11 Brittan Terrace.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19<sup>th</sup> century until the present day. The property was cross-leased in 1985.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

#### CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

#### ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19<sup>th</sup> century, the area has potential archaeological values relating to its historic use and occupation.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

#### REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>  
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

24 November 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
LYTTELTON RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME former Whitby / Olson house

ADDRESS 13 Brittan Terrace  
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS HNZPT LIST ENTRY STATUS

N/A N/A

ARCHITECT/DESIGNER Unknown

DATE OF CONSTRUCTION c.1900

STYLE

Square-plan villa

PHYSICAL DESCRIPTION

A multi-level dwelling with an L-shaped footprint and hipped roof forms. Principal, north-west elevation has straight veranda sheltering central entry with side and fanlights. Paired sash windows flank entry; bracketed eaves. Sloping site accommodates lower-level gabled wing at rear of house.

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling stands on the south-east side of Brittan Terrace, west of its intersection with Voelas Road. The road boundary is marked by a paling fence and there is only pedestrian access to the site.

MATERIALS/STRUCTURE

Timber, corrugated metal.

ALTERATIONS

Front door replaced (date unknown). ear extension (c.2000?).

RATING

Defining

REASON FOR RATING

A turn of the 20th century villa that upholds the historic, architectural and contextual values of the area.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19<sup>th</sup> century until the present day. The subject property was transferred to William Laird Whitby, a master mariner, in December 1900. The house was transferred by Whitby's estate to Lily and Albert Olson, a labourer, in 1923. The house remained in Olson family ownership until 1965.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

#### CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

#### ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19<sup>th</sup> century, the area has potential archaeological values relating to its historic use and occupation.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

#### REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

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

24 November 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
LYTTELTON RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME former Plimmer house

ADDRESS 14 Brittan Terrace  
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS

N/A

ARCHITECT/DESIGNER

DATE OF CONSTRUCTION

STYLE

Bay villa

PHYSICAL DESCRIPTION

A single-storey dwelling with an irregular rectangular footprint and centre-gutter hipped roof. Principal, east-facing elevation has gabled bay with shingled detailing and brackets over faceted bay window. Veranda shelters main entry with side and fanlights and has decorative frieze. Bracketed eaves.

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling stands on an elevated site on the west side of Brittan Terrace. The road boundary is marked by a stone retaining wall onto which is mounted a picket fence and into which is set a single-car garage.

MATERIALS/STRUCTURE

Timber, corrugated metal.

ALTERATIONS

Unknown.

RATING

Defining

REASON FOR RATING

An early 20<sup>th</sup> century bay villa that upholds the area's historic, architectural and contextual values.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19<sup>th</sup> century until the present day. This property was formerly part of a large land holding owned by the North Canterbury Hospital Board. The subject lot was leased to Honor and John Plimmer, an engineer, in March 1908 and was freeholded in 1929.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

#### CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

#### ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19<sup>th</sup> century, the area has potential archaeological values relating to its historic use and occupation.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

#### REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

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

25 November 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
LYTTELTON RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME House  
ADDRESS 15 Brittan Terrace  
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	c.2015

STYLE

Contemporary vernacular

PHYSICAL DESCRIPTION

A multi-level dwelling with a rectangular footprint and hipped roof. Casement windows and glazed doors.

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling stands on the south side of Brittan Terrace, Voelas Road is to the north-west. The site has pedestrian access only and there is an auxiliary building at the south end of the lot. The road boundary is marked by a metal picket fence.

MATERIALS/STRUCTURE

Timber, corrugated steel.

ALTERATIONS

N/A

RATING

Neutral

REASON FOR RATING

An modern home on the site of an earlier square-plan villa.



#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19<sup>th</sup> century until the present day.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

#### CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

#### ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19<sup>th</sup> century, the area has potential archaeological values relating to its historic use and occupation.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

#### REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

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

24 November 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
LYTTELTON RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME former Norton house

ADDRESS 16 Brittan Terrace  
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS

N/A

ARCHITECT/DESIGNER

DATE OF CONSTRUCTION

STYLE

Edwardian bay villa

PHYSICAL DESCRIPTION

A single-storey dwelling with an L-shaped footprint and hipped and gabled roof forms. Principal, east-facing elevation has double gables framing a straight veranda. South gable has semi-circular bay window with fanlights; north gable has truss motif in end and boxed bay window. Bracketed eaves, double-hung sash windows. Detached garage on northern boundary.

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling stands on an elevated site on the west side of Brittan Terrace. The road boundary is marked by a low brick wall and hedging and access is via a slip road.

MATERIALS/STRUCTURE

Timber, clay tiles.

ALTERATIONS

Glazed doors installed under veranda on east elevation (pre-2008). Chimneys removed (c.2011). Garage reroofed & converted to ceramic studio (c.2015?).

RATING

Defining

REASON FOR RATING

An early 20<sup>th</sup> century bay villa that upholds the area's historic, architectural and contextual values.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19<sup>th</sup> century until the present day. This property was formerly part of a large land holding owned by the North Canterbury Hospital Board. The subject lot, as well as what is now 14 Brittan Terrace, was leased in 1907 to James Talbot Norton (1862-1947), a master baker. Norton served as a borough councillor for 17 years, was president of the NZ Master Bakers' Association, and was a foundation member of the Lyttelton Bowling Club. He was survived by his second wife Annie (nee Brown) and five children when he died in 1947. The property was freeholded in 1929 and remained in Norton family ownership until 1952. Heritage NZPT records that sculptured heads from the boundary wall at the bowling green in Oxford Street were relocated to serve as gateposts at this address after the 1950s.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

#### CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

#### ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19<sup>th</sup> century, the area has potential archaeological values relating to its historic use and occupation.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

#### REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

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

25 November 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
LYTTELTON RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME House  
ADDRESS 17 Brittan Terrace  
Lytelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS

N/A

ARCHITECT/DESIGNER

DATE OF CONSTRUCTION

STYLE

Mid-century bungalow

PHYSICAL DESCRIPTION

A multi-level dwelling with an L-shaped footprint and gabled roof forms. Integrated garage in façade, first floor balconies, casement windows and glazed doors.

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling stands on the south-east side of Brittan Terrace, west of its intersection with Cressy Terrace. The house is positioned to take in views over the harbour and the road boundary is marked by a paling fence

MATERIALS/STRUCTURE

Brick, timber, corrugated steel.

ALTERATIONS

Reclad, reroofed, chimney removed (post-2011).

RATING

Neutral

REASON FOR RATING

A post-war house that maintains the area's residential values.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19<sup>th</sup> century until the present day.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

#### CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

#### ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19<sup>th</sup> century, the area has potential archaeological values relating to its historic use and occupation.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

#### REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>  
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

24 November 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy  
Services

CHRISTCHURCH DISTRICT PLAN  
LYTTELTON RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME former Wilson / Stanley house

ADDRESS 18 Brittan Terrace  
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS

N/A

HNZPT LIST ENTRY STATUS

N/A

ARCHITECT/DESIGNER

Unknown

DATE OF CONSTRUCTION

c.1907?

STYLE

Edwardian bay villa

PHYSICAL DESCRIPTION

A single-storey dwelling with a rectangular footprint and centre-gutter hipped roof. Principal, east-facing elevation has gabled bay with shingled end over faceted bay window with fanlights. Straight veranda shelters main entry with side and fanlights and modern glazed doors.

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling stands on an elevated site on the west side of Brittan Terrace. The road boundary is marked by a concrete retaining wall and inset garage; there is pedestrian only access to the site.

MATERIALS/STRUCTURE

Timber, corrugated metal.

ALTERATIONS

Glazed doors installed under veranda on east elevation, deck built in front of veranda (pre-2008).

RATING

Defining

REASON FOR RATING

A slightly modified early 20<sup>th</sup> century bay villa that upholds the area's historic, architectural and contextual values.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19<sup>th</sup> century until the present day. This property was formerly part of a large land holding owned by the North Canterbury Hospital Board. The first occupant of the house was James Leslie Wilson, a dentist, who married Lena Partridge in 1905. The property was leased to James Sydney Stanley, a shipping clerk, in 1927; the Stanley family were already in residence by this date and James had married Margaret Gilmore in 1918.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

#### CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

#### ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19<sup>th</sup> century, the area has potential archaeological values relating to its historic use and occupation.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

#### REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>  
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

25 November 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
LYTTELTON RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

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ITEM NAME House  
ADDRESS 19 Brittan Terrace  
Lyttelton

PHOTO



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

STYLE

California bungalow

PHYSICAL DESCRIPTION

A multi-level dwelling with a T-shaped footprint and gabled roof forms. Principal, north-west elevation has shingled gable sheltering recessed entrance porch and bay window with flared roof. Casement and fanlight type fenestration; bay window and secondary gable on north-east elevation. Enclosed sunroom on south-east elevation is positioned for the view.

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling stands on the south-east side of Brittan Terrace, west of its intersection with Cressy Terrace. The road boundary is marked by a picket fence and there is only pedestrian access to the site.

MATERIALS/STRUCTURE

Timber, corrugated metal.

ALTERATIONS

Reroofed (c.2015).

RATING

Contributory

REASON FOR RATING

An interwar bungalow that contributes to the architectural and contextual values of the area.



#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19<sup>th</sup> century until the present day. A land parcel that included the subject property was transferred to Joseph Hodgson Parkinson of Kaituna in 1900. Parkinson transferred the property to Francis Dennehy, a local customs officer, and Danial Mahar, a draper, in October of the following year. In 1908 the parcel was wholly transferred, in two parts, to Daniel Mahar.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

#### CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

#### ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19<sup>th</sup> century, the area has potential archaeological values relating to its historic use and occupation.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

#### REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

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

24 November 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
LYTTELTON RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME former Thorpe / Hankinson house

ADDRESS 20 Brittan Terrace  
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS

N/A

ARCHITECT/DESIGNER

DATE OF CONSTRUCTION

STYLE

Colonial vernacular

PHYSICAL DESCRIPTION

A one-and-a-half storey dwelling with a rectangular footprint and gabled roof. Principal, east-facing elevation has three gabled dormers over straight veranda with decorative brackets. Veranda shelters glazed French doors; gabled entrance porch on north elevation is accessed via a flight of concrete steps.

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling stands on an elevated site on the west side of Brittan Terrace to the north of its intersection with Seaview Terrace. Accessed via a slip road, the property has pedestrian access only and the road frontage is marked by a double-car garage and parking pad with flagpole.

MATERIALS/STRUCTURE

Timber, corrugated metal.

ALTERATIONS

Garage erected (1956). Glazed doors on façade installed, pergola erected at rear (west) (pre-2008).

RATING

Defining

REASON FOR RATING

An early 20th century dwelling that upholds the historic, architectural and contextual values of the area.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19<sup>th</sup> century until the present day. This property as previously part of a large land holding held by the North Canterbury Hospital Board. Captain Alfred Henry Thorpe and his wife Charlotte were in residence by 1908. Later lessee Robert Hankinson, an engineer, married Eva Clare in 1915; by the time Hankinson's lease was renewed in 1927 the family were living in Wellington. The property is now freehold.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

#### CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

#### ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19<sup>th</sup> century, the area has potential archaeological values relating to its historic use and occupation.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

#### REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

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

25 November 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
LYTTELTON RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME former Mahar house?

ADDRESS 21 Brittan Terrace  
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS

N/A

ARCHITECT/DESIGNER

DATE OF CONSTRUCTION

STYLE

Square-plan villa

PHYSICAL DESCRIPTION

A multi-level dwelling with a square footprint and pyramidal roof. Principal, north-west elevation has straight veranda and central entry with side and fanlights. First floor balcony on rear (south-east) elevation.

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling stands on the south-east side of Brittan Terrace, west of its intersection with Cressy Terrace. The road boundary is marked by a paling fence and there is a concrete driveway running along the eastern boundary that provides access to the site.

MATERIALS/STRUCTURE

Timber, corrugated metal.

ALTERATIONS

Reroofed, some windows replaced, windows installed in north-east wall, fence erected (c.2015).

RATING

Contributory

REASON FOR RATING

A modified 20th century villa that upholds the historic, architectural and contextual values of the area.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19<sup>th</sup> century until the present day. A land parcel that included the subject property was transferred to Joseph Hodgson Parkinson of Kaituna in 1900. Parkinson transferred the property to Francis Dennehy, a local customs officer and Daniel Mahar, a draper, in October of the following year. In 1908 the parcel was wholly transferred, in two parts, to Daniel Mahar, who died in 1941 and was survived by his wife Edith.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

#### CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

#### ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19<sup>th</sup> century, the area has potential archaeological values relating to its historic use and occupation.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

#### REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>  
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

24 November 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
LYTTELTON RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME former Garrard house

ADDRESS 22 Brittan Terrace  
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS

N/A

ARCHITECT/DESIGNER

DATE OF CONSTRUCTION

STYLE

Square-plan villa

PHYSICAL DESCRIPTION

A single-storey dwelling with a rectangular footprint and centre-gutter hipped roof with lean-to at the rear (west elevation). Principal, east-facing elevation has boxed bay windows framing a central entry with side and fanlights. Boxed bay window on north elevation, shared roof over windows and entrance porch on façade.

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling stands on an elevated site on the west side of Brittan Terrace to the north of its intersection with Seaview Terrace. Accessed via a slip road, the property has pedestrian access only and the road frontage is marked by a garage and picket fence mounted on a rebuilt stone retaining wall.

MATERIALS/STRUCTURE

Timber, cement plaster, corrugated steel.

ALTERATIONS

Veranda railing installed (1920s?). Windows replaced (1970s?).

RATING

Defining

REASON FOR RATING

An early 20<sup>th</sup> century dwelling that upholds the area's historic, architectural and contextual values.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19<sup>th</sup> century until the present day. The property was formerly part of a large land parcel held by the North Canterbury Hospital Board. The first lessee was Joseph Garrard, a JP and the manager of Kinsey & Co, who married Mary Curties in Christchurch in 1890. Later residents include, in the late 1940s, AK Dyne, the Hon Superintendent of the British Sailors' Society. The lease was taken over by James Talbot Norton in 1927 and then freeholded before being offered for sale by the trustees of JT Norton's estate in 1953.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

#### CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

#### ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19<sup>th</sup> century, the area has potential archaeological values relating to its historic use and occupation.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

#### REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>  
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

25 November 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
LYTTELTON RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME former Peat / Greenland / Norton house

ADDRESS 24 Brittan Terrace  
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS

N/A

ARCHITECT/DESIGNER

DATE OF CONSTRUCTION

STYLE

Arts & Crafts bungalow

PHYSICAL DESCRIPTION

A single-storey dwelling with an irregular rectangular footprint and centre-gutter hipped roof. Principal, east-facing elevation has projecting hipped bay with faceted bay window. Entrance porch has side entry; principal windows are double-hung sash type with multi-pane uppers. Gabled addition to south side.

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling stands on the west side of Brittan Terrace to the north of its intersection with Seaview Terrace. Accessed via a slip road, the property has vehicle access along the southern boundary and the road frontage is marked by a picket fence.

MATERIALS/STRUCTURE

Timber, decramastic tiles.

ALTERATIONS

Reroofed (1970s?).

RATING

Contributory

REASON FOR RATING

A modified early 20<sup>th</sup> century dwelling that upholds the area's historic, architectural and contextual values.



#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19<sup>th</sup> century until the present day. The property was formerly part of a large land parcel held by the North Canterbury Hospital Board. In 1908 the two lots comprising the subject property were leased to Caroline and William Peat, the latter a carpenter. The lease was then transferred to JT Norton in 1920 and from Norton to his son Raymond Norton in 1927. By 1922 James Greenland, a shipping manager, was in residence.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

#### CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

#### ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19<sup>th</sup> century, the area has potential archaeological values relating to its historic use and occupation.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

#### REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

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

25 November 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
LYTTELTON RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME Vacant lot  
ADDRESS 25 Brittan Terrace  
Lyttelton

PHOTO



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

STYLE

Vacant lot

PHYSICAL DESCRIPTION

A grassed lot that slopes away from the road.

CONTEXT/SETTING/LANDSCAPE FEATURES

The site is located on the south side of Brittan Terrace; the site of the Cressy Terrace tennis courts is to the west. The road boundary is marked by vegetation.

MATERIALS/STRUCTURE

Grass, shrubs.

ALTERATIONS

N/A

RATING

Neutral

REASON FOR RATING

A site that has been vacant since c.1970.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19<sup>th</sup> century until the present day.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

#### CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

#### ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19<sup>th</sup> century, the area has potential archaeological values relating to its historic use and occupation.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

#### REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

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REPORT COMPLETED

24 November 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
LYTTELTON RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME former Garlick house

ADDRESS 26 Brittan Terrace  
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS

N/A

ARCHITECT/DESIGNER

DATE OF CONSTRUCTION

STYLE

Arts & Crafts Bungalow

PHYSICAL DESCRIPTION

A single-storey dwelling with a rectangular footprint and hipped and gabled roof forms. Principal, east-facing elevation has wide gable with battened end and inset entrance porch. Casement and fanlight type fenestration, timber frieze at entrance porch, exposed rafters, faceted bay windows with sunhoods on north and east elevations.

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling stands on an elevated site on the west side of Brittan Terrace directly to the south of the Seaview Terrace walkway. Accessed via a slip road, the property has a carport on the southern boundary and the road frontage is marked by hedging and a picket fence.

MATERIALS/STRUCTURE

Timber, corrugated metal.

ALTERATIONS

Unknown, if any.

RATING

Defining

REASON FOR RATING

An early 20<sup>th</sup> century dwelling that upholds the historic, architectural and contextual values of the area.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19<sup>th</sup> century until the present day. The property was formerly part of a large land parcel held by the North Canterbury Hospital Board. A house on the site occupied by James Smart, a painter, burnt down in June 1916. Thereafter the property was leased to Thomas Wilfred Fletcher Garlick, who had married Elva Johnson in 1913; the couple had three children.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

#### CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

#### ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19<sup>th</sup> century, the area has potential archaeological values relating to its historic use and occupation.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

#### REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

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

25 November 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
LYTTELTON RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME House  
ADDRESS 27 Brittan Terrace  
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	2014

STYLE

Contemporary villa

PHYSICAL DESCRIPTION

A multi-level dwelling with an H-shaped footprint and gabled roof forms. Veranda on street frontage shelters the main entry and is flanked by gabled bays. Casement windows, louvred vents in gable ends.

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling stands on the east side of Brittan Terrace to the south of its intersection with Cressy Terrace. The road boundary is marked by a paling fence with an integrated garage at the south end of the lot.

MATERIALS/STRUCTURE

Timber, corrugated steel.

ALTERATIONS

N/A

RATING

Neutral

REASON FOR RATING

A modern house on the site of an earlier square-plan villa.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19<sup>th</sup> century until the present day.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

#### CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

#### ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19<sup>th</sup> century, the area has potential archaeological values relating to its historic use and occupation.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

#### REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

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

24 November 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
LYTTELTON RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME House  
ADDRESS 28 Brittan Terrace  
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	c.1960

STYLE

Post-war bungalow

PHYSICAL DESCRIPTION

A multi-level dwelling with an L-shaped footprint and hipped roof forms. Casement windows, first floor balcony, glazed doors.

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling stands on an elevated site on the north side of Brittan Terrace to the south of Seaview Terrace. Access is via a slip road and the road boundary is largely open to allow access to an integrated garage beneath the house.

MATERIALS/STRUCTURE

Brick, timber, corrugated metal.

ALTERATIONS

Unknown.

RATING

Neutral

REASON FOR RATING

A post-war dwelling that may have been built on a previously undeveloped site.



#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19<sup>th</sup> century until the present day.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

#### CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

#### ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19<sup>th</sup> century, the area has potential archaeological values relating to its historic use and occupation.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

#### REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

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

24 November 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
LYTTELTON RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME House  
ADDRESS 29 Brittan Terrace  
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	2014

STYLE

Square-plan villa

PHYSICAL DESCRIPTION

A single-storey dwelling with a rectangular footprint and pyramidal roof. Principal, west elevation has straight veranda with cast-iron lacework and an integrated garage. Casement windows.

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling stands on the east side of Brittan Terrace. The road boundary is marked by a paling fence, which is broken to provide access to the garage.

MATERIALS/STRUCTURE

Timber, corrugated steel.

ALTERATIONS

N/A

RATING

Neutral

REASON FOR RATING

A modern home that recreates the original square plan villa on the site.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19<sup>th</sup> century until the present day.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

#### CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

#### ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19<sup>th</sup> century, the area has potential archaeological values relating to its historic use and occupation.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

#### REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>  
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

24 November 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
LYTTELTON RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME House  
ADDRESS 30 Brittan Terrace  
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	c.2021

STYLE

Contemporary colonial

PHYSICAL DESCRIPTION

A single-storey dwelling with a rectangular footprint and hipped roof. Casement and boxed bay windows; glazed doors.

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling is located on a rear lot on the north side of Brittan Terrace. Access is via a shared concrete drive running along the northern boundary of 30A Brittan Terrace.

MATERIALS/STRUCTURE

Timber, corrugated steel.

ALTERATIONS

N/A

RATING

Neutral

REASON FOR RATING

A modern home on a previously undeveloped site.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19<sup>th</sup> century until the present day.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

#### CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

#### ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19<sup>th</sup> century, the area has potential archaeological values relating to its historic use and occupation.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

#### REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

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

24 November 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
LYTTELTON RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME House  
ADDRESS 30A Brittan Terrace  
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	c.2021

STYLE

Contemporary colonial

PHYSICAL DESCRIPTION

A single-storey dwelling with a rectangular footprint and hipped roof. Casement and boxed bay windows; glazed doors. Veranda on north wall.

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling is located on an elevated site on the north side of Brittan Terrace. Access is via a concrete drive that is shared with 30 Brittan Terrace; the road boundary is marked by extensive timber crib walls.

MATERIALS/STRUCTURE

Timber, corrugated steel.

ALTERATIONS

N/A

RATING

Neutral

REASON FOR RATING

A modern home on the former site of a villa.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19<sup>th</sup> century until the present day.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

#### CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

#### ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19<sup>th</sup> century, the area has potential archaeological values relating to its historic use and occupation.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

#### REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

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

REPORT COMPLETED

24 November 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
LYTTELTON RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME former Burns house

ADDRESS 31 Brittan Terrace  
Lytelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS

N/A

ARCHITECT/DESIGNER

DATE OF CONSTRUCTION

STYLE

Square-plan villa

PHYSICAL DESCRIPTION

A multi-level dwelling with a square footprint and pyramidal roof. Principal, west-facing elevation has slightly bullnosed veranda with cast-iron lacework and central entry with side and fanlights. Bracketed eaves; first floor balcony on rear elevation.

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling stands close to the roadway on the east side of Brittan Terrace; the sloping site accommodates a lower level to the east. The road boundary is marked by a paling fence and there is only pedestrian access to the site.

MATERIALS/STRUCTURE

Timber, corrugated steel.

ALTERATIONS

Windows replaced (1970s?).

RATING

Defining

REASON FOR RATING

A slightly modified turn of the 20<sup>th</sup> century villa that upholds the area's historic, architectural and contextual values.



#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19<sup>th</sup> century until the present day. Town Section 236, which encompassed what is now 29 and 31 Brittan Terrace, was conveyed to [?] Abel in 1893. Thereafter it was transferred to AE Whitby in 1895 and then, following subdivision, the subject property was transferred to Annie Burns, the wife of William Burns, a retired stevedore, in 1913. The house remained in Burns family ownership until 1964.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

#### CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

#### ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19<sup>th</sup> century, the area has potential archaeological values relating to its historic use and occupation.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

#### REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>  
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

24 November 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
LYTTELTON RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME former Crawford house

ADDRESS 32 Brittan Terrace  
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS

N/A

ARCHITECT/DESIGNER

DATE OF CONSTRUCTION

STYLE

Bay villa

PHYSICAL DESCRIPTION

A single-storey dwelling with a rectangular footprint and gabled roof forms. Principal, south-east elevation has gabled bay and straight veranda sheltering main entry with side and fanlights. Lean-to and pergola at rear (north-west).

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling stands on an elevated site on the north side of Brittan Terrace, the house is positioned to take in harbour views to the south. There is a concrete driveway from the road and the house is largely obscured from view by vegetation.

MATERIALS/STRUCTURE

Timber, corrugated metal.

ALTERATIONS

Unknown.

RATING

Contributory

REASON FOR RATING

A turn of the 20<sup>th</sup> century dwelling that contributes to the contextual values of the area.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19<sup>th</sup> century until the present day. The first title for this property was issued to Gilbert Brown in 1889. Brown transferred the property to David Dalgleish in 1894, who then transferred it to Tom Halmshaw, a carpenter, in 1900. In 1912 the property was acquired by master mariner James Crawford; it remained in his hands until 1946.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

#### CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

#### ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19<sup>th</sup> century, the area has potential archaeological values relating to its historic use and occupation.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

#### REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

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

25 November 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
LYTTELTON RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME former Sinclair house

ADDRESS 33 Brittan Terrace  
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS HNZPT LIST ENTRY STATUS

N/A N/A

ARCHITECT/DESIGNER James Sinclair, builder?

DATE OF CONSTRUCTION c.1893

STYLE

Cottage Bay villa

PHYSICAL DESCRIPTION

A multi-level building with a rectangular footprint and T-shaped gabled roof. Veranda on principal, west-facing elevation is fully enclosed by balustrading; first floor balcony on east wall. Sash and casement windows.

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling stands on the east side of Brittan Terrace and there is a pedestrian access from Godley Quay. The building stands close to the road boundary, which is marked by a railing fence, and there is a gabled garage immediately to the south of the house.

MATERIALS/STRUCTURE

Timber, corrugated metal, decramastic tiles.

ALTERATIONS

Reroofed (1970s?). Gabled garage at south end of building removed and replaced with larger shed (c.2015).

RATING

Contributory

REASON FOR RATING

A modified late 19th century villa that contributes to the area's historic and contextual values.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19<sup>th</sup> century until the present day. The property was conveyed to James Sinclair senior, a boat builder and yachtsman, in 1893. When the first title was issued in 1916 the property was owned and occupied by James Sinclair the younger, a carpenter, who was still in residence in the late 1930s.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

#### CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

#### ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19<sup>th</sup> century, the area has potential archaeological values relating to its historic use and occupation.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

#### REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>  
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

24 November 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
LYTTELTON RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

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ITEM NAME                    House  
ADDRESS                    35 Brittan Terrace  
                                  Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	c.2020

STYLE

Contemporary

PHYSICAL DESCRIPTION

A multi-level dwelling with an irregular rectangular footprint and monopitch roofs. Casement windows and glazed doors.

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling is positioned for views to the east over the port and is set back from the road on the south side of Brittan Terrace. The road boundary is marked by a paling fence and vegetation and there is a detached garage on the road frontage towards the south corner of the lot.

MATERIALS/STRUCTURE

Timber, steel.

ALTERATIONS

N/A

RATING

Neutral

REASON FOR RATING

A new home on the site of an earlier dwelling.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19<sup>th</sup> century until the present day.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

#### CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

#### ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19<sup>th</sup> century, the area has potential archaeological values relating to its historic use and occupation.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

#### REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

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

24 November 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
LYTTELTON RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME Vacant site  
ADDRESS 36 Brittan Terrace  
Lyttelton

PHOTO



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

STYLE

Vacant site

PHYSICAL DESCRIPTION

A vacant site that is planted in trees and shrubs.

CONTEXT/SETTING/LANDSCAPE FEATURES

The vacant lot, which includes a section of closed road, stands on the north side of Brittan Terrace. Access to the site is pedestrian only and the road boundary is marked by concrete retaining walls and vegetation.

MATERIALS/STRUCTURE

Vegetation.

ALTERATIONS

N/A

RATING

Neutral

REASON FOR RATING

A vacant lot on which an earlier dwelling stood until c.2015.



#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19<sup>th</sup> century until the present day.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

#### CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

#### ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19<sup>th</sup> century, the area has potential archaeological values relating to its historic use and occupation.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

#### REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

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

24 November 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
LYTTELTON RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME former Miller rental house

ADDRESS 38 Brittan Terrace  
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS

N/A

HNZPT LIST ENTRY STATUS

N/A

ARCHITECT/DESIGNER

Unknown

DATE OF CONSTRUCTION

1890s?

STYLE

Square-plan villa

PHYSICAL DESCRIPTION

A multi-level dwelling with a rectangular footprint and pyramidal roof. Principal, south-east elevation has straight veranda sheltering central entry with fanlight and paired windows. Simple balustrading on veranda and access stairs; cast-iron lacework.

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling stands on an elevated site on the north side of Brittan Terrace. The house is positioned for harbour views and is one of four matching square-plan villas in this location. A shared drive provides site access and the road boundary is marked by brick retaining walls and vegetation.

MATERIALS/STRUCTURE

Timber, corrugated metal.

ALTERATIONS

Unknown, if any.

RATING

Defining

REASON FOR RATING

A late 19<sup>th</sup> century dwelling that upholds the area's historic, architectural and contextual values.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19<sup>th</sup> century until the present day. 38, 40, 42 and 44 Brittan Terrace were commonly held until 1950. Prior to this date they were owned by Malcolm James Miller, a shipwright and one-time Mayor of Lyttelton, who built and lived in 'Lochranza' at 14 Godley Quay. The property also encompasses 31 Cressy Terrace and was cross-leased in 1996.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

#### CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

#### ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19<sup>th</sup> century, the area has potential archaeological values relating to its historic use and occupation.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

#### REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>  
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

25 November 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
LYTTELTON RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME former Miller rental house

ADDRESS 40 Brittan Terrace  
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS HNZPT LIST ENTRY STATUS

N/A N/A

ARCHITECT/DESIGNER Unknown

DATE OF CONSTRUCTION 1890s?

STYLE

Square-plan villa

PHYSICAL DESCRIPTION

A multi-level dwelling with a rectangular footprint and pyramidal roof. Principal, south-east elevation has straight veranda sheltering central entry with fanlight and a modern bay window and glazed doors. Simple balustrading on veranda and lower balcony; cast-iron lacework.

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling stands on an elevated site on the north side of Brittan Terrace. The house is positioned for harbour views and is one of four matching square-plan villas in this location. A shared drive provides site access and the road boundary is marked by concrete retaining walls and a detached garage.

MATERIALS/STRUCTURE

Timber, corrugated metal.

ALTERATIONS

Lower level developed and windows replaced in façade with glazed doors and bay window (pre-2008).

RATING

Defining

REASON FOR RATING

A late 19<sup>th</sup> century dwelling that upholds the area's historic, architectural and contextual values.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19<sup>th</sup> century until the present day. 38, 40, 42 and 44 Brittan Terrace were commonly held until 1950. Prior to this date they were owned by Malcolm James Miller, a shipwright and one-time Mayor of Lyttelton, who built and lived in 'Lochranza' at 14 Godley Quay.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

#### CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

#### ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19<sup>th</sup> century, the area has potential archaeological values relating to its historic use and occupation.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

#### REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>  
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

25 November 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
LYTTELTON RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME former Miller rental house

ADDRESS 42 Brittan Terrace  
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS HNZPT LIST ENTRY STATUS

N/A N/A

ARCHITECT/DESIGNER Unknown

DATE OF CONSTRUCTION 1890s?

STYLE

Square-plan villa

PHYSICAL DESCRIPTION

A multi-level dwelling with a rectangular footprint and pyramidal roof. Principal, south-east elevation has straight veranda sheltering central entry with fanlight and paired windows. Simple balustrading on veranda; cast-iron lacework.

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling stands on an elevated site on the north side of Brittan Terrace. The house is positioned for harbour views and is one of four matching square-plan villas in this location. A shared drive provides site access and the road boundary is formed by the vegetated bank.

MATERIALS/STRUCTURE

Timber, corrugated metal.

ALTERATIONS

Lower level developed (pre-2008).

RATING

Defining

REASON FOR RATING

A late 19<sup>th</sup> century dwelling that upholds the area's historic, architectural and contextual values.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19<sup>th</sup> century until the present day. 38, 40, 42 and 44 Brittan Terrace were commonly held until 1950. Prior to this date they were owned by Malcolm James Miller, a shipwright and one-time Mayor of Lyttelton, who built and lived in 'Lochranza' at 14 Godley Quay.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

#### CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

#### ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19<sup>th</sup> century, the area has potential archaeological values relating to its historic use and occupation.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

#### REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>  
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

25 November 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
LYTTELTON RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME Lyttelton Mt Herbert Community Facility

ADDRESS 25 Canterbury Street  
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS HNZPT LIST ENTRY STATUS

N/A N/A

ARCHITECT/DESIGNER Unknown

DATE OF CONSTRUCTION Later 1970s

STYLE

Mid-century modern

PHYSICAL DESCRIPTION

A single-storey building with rectangular footprint and half-hipped roof. Sloping site accommodates integrated garaging, accessed along the southern boundary, on a lower level. Casement windows and glazed doors.

CONTEXT/SETTING/LANDSCAPE FEATURES

The building stands on the west side of Canterbury Street; Albion Square is to the south and Winchester Street is to the north. The building is part of a civic precinct in the vicinity. The building is close to the road boundary, which is marked by a concrete planter and concrete steps with a metal handrail.

MATERIALS/STRUCTURE

Concrete, timber, corrugated steel.

ALTERATIONS

Reroofed/reclad & remodelled (later 2010s).

RATING

Neutral

REASON FOR RATING

A later 20th century non-residential building on a previously undeveloped site.



#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19<sup>th</sup> century until the present day.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

#### CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

#### ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19<sup>th</sup> century, the area has potential archaeological values relating to its historic use and occupation.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

#### REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>  
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

21 November 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
LYTTELTON RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME House  
ADDRESS 27 Canterbury Street  
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	Late 1980s?

STYLE

Modern bungalow

PHYSICAL DESCRIPTION

A single-storey building with a T-shaped footprint and gabled roof forms. Main entry is located on skewed east wall and sheltered by eaves. Casement windows, glazed French doors and glass block detailing. Scoria apron at base and around column supporting eave overhang.

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling stands on the west side of Canterbury Street; Winchester Street is to the north. The road frontage is marked by a masonry wall, that allows room for a vehicle to park in front of the main entry.

MATERIALS/STRUCTURE

Timber, corrugated steel, volcanic scoria and glass blocks.

ALTERATIONS

Seismic repairs on driveway (2016).

RATING

Neutral

REASON FOR RATING

A modern building on the site of an earlier dwelling.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19<sup>th</sup> century until the present day.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

#### CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

#### ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19<sup>th</sup> century, the area has potential archaeological values relating to its historic use and occupation.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

#### REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>  
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

21 November 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
LYTTELTON RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME Vacant lot  
ADDRESS 29 Canterbury Street  
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS HNZPT LIST ENTRY STATUS

N/A N/A

ARCHITECT/DESIGNER N/A

DATE OF CONSTRUCTION N/A

STYLE

N/A

PHYSICAL DESCRIPTION

Vacant lot.

CONTEXT/SETTING/LANDSCAPE FEATURES

Vacant lot.

MATERIALS/STRUCTURE

Grass, mesh security fencing.

ALTERATIONS

Two-storey colonial building removed from site (c.2015).

RATING

Intrusive

REASON FOR RATING

Vacant lot from which an earlier dwelling has been removed.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19<sup>th</sup> century until the present day.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

#### CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

#### ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19<sup>th</sup> century, the area has potential archaeological values relating to its historic use and occupation.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

#### REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>  
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

23 September 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
LYTTELTON RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME Cottage & Warne's / Hatherly's shop & residence

ADDRESS 33A & 33B Canterbury Street  
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS

N/A

HNZPT LIST ENTRY STATUS

N/A

ARCHITECT/DESIGNER

Unknown

DATE OF CONSTRUCTION

1870s? [cottage] / 1880s + 1891 [shop]

STYLE

Colonial vernacular

PHYSICAL DESCRIPTION

Two buildings occupy this lot: a single-storey cottage to the south of a two-storey building on the street corner. Cottage is a single-storey dwelling with an L-shaped footprint and saltbox roof. Roof extends to form a veranda on principal, east-facing elevation. Veranda has solid weatherboard balustrade and a central entry flanked by double-hung sash windows. North and south walls are clad in corrugated iron. Former shop/house is a two-storeyed building with an L-shaped footprint and gabled roof forms. Chamfered entry at street corner, modern casement windows. South wall clad in corrugated iron.

CONTEXT/SETTING/LANDSCAPE FEATURES

The two buildings on this site, at the intersection of Canterbury and Winchester Streets (south-west corner), occupy almost the full extent of the property. Both are built to the road boundary and there is only pedestrian access to the site.

MATERIALS/STRUCTURE

Timber, corrugated metal.

ALTERATIONS

Windows replaced in shop/house; shop/house converted into two flats (2000s?).

RATING

Defining

REASON FOR RATING

Two later 19th century buildings that uphold the historic, architectural and contextual values of the area.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19<sup>th</sup> century until the present day. The northern third of Town Section 56 was acquired by hotelier George Morton Warne in 1874; Warne, who ran a hotel at the corner of Winchester and Dublin Streets, subdivided the property in 1879 and sold what is now 23 Winchester Street in that year. The executors of Alice Warne's estate sold the subject property to Mary Ann Hatherly (died 1907), the wife of William Hatherly, a grocer, in 1890. In October of the following year William Hatherly called tenders for alterations and additions to the shop/house. William Hatherly (died 1951) transferred the property to Ernest Wendelborn in 1908 and it remained in the Wendelborn family's possession until 1927. At the time of the sale by Hatherly the cottage was a rental property and the shop/house was the primary residence. Since 1929 the property has passed through other hands.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

#### CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

#### ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19<sup>th</sup> century, the area has potential archaeological values relating to its historic use and occupation.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

#### REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

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

22 November 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
LYTTELTON RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME former McCallum house

ADDRESS 36 Canterbury Street  
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS

N/A

ARCHITECT/DESIGNER

DATE OF CONSTRUCTION

STYLE

Square-plan villa

PHYSICAL DESCRIPTION

A single-storey dwelling with a rectangular footprint and pyramidal roof. Principal, west-facing elevation has a bullnose veranda with decorative frieze and brackets sheltering a central entry and paired sash windows. Lean-to at rear.

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling stands on the east side of Canterbury Street, in the block bordered by Exeter Street in the north and Winchester Street in the south. There is only pedestrian access to the site and the road boundary is marked by rubble stones and a narrow picket fence.

MATERIALS/STRUCTURE

Timber, corrugated metal.

ALTERATIONS

Deck renewed (2009).

RATING

Defining

REASON FOR RATING

A late 19th century villa that upholds the area's historic, architectural and contextual values.



#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19<sup>th</sup> century until the present day. The northern half of Town Section 70 was sold by William Wales the younger to Annie Cook, the wife of Colin Cook, a ship owner, in May 1895. The Cooks were already in occupation by this date. In 1920 the villa was the home of Vera and Robert McCallum, a representative for the NZ Express Company.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

#### CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

#### ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19<sup>th</sup> century, the area has potential archaeological values relating to its historic use and occupation.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

#### REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

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

21 November 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
LYTTELTON RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME House  
ADDRESS 37 Canterbury Street  
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	c.1905?

STYLE

Modified square-plan villa

PHYSICAL DESCRIPTION

A single-storey dwelling with a rectangular footprint and pyramidal roof. Principal, east-facing elevation has enclosed veranda with central entry flanked by casement windows.

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling is close to the roadway and stands on the west side of Canterbury Street, in the block bounded by Winchester Street in the south and Exeter Street in the north. The road boundary is marked by a railing fence and there is only pedestrian access to the site.

MATERIALS/STRUCTURE

Timber, corrugated metal.

ALTERATIONS

Veranda enclosed (1930s?) and some windows replaced (1970s?).

RATING

Contributory

REASON FOR RATING

A modified villa that contributes to the area's historic and contextual values.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19<sup>th</sup> century until the present day.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

#### CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

#### ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19<sup>th</sup> century, the area has potential archaeological values relating to its historic use and occupation.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

#### REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

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

22 November 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
LYTTELTON RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME former Dimond / Hinds house

ADDRESS 37A Canterbury Street  
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS

N/A

ARCHITECT/DESIGNER

DATE OF CONSTRUCTION

STYLE

Square-plan villa

PHYSICAL DESCRIPTION

A single-storey dwelling with a rectangular footprint and centre-gutter roof. Principal, south-facing veranda shelters main entry.

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling is positioned for views to the south and is located on a rear lot on the west side of Canterbury Street; Winchester Street is to the south. Pedestrian access is provided via a path that runs along the south boundary of 39 Canterbury Street.

MATERIALS/STRUCTURE

Timber, corrugated metal.

ALTERATIONS

Façade windows replaced?

RATING

Defining

REASON FOR RATING

A 19th century dwelling that upholds the historic and architectural values of the area.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19<sup>th</sup> century until the present day. This is one of four houses standing on Town Section 72, which was acquired by David Dimond, a carrier, who had resided in the street since the late 1850s. In 1881, the same year that he married Sarah Fisher, David Dimond's son David George Patton Dimond (1855-1923) built the house at 28 Winchester Street. TS 72 was subdivided lengthwise by Dimond junior in 1891 and the subject house was acquired by Janet and Arthur Hinds, a baker, in 1906. The property remained in the Hinds family until 1965.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

#### CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

#### ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19<sup>th</sup> century, the area has potential archaeological values relating to its historic use and occupation.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

#### REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>  
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

22 November 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
LYTTELTON RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME former Gaunson house

ADDRESS 38 Canterbury Street  
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS HNZPT LIST ENTRY STATUS

N/A N/A

ARCHITECT/DESIGNER Unknown

DATE OF CONSTRUCTION Late 1890s

STYLE

Square-plan villa

PHYSICAL DESCRIPTION

A single-storey dwelling with a rectangular footprint and pyramidal roof. Principal, west-facing elevation has a bullnose veranda sheltering a central entry and paired sash windows. Lean-to at rear.

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling stands on the east side of Canterbury Street, in the block bordered by Exeter Street in the north and Winchester Street in the south. There is only pedestrian access to the site and the road boundary is marked by a tall picket fence.

MATERIALS/STRUCTURE

Timber, corrugated metal.

ALTERATIONS

Modern veranda balustading?

RATING

Defining

REASON FOR RATING

A late 19th century villa that upholds the area's historic, architectural and contextual values.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19<sup>th</sup> century until the present day. The northern half of Town Section 70 was sold by William Wales the younger to Annie Cook, the wife of Colin Cook, a ship owner, in May 1895. The Cooks were already in occupation by this date. In 1920 the villa was the home of Janet and James Gaunson, a stevedore.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

#### CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

#### ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19<sup>th</sup> century, the area has potential archaeological values relating to its historic use and occupation.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

#### REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>  
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

21 November 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
LYTTELTON RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME former Gallagher house

ADDRESS 39 Canterbury Street  
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS

N/A

ARCHITECT/DESIGNER

DATE OF CONSTRUCTION

STYLE

Square-plan villa

PHYSICAL DESCRIPTION

A single-storey dwelling with a rectangular footprint and pyramidal roof. Principal, east-facing elevation has straight veranda with cast-iron lacework sheltering a central entry flanked by paired casement windows. Bracketed eaves, modern ramp and pergola at rear (west).

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling stands on the west side of Canterbury Street, in the block bounded by Winchester Street in the south and Exeter Street in the north. The road boundary is marked by a picket fence and there is only pedestrian access to the site.

MATERIALS/STRUCTURE

Timber, corrugated metal.

ALTERATIONS

Windows replaced (date unknown).

RATING

Defining

REASON FOR RATING

A slightly modified, turn of the 20th century villa that upholds the historic, architectural and contextual values of the area.



#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19<sup>th</sup> century until the present day. Early residents included Jane and Roderick Gallagher, a salesman; the house remained in the family until 1935.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

#### CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

#### ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19<sup>th</sup> century, the area has potential archaeological values relating to its historic use and occupation.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

#### REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>  
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

22 November 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
LYTTELTON RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME House  
ADDRESS 40 Canterbury Street  
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	Mid-20 <sup>th</sup> century?

STYLE

Vernacular

PHYSICAL DESCRIPTION

A small, single-storey dwelling with a rectangular footprint and gabled roof. Casement windows in a band on west elevation. Flat roofed bay at west end and gabled one at east.

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling, which is set back from the road, stands on the east side of Canterbury Street, in the block bounded by Exeter Street in the north and Winchester Street in the south. The road boundary is marked by a concrete wall and a concrete drive running along the north boundary provide access to the site.

MATERIALS/STRUCTURE

Timber, corrugated metal.

ALTERATIONS

Unknown

RATING

Contributory

REASON FOR RATING

A building that appears to have been related to the Sisters of Mercy Convent, which was demolished after the Canterbury Earthquakes.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19<sup>th</sup> century until the present day. This small house stands on land that was held by the Sisters of Mercy between 1903 and 1982.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

#### CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

#### ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19<sup>th</sup> century, the area has potential archaeological values relating to its historic use and occupation.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

#### REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

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

21 November 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
LYTTELTON RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                      Triplex unit  
ADDRESS                        1/41 Canterbury Street  
   Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	c.1975

STYLE

Mid-century ranch

PHYSICAL DESCRIPTION

A single-storey unit with a rectangular footprint and low-pitched gable roof. Timber deck on east side, steps to main entry on south elevation. Casement windows.

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling stands on the west side of Canterbury Street, between Exeter and Winchester Streets, and shares a party wall with 2/41 Canterbury Street. Vehicle access to integrated garage below 3/41 runs along the south boundary. Pedestrian access also available along the north boundary of the lot. The road frontage is marked by a low post and rail fence.

MATERIALS/STRUCTURE

Concrete block, timber, decramastic tiles.

ALTERATIONS

Deck erected (c.2015).

RATING

Neutral

REASON FOR RATING

A later 20th century triplex unit on the site of an earlier dwelling.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19<sup>th</sup> century until the present day.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

#### CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

#### ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19<sup>th</sup> century, the area has potential archaeological values relating to its historic use and occupation.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

#### REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>  
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

21 November 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
LYTTELTON RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

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ITEM NAME                      Triplex unit  
ADDRESS                        2/41 Canterbury Street  
   Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	c.1975

STYLE

Mid-century ranch

PHYSICAL DESCRIPTION

A single-storey unit with a rectangular footprint and low-pitched gable roof. Steps to main entry on south elevation. Casement windows and glazed doors.

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling stands on the west side of Canterbury Street, between Exeter and Winchester Streets, and shares a party wall with 1 & 3 / 41 Canterbury Street. Vehicle access to integrated garage below 3/41 runs along the south boundary. Pedestrian access also available along the north boundary of the lot. The road frontage of the property is marked by a low post and rail fence.

MATERIALS/STRUCTURE

Concrete block, timber, decramastic tiles.

ALTERATIONS

Unknown, if any.

RATING

Neutral

REASON FOR RATING

A later 20th century triplex unit on the site of an earlier dwelling.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19<sup>th</sup> century until the present day.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

#### CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

#### ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19<sup>th</sup> century, the area has potential archaeological values relating to its historic use and occupation.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

#### REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>  
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

21 November 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
LYTTELTON RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                      Triplex unit  
ADDRESS                        3/41 Canterbury Street  
   Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	c.1975

STYLE

Mid-century ranch

PHYSICAL DESCRIPTION

A single-storey unit with a rectangular footprint and low-pitched gable roof. Steps to main entry and balcony on west elevation. Casement windows and glazed doors.

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling stands on the west side of Canterbury Street, between Exeter and Winchester Streets, and shares a party wall with 2/41 Canterbury Street. Vehicle access to integrated garaging below the unit runs along the south boundary. Pedestrian access also available along the north boundary of the lot. The road frontage is marked by a low post and rail fence.

MATERIALS/STRUCTURE

Concrete block, timber, decramastic tiles.

ALTERATIONS

Unknown, if any.

RATING

Neutral

REASON FOR RATING

A later 20th century triplex unit on the site of an earlier dwelling.



#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19<sup>th</sup> century until the present day.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

#### CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

#### ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19<sup>th</sup> century, the area has potential archaeological values relating to its historic use and occupation.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

#### REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>  
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

21 November 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

**DISTRICT PLAN – LISTED HERITAGE PLACE  
HERITAGE ASSESSMENT – STATEMENT OF SIGNIFICANCE  
HERITAGE ITEM NUMBER 1106  
*DWELLING AND SETTING - 45 CANTERBURY STREET,  
LYTTELTON***



**PHOTOGRAPH: BRENDAN SMYTH, 2014**

**HISTORICAL AND SOCIAL SIGNIFICANCE**

*Historical and social values that demonstrate or are associated with: a particular person, group, organisation, institution, event, phase or activity; the continuity and/or change of a phase or activity; social, historical, traditional, economic, political or other patterns.*

The dwelling at 45 Canterbury Street has social and historical significance as one of the earliest remaining colonial cottages in Lyttelton and for its association with the Thompson family. The cottage was built by John Parker Marshman as an investment property for rental, along with that at 47 Canterbury Street, soon after he acquired the land in 1851. Marshman held several senior civil service positions in Canterbury including general manager of Canterbury Railways and Commissioner of Crown Lands. He sold the cottage in 1855 and it passed through two more owners before being bought by Alfred Rhodes in 1858. Rhodes was employed as a boatman for both the Otago and the Canterbury Association's surveyors in the 1840s. Research to date suggests that Rhodes built no. 49 Canterbury Street in 1869. Rhodes sold 45 Canterbury Street, along with 47 and 49, to John Thompson in 1871.

Thompson worked as a civil engineer and was instrumental in bridging the Rakaia and Hurunui Rivers. In 1894 he was elected mayor of the Lyttelton borough, but died a year later. All three cottages remained in the ownership of his family until 1899 when they were subdivided and sold off individually. The cottage has since passed through various owners, including for a while David Page, who was the father of Frederick Page, the noted professor of music at Victoria University who was married to well-known New Zealand painter Evelyn Page.

## **CULTURAL AND SPIRITUAL SIGNIFICANCE**

*Cultural and spiritual values that demonstrate or are associated with the distinctive characteristics of a way of life, philosophy, tradition, religion, or other belief, including: the symbolic or commemorative value of the place; significance to Tangata Whenua; and/or associations with an identifiable group and esteemed by this group for its cultural values.*

The dwelling has cultural significance as an example of a colonial cottage built for rental purposes. The small size of the dwelling and the number of rooms within it reflect the way of life of its 19<sup>th</sup> century tenant residents.

## **ARCHITECTURAL AND AESTHETIC SIGNIFICANCE**

*Architectural and aesthetic values that demonstrate or are associated with: a particular style, period or designer, design values, form, scale, colour, texture and material of the place.*

The dwelling has architectural and aesthetic significance as a mid-19<sup>th</sup> century, single-storey timber cottage with a metal roof. It is an example of the vernacular style in colonial domestic architecture. The street front windows were replaced with casement and fanlight type fenestration in the 1960s and a small extension was made to the rear in the early 1980s. The cottage still reads as a small, colonial building from the street.

## **TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE**

*Technological and craftsmanship values that demonstrate or are associated with: the nature and use of materials, finishes and/or technological or constructional methods which were innovative, or of notable quality for the period.*

The cottage at 45 Canterbury Street has technological and craftsmanship significance for its ability to demonstrate cottage construction techniques from the mid-19<sup>th</sup> century. Its construction, materials and detailing evidence the period in which it was built.

## **CONTEXTUAL SIGNIFICANCE**

*Contextual values that demonstrate or are associated with: a relationship to the environment (constructed and natural), a landscape, setting, group, precinct or streetscape; a degree of consistency in terms of type, scale, form, materials, texture, colour, style and/or detail; recognised landmarks and landscape which are recognised and contribute to the unique identity of the environment.*

The cottage and its setting have contextual significance for its relationship with nos. 47 and 49 Canterbury Street. Together the three dwellings constitute a group of early colonial cottages that contributes to the historic character of Canterbury Street. The setting includes a narrow rectangular parcel of land, on which the cottage occupies almost the full width. There is a small garden on the street front, bonded by a picket fence and a larger area of grassed open space and garden at the rear of the cottage. Two listed houses are located immediately to the north or uphill side of the cottage.

### **ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE**

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

The dwelling and its setting have archaeological significance because of the potential to provide archaeological evidence relating to past building construction methods and materials, and human activity on the site, including that which occurred prior to 1900.

### **ASSESSMENT STATEMENT**

The dwelling and its setting at 45 Canterbury Street has overall significance to Banks Peninsula and Christchurch. It has social and historical significance as one of the earliest remaining colonial cottages in Lyttelton and for its association with the Thompson family. The cottage has cultural significance as a demonstration of the colonial way of life and architectural and aesthetic significance as a mid-19<sup>th</sup> century vernacular dwelling. The dwelling at 45 Canterbury Street has technological and craftsmanship significance for its ability to be able to demonstrate cottage construction techniques from the mid-19<sup>th</sup> century. The cottage and its setting has contextual significance as one of a group of early colonial cottages that contribute to the historic streetscape of Canterbury Street. The dwelling and its setting has archaeological significance in view of the date at which development first occurred on this property.

### **REFERENCES:**

Christchurch City Council Heritage File *45 Canterbury Street, Lyttelton*  
Wright, Gareth, *Background Information Listed heritage Place, Cottages: 45, 47 (1851), 49 (c.1870) Canterbury St*, 2009

**REPORT DATED: 25 FEBRUARY, 2015**

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

PLEASE USE IN CONJUNCTION WITH THE CCC HERITAGE FILES.

CHRISTCHURCH DISTRICT PLAN  
LYTTELTON RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

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ITEM NAME Duplex unit  
ADDRESS 46 Canterbury Street  
Lyttelton

PHOTO



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

STYLE

Mid-century ranch

PHYSICAL DESCRIPTION

A two-storey duplex dwelling with a rectangular footprint and low-pitched gable roof. Return balcony on south and west sides, integrated garage with access off Canterbury Street. Casement windows and glazed doors.

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling stands on the east side of Canterbury Street overlooking its intersection with Exeter Street. The building shares a party wall with 26 Exeter Street. The road boundary is marked by a metal balustrade type fence mounted on a concrete block wall on the Exeter Street frontage and a rebuilt volcanic scoria stone wall and vegetation on Canterbury Street.

MATERIALS/STRUCTURE

Timber, masonry, corrugated steel.

ALTERATIONS

Remodelled, including new balcony and fenestration (c.2020).

RATING

Neutral

REASON FOR RATING

A recently refurbished later 20th century residential unit.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19<sup>th</sup> century until the present day.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

#### CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

#### ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19<sup>th</sup> century, the area has potential archaeological values relating to its historic use and occupation.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

#### REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>  
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

21 November 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services



**DISTRICT PLAN – LISTED HERITAGE PLACE  
HERITAGE ASSESSMENT – STATEMENT OF SIGNIFICANCE  
HERITAGE ITEM NUMBER 1105  
*DWELLING AND SETTING - 47 CANTERBURY STREET,  
LYTTELTON***



**PHOTOGRAPH: BRENDAN SMYTH, 2014**

**HISTORICAL AND SOCIAL SIGNIFICANCE**

*Historical and social values that demonstrate or are associated with: a particular person, group, organisation, institution, event, phase or activity; the continuity and/or change of a phase or activity; social, historical, traditional, economic, political or other patterns.*

The dwelling at 47 Canterbury Street has social and historical significance as one of the earliest remaining colonial cottages in Lyttelton and for its association with the Cook family. The cottage, along with that at 45 Canterbury Street, was built by John Parker Marshman as an investment property for rental soon after he acquired the land in 1851. Marshman held several senior civil service positions in Canterbury including general manager of Canterbury Railways and Commissioner of Crown Lands. He sold the cottage in 1855 and it passed through two more owners before being bought by Alfred Rhodes in 1858. Rhodes was employed as a boatman for both the Otago and the Canterbury Association's surveyors in the 1840s. Research to date suggests that Rhodes built the cottage at 49 Canterbury Street in 1869. Rhodes sold 47 Canterbury Street, along with 45 and 49, to John Thompson in 1871.



Thompson worked as a civil engineer and was instrumental in bridging the Rakaia and Hurunui Rivers. In 1894 he was elected mayor of the Lyttelton borough, but died a year later. All three cottages remained in the ownership of his family until 1899 when they were subdivided and sold off individually. 47 Canterbury Street was sold to butcher Colin Cook and remained in his family for almost 70 years, before being sold in 1967. Cook (c.1858-1913) was a prominent member of the Lyttelton community being president of the Lyttelton Rowing Club and the Gymnasium Club, Commodore of the Canterbury Yacht Club, a member of the Lyttelton Harbour Board, member of the North Canterbury Hospital Board, Lyttelton Borough Councillor several times and mayor from 1903-1909. It remains in use as a residential dwelling.

### **CULTURAL AND SPIRITUAL SIGNIFICANCE**

*Cultural and spiritual values that demonstrate or are associated with the distinctive characteristics of a way of life, philosophy, tradition, religion, or other belief, including: the symbolic or commemorative value of the place; significance to Tangata Whenua; and/or associations with an identifiable group and esteemed by this group for its cultural values.*

The dwelling has cultural significance as an example of a colonial cottage built for rental purposes. The small size of the dwelling and the number of rooms within it reflect the way of life of its 19<sup>th</sup> century tenant residents

### **ARCHITECTURAL AND AESTHETIC SIGNIFICANCE**

*Architectural and aesthetic values that demonstrate or are associated with: a particular style, period or designer, design values, form, scale, colour, texture and material of the place.*

The dwelling has architectural and aesthetic significance as a mid-19<sup>th</sup> century, single-storey timber cottage with a metal roof. It is an example of the vernacular style in colonial domestic architecture. The street front windows were replaced with casement and fanlight type fenestration in the 1960s and a large extension was made to the rear of the cottage in the mid-1990s. The cottage still reads as a small, colonial building from the street.

### **TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE**

*Technological and craftsmanship values that demonstrate or are associated with: the nature and use of materials, finishes and/or technological or constructional methods which were innovative, or of notable quality for the period.*

The cottage at 47 Canterbury Street has technological and craftsmanship significance for its ability to demonstrate cottage construction techniques from the mid-19<sup>th</sup> century. Its construction, materials and detailing evidence the period in which it was built.

### **CONTEXTUAL SIGNIFICANCE**

*Contextual values that demonstrate or are associated with: a relationship to the environment (constructed and natural), a landscape, setting, group, precinct or streetscape; a degree of consistency in terms of type, scale, form, materials, texture, colour, style and/or detail;*

*recognised landmarks and landscape which are recognised and contribute to the unique identity of the environment.*

The dwelling and its setting has contextual significance for its relationship with nos. 45 and 49 Canterbury Street. Together the three dwellings constitute a group of early colonial cottages that contributes to the historic character of Canterbury Street. The setting includes a narrow parcel of land, on which the cottage occupies almost the full width. There is a small garden on the street front, bordered by a picket fence and an area of open space and garden at the rear of the cottage. Two listed houses are located on either side of the cottage.

### **ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE**

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

The dwelling and its setting have archaeological significance because of the potential to provide archaeological evidence relating to past building construction methods and materials, and human activity on the site, including that which occurred prior to 1900.

### **ASSESSMENT STATEMENT**

The dwelling and its setting at 47 Canterbury Street has overall significance to Banks Peninsula and Christchurch. It has social and historical significance as one of the earliest remaining colonial cottages in Lyttelton and for its association with the Cook family. The cottage has cultural significance as a demonstration of a colonial way of life and architectural and aesthetic significance as a mid-19<sup>th</sup> century vernacular dwelling. The dwelling at 45 Canterbury Street has technological and craftsmanship significance for its ability to demonstrate cottage construction techniques from the mid-19<sup>th</sup> century. The cottage has contextual significance as one of a group of early colonial cottages that contribute to the historic streetscape of Canterbury Street. The dwelling and its setting has archaeological significance in view of the date at which development first occurred on this property.

### **REFERENCES:**

Christchurch City Council Heritage File *47 Canterbury Street, Lyttelton*  
Wright, Gareth, *Background Information Listed heritage Place, Cottages: 45, 47 (1851), 49 (c.1870) Canterbury St*, 2009  
'Tragic Death of Mr Colin Cook'. *Press* 1 May 1913, p. 7

**REPORT DATED: 25 FEBRUARY, 2015**

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

PLEASE USE IN CONJUNCTION WITH THE CCC HERITAGE FILES.

CHRISTCHURCH DISTRICT PLAN  
LYTTELTON RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

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ITEM NAME 'Brincliffe', former Smith house

ADDRESS 48 Canterbury Street  
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS

N/A

ARCHITECT/DESIGNER

DATE OF CONSTRUCTION

STYLE

Square-plan villa

PHYSICAL DESCRIPTION

A single-storey dwelling with an irregular rectangular footprint and hipped roof forms. Principal, south-facing elevation has straight veranda with decorative post brackets; west elevation has boxed bay window. Gabled dormer is centred above the veranda; double-hung sash windows.

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling stands on the east side of Canterbury Street, to the south is Winchester Street. A stand-alone garage is located in the north-west corner of the lot and the road boundary is marked by hedging and a reconstructed volcanic scoria stone wall.

MATERIALS/STRUCTURE

Timber, corrugated steel.

ALTERATIONS

Gabled dormer on south side (1930s?). Chimney removed (post-2011).

RATING

Defining

REASON FOR RATING

An architecturally designed house with a longstanding association with the Smith family that upholds the historic, architectural and contextual values of the area.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19<sup>th</sup> century until the present day. The first title for this property was issued to John Wilford Smith in 1877; architect TS Lambert called tenders for a villa residence for JW Smith in January of the following year. Smith, who had married Amelia King in 1874, was a draper; the couple had four children. Initially the lot extended down to Exeter Street, encompassing what are now 46 Canterbury and 26 Exeter Streets. JW Smith died in 1884 at the age of 38 but the property remained in the Smith family until 1928, when it was transferred to Hannah Norris, the wife of John Norris, butcher. Since 1974 the property has passed through other hands and been subdivided to its current extent.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

#### CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

#### ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19<sup>th</sup> century, the area has potential archaeological values relating to its historic use and occupation.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

#### REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>  
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

21 November 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

**DISTRICT PLAN – LISTED HERITAGE PLACE  
HERITAGE ASSESSMENT – STATEMENT OF SIGNIFICANCE  
HERITAGE ITEM NUMBER 1104  
*DWELLING AND SETTING - 49 CANTERBURY STREET,  
LYTTELTON***



**PHOTOGRAPH: BRENDAN SMYTH, 2014**

**HISTORICAL AND SOCIAL SIGNIFICANCE**

*Historical and social values that demonstrate or are associated with: a particular person, group, organisation, institution, event, phase or activity; the continuity and/or change of a phase or activity; social, historical, traditional, economic, political or other patterns.*

49 Canterbury Street has social and historical significance as one of the earliest remaining colonial cottages in Lyttelton. Neighbouring cottages at 45 and 47 Canterbury Street were built by John Parker Marshman soon after he acquired the land in 1851 as investment properties for rental. Marshman sold the cottages in 1855 and they passed through two more owners before being bought by Alfred Rhodes in 1858. Rhodes was employed as a boatman for both the Otago and the Canterbury Association's surveyors in the 1840s. Research to date suggests that Rhodes (1818-1902) built the cottage at 49 Canterbury Street as a rental in 1869. Rhodes sold all three properties to John Thompson in 1871.

Thompson worked as a civil engineer and was instrumental in bridging the Rakaia and Hurunui Rivers. In 1894 he was elected mayor of the Lyttelton borough, but died a year later. All three cottages remained in the ownership of his family until 1899 when the property was

subdivided and each cottage sold off individually. The dwelling at 49 Canterbury Street was only owned by only three families throughout the entire 20<sup>th</sup> century.

### **CULTURAL AND SPIRITUAL SIGNIFICANCE**

*Cultural and spiritual values that demonstrate or are associated with the distinctive characteristics of a way of life, philosophy, tradition, religion, or other belief, including: the symbolic or commemorative value of the place; significance to Tangata Whenua; and/or associations with an identifiable group and esteemed by this group for its cultural values.*

The dwelling has cultural significance as an example of a colonial cottage built for rental purposes. The small size of the dwelling and the number of rooms within it reflect the way of life of its 19<sup>th</sup> century tenant residents.

### **ARCHITECTURAL AND AESTHETIC SIGNIFICANCE**

*Architectural and aesthetic values that demonstrate or are associated with: a particular style, period or designer, design values, form, scale, colour, texture and material of the place.*

The dwelling has architectural and aesthetic significance as a mid-19<sup>th</sup> century, single-storey timber cottage with attic rooms and a metal roof. It is an example of the vernacular style in colonial domestic architecture. A kitchen was added to the cottage in 1989. The building still reads as a small, colonial cottage from the street.

### **TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE**

*Technological and craftsmanship values that demonstrate or are associated with: the nature and use of materials, finishes and/or technological or constructional methods which were innovative, or of notable quality for the period.*

The dwelling at 49 Canterbury Street has technological and craftsmanship significance for its ability to be able to demonstrate cottage construction techniques from the mid-19<sup>th</sup> century. Its construction, materials and detailing evidence the period in which it was built.

### **CONTEXTUAL SIGNIFICANCE**

*Contextual values that demonstrate or are associated with: a relationship to the environment (constructed and natural), a landscape, setting, group, precinct or streetscape; a degree of consistency in terms of type, scale, form, materials, texture, colour, style and/or detail; recognised landmarks and landscape which are recognised and contribute to the unique identity of the environment.*

The cottage and its setting have contextual significance for its relationship with nos. 45 and 47 Canterbury Street. Together the three dwellings constitute a group of early colonial cottages that contribute to the historic character of Canterbury Street. The setting includes a square parcel of land at the south-western corner of the intersection of Canterbury and Exeter Streets. As the cottage stands on a larger, corner section than those of its listed neighbours the property has two street frontages and more space for trees and shrubs. There is a garage on the Exeter Street frontage and tall hedging partially obscures the cottage from view.

## **ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE**

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

The dwelling and its setting have archaeological significance because of the potential to provide archaeological evidence relating to past building construction methods and materials, and human activity on the site, including that which occurred prior to 1900.

## **ASSESSMENT STATEMENT**

The dwelling and its setting at 49 Canterbury Street has overall significance to Banks Peninsula and Christchurch. It has social and historical significance as one of the earliest remaining colonial cottages in Lyttelton. The cottage has cultural significance as a demonstration of a colonial way of life and architectural and aesthetic significance as a mid-19<sup>th</sup> century vernacular dwelling. The dwelling at 45 Canterbury Street has technological and craftsmanship significance for its ability to be able to demonstrate cottage construction techniques from the mid-19<sup>th</sup> century. The cottage has contextual significance as one of a group of early colonial cottages that contribute to the historic streetscape of Canterbury Street. The dwelling and its setting has archaeological significance in view of the date at which development first occurred on this property.

## **REFERENCES:**

Christchurch City Council Heritage File *49 Canterbury Street, Lyttelton*  
Wright, Gareth, *Background Information Listed heritage Place, Cottages: 45, 47 (1851), 49 (c.1870) Canterbury St*, 2009  
'Mr Alfred Rhodes' *Cyclopedia of New Zealand* (1903)  
<http://nzetc.victoria.ac.nz/tm/scholarly/tei-Cyc03Cycl-t1-body1-d4-d28.html>

**REPORT DATED: 25 FEBRUARY, 2015**



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

PLEASE USE IN CONJUNCTION WITH THE CCC HERITAGE FILES.

CHRISTCHURCH DISTRICT PLAN  
LYTTELTON RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME former Brook house  
ADDRESS 50 Canterbury Street  
Lyttelton

PHOTO



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

STYLE

Modified square-plan villa

PHYSICAL DESCRIPTION

A single-storey dwelling with a rectangular footprint and centre-gutter hipped roof. Principal, west-facing elevation has central steps leading to enclosed veranda. Bracketed eaves, double-hung sash and casement windows. Secondary entry at rear accessed via path on southern boundary.

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling stands on the east side of Canterbury Street; Ripon Street is to the north and Exeter Street to the south. A detached garage stands in the north-west corner of the lot, in front of the house. The road boundary is marked by a balustrade style metal fence that is mounted on a masonry wall.

MATERIALS/STRUCTURE

Timber, cement board, corrugated metal.

ALTERATIONS

Garage erected (c.1970?). Veranda enclosed, boundary fence built (pre-2008).

RATING

Neutral

REASON FOR RATING

A highly modified square-plan villa.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19<sup>th</sup> century until the present day. An early resident was Griffith Brook, a telegraph operator.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

#### CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

#### ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19<sup>th</sup> century, the area has potential archaeological values relating to its historic use and occupation.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

#### REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>  
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

21 November 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
LYTTELTON RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME former Clarke / Hempstalk house

ADDRESS 51 Canterbury Street  
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS

HNZPT LIST ENTRY STATUS

N/A

N/A

ARCHITECT/DESIGNER

Albert Mutton, owner/builder?

DATE OF CONSTRUCTION

c.1915?

STYLE

Square-plan villa

PHYSICAL DESCRIPTION

A single-storey dwelling with a rectangular footprint and centre-gutter hipped roof. Principal, east-facing elevation has central entry with side and fanlights flanked by boxed bay windows with common sunhood; cast-iron lacework, bracketed eaves. Secondary elevation overlooking Winchester Street has balcony with X-pattern balustrading, cast-iron lacework and glazed French doors flanked by casement windows.

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling stands on the west side of Canterbury Street; the southern boundary of the property is formed by Winchester Street. A stand-alone garage is located in the south-west corner of the lot with access from Winchester Street. The road boundaries are marked by a volcanic scoria stone and brick retaining wall on the Winchester Street frontage and a corrugated metal fence on Canterbury Street.

MATERIALS/STRUCTURE

Timber, corrugated metal.

ALTERATIONS

Casement windows installed in south elevation (mid-20<sup>th</sup> century?).

RATING

Defining

REASON FOR RATING

A turn of the 20th century villa that upholds the historic, architectural and contextual values of the area.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19<sup>th</sup> century until the present day. The first title for this property as issued to Albert Mutton, a builder, in 1903. Title was transferred to Robert Bruce Clarke, headmaster of Lyttelton District High School, in 1918. Clarke had married Frances McPherson in 1906 and the couple had four children before Frances died in 1918. Clarke married Marion Sly in 1927 and died in Christchurch in 1966. The property was held by Thomas Hempstalk, a master mariner, and his estate between 1920 and 1962.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

#### CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

#### ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19<sup>th</sup> century, the area has potential archaeological values relating to its historic use and occupation.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

#### REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

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

21 November 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
LYTTELTON RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME former Wales / Gorst house

ADDRESS 52 Canterbury Street  
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS

N/A

ARCHITECT/DESIGNER

DATE OF CONSTRUCTION

STYLE

Square-plan villa

PHYSICAL DESCRIPTION

A single-storey dwelling with an L-shaped footprint and pyramidal roof. Principal, west-facing elevation has straight veranda with central stairs leading to entry, having side and fanlights and flanked by paired sash windows. Sloping site accommodates lower level at side (south) and rear.

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling stands on the east side of Canterbury Street; Ripon Street is to the north. A concrete driveway runs along the south boundary of the site and the road boundary is marked, in part, by a low brick retaining wall and decorative wrought iron pedestrian gate.

MATERIALS/STRUCTURE

Timber, corrugated metal.

ALTERATIONS

Rear extension (c.2000?). Veranda reinstated; garage removed from front yard and driveway formed (c.2015).

RATING

Defining

REASON FOR RATING

A turn of the 20th century villa that has recently been subject to restoration work and contributes to the historic, architectural and contextual values of the area.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19<sup>th</sup> century until the present day. Early residents appear to have been Henry Wales, a carter, and, later, Minnie Gorst (died 1949), who was married to Thomas Gorst, a pipe-layer.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

#### CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

#### ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19<sup>th</sup> century, the area has potential archaeological values relating to its historic use and occupation.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

#### REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

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

21 November 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
LYTTELTON RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME former McCarthy house [?]

ADDRESS 53 Canterbury Street  
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS

N/A

ARCHITECT/DESIGNER

DATE OF CONSTRUCTION

STYLE

Colonial vernacular

PHYSICAL DESCRIPTION

A single-storey dwelling with an L-shaped footprint and gabled roof forms. Additive plan, casement and fanlight type windows, gabled entry with decorative bargeboards. Finials on gable ends on principal, east-facing elevation.

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling stands on the west side of Canterbury Street; Winchester Street is to the south and access is via a slip road. There is a stand-alone garage along the southern boundary and the road boundary is marked by a picket fence.

MATERIALS/STRUCTURE

Timber, decramastic tiles.

ALTERATIONS

Garage erected and extended (later 1970s / 1980s). Chimneys replaced (post-2011).

RATING

Contributory

REASON FOR RATING

A modified colonial dwelling that contributes to the area's architectural and contextual values.



#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19<sup>th</sup> century until the present day. The first title for this property was issued to Charles Cornelius McCarthy, an accountant, in 1903.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

#### CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

#### ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19<sup>th</sup> century, the area has potential archaeological values relating to its historic use and occupation.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

#### REFERENCES

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REPORT COMPLETED

21 November 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
LYTTELTON RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME former Sinclair house

ADDRESS 54 Canterbury Street  
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS

N/A

ARCHITECT/DESIGNER

DATE OF CONSTRUCTION

STYLE

Bay villa

PHYSICAL DESCRIPTION

A single-storey dwelling with a T-shaped footprint and hipped roof. Gabled bay on principal, west-facing elevation has shingled detailing, brackets and faceted bay window. Main entry sheltered by straight veranda has side and fanlights and is flanked by paired, double-hung sash window. Battened balustrading and steps to entry; sloping site accommodates lower level at side (south) and rear.

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling stands on the east side of Canterbury Street; Ripon Street is to the north. There is only pedestrian access to the site and the road boundary is marked by a metal fence atop a masonry wall.

MATERIALS/STRUCTURE

Timber, corrugated metal.

ALTERATIONS

Veranda balustrading replaced (2010s).

RATING

Defining

REASON FOR RATING

An early 20<sup>th</sup> century villa that upholds the historic, architectural and contextual values of the area.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19<sup>th</sup> century until the present day. The first title for this property was issued to Willie Luke, a shipping clerk, in 1909. He transferred it to Donald Sinclair, a boilermaker, in 1916. The property remained in Sinclair family ownership until 1948; it has since passed through other hands.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

#### CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

#### ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19<sup>th</sup> century, the area has potential archaeological values relating to its historic use and occupation.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

#### REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

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

21 November 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
LYTTELTON RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME former Johnston house

ADDRESS 55 Canterbury Street  
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS

N/A

ARCHITECT/DESIGNER

DATE OF CONSTRUCTION

STYLE

Cottage villa

PHYSICAL DESCRIPTION

A multi-level dwelling with a rectangular footprint and gabled roof with hipped end (west). Principal, east-facing elevation has bracketed cornice, shuttered windows in gable end and bargeboards with trefoil motif. Main entry has side and fanlights and is flanked by a paired double-hung sash window. Shelter over entrance deck; sloping site accommodates lower level.

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling stands on the west side of Canterbury Street; Winchester Street is to the south. The property has pedestrian access only and the road boundary is marked by vegetation.

MATERIALS/STRUCTURE

Timber, corrugated metal.

ALTERATIONS

Veranda roof removed; deck and porch addition at east end (2022).

RATING

Defining

REASON FOR RATING

A turn of the 20<sup>th</sup> century dwelling that upholds the architectural and contextual values of the area.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19<sup>th</sup> century until the present day. A early resident was Charles Johnston, a labourer.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

#### CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

#### ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19<sup>th</sup> century, the area has potential archaeological values relating to its historic use and occupation.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

#### REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>  
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

21 November 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
LYTTELTON RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                    former Gilray house  
ADDRESS                     57 Canterbury Street  
                                     Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	c.1905?

STYLE

Square-plan villa

PHYSICAL DESCRIPTION

A multi-level dwelling with a rectangular footprint and pyramidal roof. The principal, east-facing elevation has a bullnose veranda with cast-iron lacework, central entry with side and fanlights and bracketed eaves. Double-hung sash and casement windows. Sloping site accommodates lower level at rear (west) with first floor balcony. External stairs to rear entry on north wall.

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling stands on the west side of Canterbury Street between Ripon Street in the north and Winchester Street in the south. The property is accessed via a slip road and there is only pedestrian access to the site. The road boundary is marked by a picket fence and vegetation.

MATERIALS/STRUCTURE

Timber, corrugated metal.

ALTERATIONS

Lower level developed?

RATING

Defining

REASON FOR RATING

A turn of the 20th century villa that upholds the historic, architectural and contextual values of the area.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19<sup>th</sup> century until the present day. Early residents were Clara (nee Westlake, died 1926) and Samuel Gilray (died 1938), a mariner.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

#### CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

#### ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19<sup>th</sup> century, the area has potential archaeological values relating to its historic use and occupation.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

#### REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>  
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

21 November 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
LYTTELTON RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME former Rich / Knights house

ADDRESS 59 Canterbury Street  
Lyttelton

PHOTO



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

STYLE

Square-plan villa

PHYSICAL DESCRIPTION

A single-storey dwelling with a rectangular footprint and pyramidal roof. Principal, east-facing elevation has bullnose veranda with decorative brackets and bracketed eaves. Central entry is flanked by paired, double-hung sash windows.

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling stands on the west side of Canterbury Street between Ripon Street in the north and Winchester Street in the south. The property is accessed via a slip road and there is a concrete driveway running along the southern boundary. The road boundary is marked by a pipe railing and wire mesh fence.

MATERIALS/STRUCTURE

Timber, decramastic tiles.

ALTERATIONS

Reroofed (1970s).

RATING

Contributory

REASON FOR RATING

A modified villa that contributes to the historic, architectural and contextual values of the area.



#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19<sup>th</sup> century until the present day. Early residents appear to have been Gerald Rich, a labourer who married Julia Williams in 1903 and Kathleen Dickson in 1913, and Frederick Harold Knights, a tailor, who died in 1954.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

#### CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

#### ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19<sup>th</sup> century, the area has potential archaeological values relating to its historic use and occupation.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

#### REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>  
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

21 November 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
LYTTELTON RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME former McCormick house

ADDRESS 60 Canterbury Street  
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS

HNZPT LIST ENTRY STATUS

N/A

N/A

ARCHITECT/DESIGNER

Unknown

DATE OF CONSTRUCTION

c.1880

STYLE

Colonial vernacular

PHYSICAL DESCRIPTION

A single-storey dwelling with a rectangular footprint and gabled roof. The roof extends to form a veranda on the principal, west-facing elevation. A central entry with glazed panel is flanked by tripartite casement windows.

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling stands on the east side of Canterbury Street, Ripon Street is to the south. There is a stand-alone garage in the north-west corner of the lot and the road boundary is marked by a brick wall on which is mounted a low picket fence.

MATERIALS/STRUCTURE

Timber, corrugated metal.

ALTERATIONS

Facade windows replaced (mid-20<sup>th</sup> century?). Pergola erected on south wall (date unknown). Chimneys removed (post-2011).

RATING

Defining

REASON FOR RATING

A late 19th century cottage that upholds the historic, architectural and contextual values of the area.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19<sup>th</sup> century until the present day. The first title for this property was issued to John McCormick, a labourer, in 1880. The house was later occupied by Sarah Jane (nee Thomas) and John Thomas (Jack) McCormick, a water inspector for the borough council, who married in 1907. It was offered for sale in 1970 after Sarah McCormick's death and finally passed out of McCormick family ownership in 1971.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

#### CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

#### ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19<sup>th</sup> century, the area has potential archaeological values relating to its historic use and occupation.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

#### REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>  
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

21 November 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
LYTTELTON RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                    former Carter house  
ADDRESS                     61 Canterbury Street  
                                     Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	c.1905?

STYLE

Cottage villa

PHYSICAL DESCRIPTION

A multi-level dwelling with an elongated rectangular footprint and gabled roof with hipped end (east). Principal, east-facing elevation has a straight veranda with glazed ends sheltering an entry with side and fanlights and a Chicago type sash window. Decorate frieze and veranda brackets; gable end has truss motif. Lean-to at rear

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling stands on the west aside of Canterbury Street, south of its intersection with Ripon Street. Access to the property is via a slip road and there is only pedestrian access to the site. The road boundary is marked by a picket fence.

MATERIALS/STRUCTURE

Timber, corrugated metal.

ALTERATIONS

New windows on south wall (date unknown).

RATING

Defining

REASON FOR RATING

A turn of the 20th century villa that upholds the historic, architectural and contextual values of the area.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19<sup>th</sup> century until the present day. An early resident was Bennett Quick Carter, a bootmaker who married Edith Annie Gibbs in 1906.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

#### CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

#### ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19<sup>th</sup> century, the area has potential archaeological values relating to its historic use and occupation.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

#### REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>  
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

21 November 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
LYTTELTON RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME former Auty / Goodmanson house

ADDRESS 62 Canterbury Street  
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS

N/A

ARCHITECT/DESIGNER

DATE OF CONSTRUCTION

STYLE

Colonial vernacular

PHYSICAL DESCRIPTION

A single-storey dwelling with an irregular rectangular footprint and gabled roof. Principal, west-facing elevation has roof extending to form a veranda that shelters a central entry flanked by sash windows.

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling stands on the east side of Canterbury Street, between the Lyttelton Anglican Cemetery in the north and Ripon Street in the south. The property is accessed via a slip road and there is only pedestrian access to the site. The road boundary is marked by a bent wire fence.

MATERIALS/STRUCTURE

Timber, corrugated metal.

ALTERATIONS

Unknown.

RATING

Defining

REASON FOR RATING

A late 19<sup>th</sup> century cottage that upholds the historic, architectural and contextual values of the area.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19<sup>th</sup> century until the present day. The first title for this property was issued to Peter Brown, a fireman, in 1882. Brown transferred the property to Robert Auty in 1893; five years later it was transferred to David Moore. The house appears to have been a rental at times; an early resident was Frederick Segvard (known as Jack) Goodmandson, a railway employee, who married Isabella Russell in 1909. In 1920 Moore transferred the property to William Comfort, a nightwatchman; since 1946 it has passed through other hands.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

#### CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

#### ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19<sup>th</sup> century, the area has potential archaeological values relating to its historic use and occupation.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

#### REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>  
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

21 November 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
LYTTELTON RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                    former Hardy house  
ADDRESS                     63 Canterbury Street  
                                     Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	c.1905?

STYLE

Square-plan villa

PHYSICAL DESCRIPTION

A multi-level dwelling with a rectangular footprint and pyramidal roof. The principal, east-facing elevation has a straight veranda sheltering a central entry flanked by paired sash windows. Bracketed eaves.

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling stands on the west side of Canterbury Street near its intersection with Ripon Street. The property is accessed via slip road and the road frontage is marked by a paling fence. There is only pedestrian access to the site.

MATERIALS/STRUCTURE

Timber, corrugated metal.

ALTERATIONS

Reroofed?

RATING

Defining

REASON FOR RATING

A turn of the 20th century villa that upholds the historic, architectural and contextual values of the area.



#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19<sup>th</sup> century until the present day. An early resident was Charles Hardy, a labourer.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

#### CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

#### ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19<sup>th</sup> century, the area has potential archaeological values relating to its historic use and occupation.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

#### REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

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

21 November 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
LYTTELTON RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME former Wearne house

ADDRESS 64 Canterbury Street  
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS

N/A

ARCHITECT/DESIGNER

DATE OF CONSTRUCTION

STYLE

Modified square-plan villa

PHYSICAL DESCRIPTION

A single-storey dwelling with an L-shaped footprint and pyramidal roof; gabled extension to the rear (east). Roof extends to shelter a veranda on the west elevation; main entry has glazed insets and a fanlight and is flanked by a Chicago type sash window. South-west corner of veranda has been built out; having casement and fanlight type fenestration.

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling stands on the east side of Canterbury Street, immediately to the south of the Lyttelton Anglican Cemetery. The property is accessed via a slip road and there is a garage located in the north-west corner of the lot. The road boundary is marked by a balustrade style fence.

MATERIALS/STRUCTURE

Timber, corrugated metal.

ALTERATIONS

Veranda partially built out (mid-20<sup>th</sup> century?). Rear extension (c.1990?). Chimney removed & boundary fence replaced (post-2011).

RATING

Contributory

REASON FOR RATING

A modified turn of the 20th century villa that contributes to the area's historic, architectural and contextual values.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19<sup>th</sup> century until the present day. Early residents were Elizabeth (nee Anderson) and Matthew Collins Wearne (died 1932), a carrier.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

#### CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

#### ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19<sup>th</sup> century, the area has potential archaeological values relating to its historic use and occupation.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

#### REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

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

21 November 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
LYTTELTON RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME former Sullivan house

ADDRESS 65 Canterbury Street  
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS

N/A

ARCHITECT/DESIGNER

DATE OF CONSTRUCTION

STYLE

Bay villa

PHYSICAL DESCRIPTION

A single-storey dwelling with a rectangular footprint and centre-gutter hipped roof. Straight veranda has been partially built out; some cast-iron lacework remains at central entrance porch. Square bay has pyramidal roof and bracketed eaves. Casement and sash windows.

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling is set back from the road on the west side of Canterbury Street, near its intersection with Ripon Street. The property is accessed via a slip road and the road boundary is marked by a picket fence. There is only pedestrian access to the site.

MATERIALS/STRUCTURE

Timber, decramastic tiles.

ALTERATIONS

Reroofed & veranda built out (1970s?).

RATING

Contributory

REASON FOR RATING

A modified villa that contributes to the area's historic, architectural and contextual values.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19<sup>th</sup> century until the present day. Early residents were Maud and William Sullivan, the latter a tailor.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

#### CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

#### ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19<sup>th</sup> century, the area has potential archaeological values relating to its historic use and occupation.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

#### REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>  
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

21 November 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy  
Services

CHRISTCHURCH DISTRICT PLAN  
LYTTELTON RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME former McIntyre house

ADDRESS 67 Canterbury Street  
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS

N/A

ARCHITECT/DESIGNER

DATE OF CONSTRUCTION

STYLE

Square-plan villa

PHYSICAL DESCRIPTION

A single-storey dwelling with a rectangular footprint and pyramidal roof. Straight veranda has cast-iron lacework, walled ends, and a central entry with glazed insets that is flanked by paired double-hung sash windows.

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling is set back from the road on the west side of Canterbury Street, near its intersection with Ripon Street. The property is accessed via a slip road and the road boundary is marked by a picket fence. There is a stand-alone garage between the house and the road boundary.

MATERIALS/STRUCTURE

Timber, decramastic tiles.

ALTERATIONS

Reroofed (1970s?). Garage erected (c.1980).

RATING

Contributory

REASON FOR RATING

A modified villa that contributes to the area's historic, architectural and contextual values.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19<sup>th</sup> century until the present day. Early residents were David and Ada McIntyre; the former was a master mariner.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

#### CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

#### ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19<sup>th</sup> century, the area has potential archaeological values relating to its historic use and occupation.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

#### REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>  
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

21 November 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
LYTTELTON RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME former Paulger house

ADDRESS 69 Canterbury Street  
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS HNZPT LIST ENTRY STATUS

N/A N/A

ARCHITECT/DESIGNER Unknown

DATE OF CONSTRUCTION c.1910?

STYLE

Square-plan villa

PHYSICAL DESCRIPTION

A single-storey dwelling with a rectangular footprint and pyramidal roof. Straight veranda has been built out at both ends; vestigial veranda posts and diagonal brackets frame entry with glazed door and fanlight. Bracketed eaves.

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling stands on the west side of Canterbury Street, near its intersection with Ripon Street. The property is accessed via a slip road and the road boundary is marked by a picket fence. There is only pedestrian access to the site.

MATERIALS/STRUCTURE

Timber, corrugated metal.

ALTERATIONS

Veranda enclosed (1930s?). Some windows replaced (later 20<sup>th</sup> century?).

RATING

Contributory

REASON FOR RATING

A modified villa that contributes to the area's historic, architectural and contextual values.



#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19<sup>th</sup> century until the present day. An early resident was Ernest Paulger, a labourer.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

#### CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

#### ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19<sup>th</sup> century, the area has potential archaeological values relating to its historic use and occupation.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

#### REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>  
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

21 November 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
LYTTELTON RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME former Norris house  
ADDRESS 71 Canterbury Street  
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	c.1905?

STYLE

Bay villa

PHYSICAL DESCRIPTION

A single-storey dwelling with a rectangular footprint and centre-gutter hipped roof. Cross-gabled bay on principal, east-facing elevation has shingled gable end over faceted bay window. Bullnose veranda with glazed end (south) wall has cast-iron lacework and shelters main entry with glass insets and fanlight. Double-hung sash windows and bracketed eaves.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house stands on the west side of Canterbury Street and is accessed via a slip road. The road boundary is marked by a railing fence and there is only pedestrian access to the site.

MATERIALS/STRUCTURE

Timber, corrugated metal.

ALTERATIONS

Unknown, if any.

RATING

Defining

REASON FOR RATING

A turn of the 20th century villa that upholds the historic, architectural and contextual values of the area.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19<sup>th</sup> century until the present day. The first title for this property was issued in 1927 to John Norris, a butcher. He transferred the lot to Thomas Hempstalk in 1928; since 1955 it has passed through other hands.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

#### CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

#### ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19<sup>th</sup> century, the area has potential archaeological values relating to its historic use and occupation.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

#### REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>  
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

21 November 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
LYTTELTON RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME former Foulds house

ADDRESS 73 Canterbury Street  
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS

N/A

ARCHITECT/DESIGNER

DATE OF CONSTRUCTION

STYLE

Square-plan villa

PHYSICAL DESCRIPTION

A multi-level dwelling with a rectangular footprint and saltbox roof. Central entry on principal, east-facing elevation has side and fanlights and is flanked by paired double-hung sash windows. Bracketed cornice, end walls are plastered (north) or clad in corrugated metal (south).

CONTEXT/SETTING/LANDSCAPE FEATURES

The house stands on the west side of Canterbury Street and is accessed via a slip road. The road boundary is marked, in part, by a picket fence and there is vehicle access to the site along the northern boundary.

MATERIALS/STRUCTURE

Timber, corrugated metal.

ALTERATIONS

Veranda removed, house repiled (c.2022).

RATING

Defining

REASON FOR RATING

A turn of the 20th century villa that upholds the historic, architectural and contextual values of the area.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19<sup>th</sup> century until the present day. Early residents include Edward Foulds, a labourer, and Thomas Robertson, a railway employee.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

#### CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

#### ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19<sup>th</sup> century, the area has potential archaeological values relating to its historic use and occupation.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

#### REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>  
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

21 November 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
LYTTELTON RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

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ITEM NAME House  
ADDRESS 75 Canterbury Street  
Lyttelton

PHOTO



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

STYLE

Arts & Crafts Bungalow

PHYSICAL DESCRIPTION

A single-storey dwelling with a rectangular footprint and gabled roof. Gable ends are shingled; central entry on principal, east-facing elevation has glazed, flat-roofed porch and is flanked by boxed bay windows with shingled sunhoods. Casement and fanlight type fenestration.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house stands on the west side of Canterbury Street and is accessed via a slip road. The road boundary is marked by a picket fence and there is vehicle access to the site along the southern boundary.

MATERIALS/STRUCTURE

Timber (board and batten cladding), decramastic tiles.

ALTERATIONS

Reroofed (1970s). Garage conversion (2010s).

RATING

Defining

REASON FOR RATING

A slightly modified early 20th century bungalow that upholds the historic, architectural and contextual values of the area.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19<sup>th</sup> century until the present day. An early resident was Hector Harper, a carter.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

#### CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

#### ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19<sup>th</sup> century, the area has potential archaeological values relating to its historic use and occupation.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

#### REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>  
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

21 November 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
LYTTELTON RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

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ITEM NAME                    House  
ADDRESS                    1 Coleridge Terrace  
                                  Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	1850s

STYLE

Vernacular cottage

PHYSICAL DESCRIPTION

Single-storey dwelling with rectangular footprint and saltbox roof. Gabled dormers on principal (south) elevation, which also features a straight veranda with decorative valance. Central entry has a panelled door with fanlight; sash and casement type fenestration.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house is located on the north side of Coleridge Terrace; the triangular lot extends through to Jacksons Road. Pedestrian-access only to the site, which is bounded by concrete retaining walls.

MATERIALS/STRUCTURE

Timber, corrugated steel.

ALTERATIONS

Windows altered (date unknown). Reroofed (post-2009). Scoria retaining walls replaced (post-Canty EQs).

RATING

Defining

REASON FOR RATING

Early colonial dwelling prominently located overlooking intersection of Coleridge Terrace, Dublin and Winchester Streets.



#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19<sup>th</sup> century until the present day.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

#### CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

#### ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19<sup>th</sup> century, the area has potential archaeological values relating to its historic use and occupation.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

#### REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>  
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

21 October 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

**DISTRICT PLAN – LISTED HERITAGE PLACE  
HERITAGE ASSESSMENT – STATEMENT OF SIGNIFICANCE  
HERITAGE ITEM NUMBER 1125  
*DWELLING AND SETTING -  
2 COLERIDGE TERRACE, LYTTELTON***



**PHOTOGRAPH : SIMON DAISLEY 2013**

**HISTORICAL AND SOCIAL SIGNIFICANCE**

*Historical and social values that demonstrate or are associated with: a particular person, group, organisation, institution, event, phase or activity; the continuity and/or change of a phase or activity; social, historical, traditional, economic, political or other patterns.*

This dwelling at 2 Coleridge Terrace and its setting is of historical and social significance. It was built in c1862-64 on part of Town Section 112. In 1862 part of the Town Section was purchased from Reverend Francis Knowles by Richard Wood, a master mariner of Lyttelton who combined it with a parcel of land at the rear of the property in 1864 then the land with the dwelling on it was sold to John Jenkins, a commission merchant of Lyttelton that year. The property has been through a number of owners to the present day, including Harvey Hawkins, a grocer who ran Hawkins and Co., and William Raynor, a printer (owners from 1865 – 1881); William Eden, a waterman of Lyttelton (owner from 1881-1896); John Thomas Dennis, labourer (owner from 1896- 1906); John Devine, labourer (owner 1906-1914); Sinclair family (1914-1958) and Jack Sanderson (1958-?). Today the house remains a private residence and stands as a reminder of the early European settlement of Lyttelton.

Because many of Lyttelton's main streets were initially planned in England on paper they did not take into consideration the physical landscape. Coleridge Terrace, however, was created after the settlement had been established and therefore its form was adapted to fit to the hillside. Originally the terrace was a lane which passed from what is now Hawkhurst Road to the intersection of Winchester and Dublin Streets. The street has borne many names; initially it was known as the 'Cutting' or 'Cut Through Lane,' the misinterpretation of which sometimes saw it being labelled 'Cut Throat Lane.' Eventually it was officially named after Bishop Coleridge.

## **CULTURAL AND SPIRITUAL SIGNIFICANCE**

*Cultural and spiritual values that demonstrate or are associated with the distinctive characteristics of a way of life, philosophy, tradition, religion, or other belief, including: the symbolic or commemorative value of the place; significance to Tangata Whenua; and/or associations with an identifiable group and esteemed by this group for its cultural values.*

The dwelling is of cultural and spiritual significance as a tangible example of a colonial dwelling that reflects through its size, style and layout, the way of life of Early European settlers in Lyttelton. The alterations over time are also reflective of the culture of retaining historic dwellings but making alterations to meet changing societal needs.

## **ARCHITECTURAL AND AESTHETIC SIGNIFICANCE**

*Architectural and aesthetic values that demonstrate or are associated with: a particular style, period or designer, design values, form, scale, colour, texture and material of the place.*

This dwelling is of architectural and aesthetic significance as a surviving example of the style of domestic architecture which was commonly found in Banks Peninsula during the nineteenth century. The main roofline is parallel to the street and forms two pitched gabled ends with decorative bargeboards and a window. The middle of the roofline is interrupted by a pitched gabled dormer with a sash window and decorative bargeboards. Each of the gables is topped by a carved finial. The western side of the house does not feature timber weatherboarding. At the rear of the house the roof descends on a gentle angle to form a catslide roof. The front façade features two windows on each side of the front door. A straight verandah, which is set lower than the end of the roof and therefore a later addition, covers the front façade. The verandah posts are undecorated but feature hand carved brackets. The balustrade is a simple diagonal cross design. Additions were first made to the house in the 1920s when a casement window was replaced on the front elevation. In 1973 the exterior was stuccoed, though this was evidently removed at a later date. Interior alterations were made to the house in 1983, which saw the removal of a wall between the bedroom and the sitting room, along with the replacement of windows.

## **TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE**

*Technological and craftsmanship values that demonstrate or are associated with: the nature and use of materials, finishes and/or technological or constructional methods which were innovative, or of notable quality for the period.*

The dwelling has technological and craftsmanship significance for the way the fabric illustrates early construction methods and materials as well as what it may reveal about more contemporary materials and practices through the ongoing maintenance and alteration of the dwelling.

## **CONTEXTUAL SIGNIFICANCE**

*Contextual values that demonstrate or are associated with: a relationship to the environment (constructed and natural), a landscape, setting, group, precinct or streetscape; a degree of consistency in terms of type, scale, form, materials, texture, colour, style and/or detail; recognised landmarks and landscape which are recognised and contribute to the unique identity of the environment.*

The dwelling and its setting has contextual significance. It is located at the start of Coleridge Terrace, and is prominently raised above street level. The setting consists of the immediate

land parcel and features a volcanic stone wall to the street. The dwelling closely relates to the adjoining property to the east at 1 Coleridge Terrace as well as a group of early timber dwellings in the street, in terms of era, materials, scale and form, and also feature verandas and dormer windows. The dwelling also relates to the wider group of Lyttelton's streetscapes of early timber dwellings which characterise the area.

## **ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE**

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

This dwelling and its setting is of archaeological significance as it has potential to hold evidence of human activity including that which pre dates 1900. Lyttelton has potential to hold archaeological evidence relating to Māori activity. Ōhinehou (Lyttelton) was the name of an ancient pā which was probably situated on a golden beach near to the present day Lyttelton tunnel mouth. The pā dates back to the time of Ngāti Māmoē. The early history of European visitors and colonists in Lyttelton prior to 1900 is well documented, and the dwelling itself dates from the 1860s.

## **ASSESSMENT STATEMENT**

This dwelling at 2 Coleridge Terrace and its setting is of overall heritage significance to Christchurch and Banks Peninsula. It has historical, social and cultural significance as it evidences the way of life of early European settlers and is associated with a number of Lyttelton residents over time. It has continued to be used as a private residence to the present day. The dwelling is of cultural and spiritual significance as a tangible example of a colonial dwelling that reflects through its size, style and layout, the way of life of Early European settlers in Lyttelton. This dwelling is of architectural and aesthetic significance as a surviving example of the style of domestic architecture which was commonly found in Banks Peninsula during the nineteenth century. The dwelling has technological and craftsmanship significance for the way the fabric illustrates early construction methods and materials as well as what it may reveal about more contemporary materials and practices through the ongoing maintenance and alteration of the dwelling. It has contextual significance for its prominent raised position on Coleridge Terrace and its relationship to a group of other similar dwellings in the street. Architecturally it reflects a common type of early dwelling in Lyttelton. The dwelling and its setting is of archaeological significance as it has potential to hold evidence of human activity including that which pre dates 1900.

## **REFERENCES:**

CCC Heritage File 2 *Coleridge Terrace*

**REPORT DATED:** 29 MAY 2014

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

PLEASE USE IN CONJUNCTION WITH THE CCC HERITAGE FILES.

**DISTRICT PLAN – LISTED HERITAGE PLACE  
HERITAGE ASSESSMENT – STATEMENT OF SIGNIFICANCE  
HERITAGE ITEM NUMBER 1126  
*DWELLING AND SETTING - 3 COLERIDGE TERRACE,  
LYTTELTON***



**PHOTOGRAPH: SIMON DAISLEY, MAY 2013**

**HISTORICAL AND SOCIAL SIGNIFICANCE**

*Historical and social values that demonstrate or are associated with: a particular person, group, organisation, institution, event, phase or activity; the continuity and/or change of a phase or activity; social, historical, traditional, economic, political or other patterns.*

This dwelling has historical and social significance for its association with John Kenner (1820-92), who had a coal yard and carting business' stables on Norwich Quay and owned several properties in the Lyttelton area. In 1865 Kenner purchased part of Rural Section 112, and completed the purchase of the property shortly afterwards by buying an adjacent part of Rural Section 111. The dwelling was built in the mid-1860s, and from 1867 through to 1870 was leased to the Lyttelton police force. Subsequently it became the Kenner family home, with John Kenner's daughters – Miss Louisa Kenner and Mrs Ellen Bromley – continuing to reside there until their deaths in 1941 and 1945 respectively. Both daughters played important roles in the cultural life of Lyttelton. Louisa Kenner was the Lyttelton Librarian for over 30 years (1896-1930), and Ellen Bromley was the local piano teacher. Today the house remains a private residence.

**CULTURAL AND SPIRITUAL SIGNIFICANCE**

*Cultural and spiritual values that demonstrate or are associated with the distinctive characteristics of a way of life, philosophy, tradition, religion, or other belief, including: the*

*symbolic or commemorative value of the place; significance to Tangata Whenua; and/or associations with an identifiable group and esteemed by this group for its cultural values.*

The dwelling is of cultural significance as its size, style and layout reflects the way of life of early European settlers in Lyttelton. Through its historical use as a police house, it also demonstrates the essential role of law enforcement in the early settlement.

### **ARCHITECTURAL AND AESTHETIC SIGNIFICANCE**

*Architectural and aesthetic values that demonstrate or are associated with: a particular style, period or designer, design values, form, scale, colour, texture and material of the place.*

This dwelling is of architectural and aesthetic significance as an 1860s vernacular residential building. The gable ends of the one- and two-storey sections address the street. The exterior is clad in timber weatherboards. Bay windows were added to the ground floor in the 1880s and then later replaced in the 1970s. Photographic evidence shows that the original windows were sash windows with glazing bars dividing each sash into 12 small panes. In 1972 a toilet was added to the rear of the building. During the 2010-2011 earthquakes, the chimney toppled over and has since been removed, while the stone front wall of the property also collapsed. This wall, and the police station lamp that was mounted above the arched gateway, are to be reinstated as part of the repair process.

Although of a simple design, the combination of single- and double-storeys in the street façade gives the house a distinctive appearance, which is heightened by the surrounding stone wall and iron railings. Despite these various alterations the house has largely retained its 19<sup>th</sup> century appearance. The designer is currently unknown.

### **TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE**

*Technological and craftsmanship values that demonstrate or are associated with: the nature and use of materials, finishes and/or technological or constructional methods which were innovative, or of notable quality for the period.*

The building has technological and craftsmanship significance for the way the fabric illustrates early construction methods and materials.

### **CONTEXTUAL SIGNIFICANCE**

*Contextual values that demonstrate or are associated with: a relationship to the environment (constructed and natural), a landscape, setting, group, precinct or streetscape; a degree of consistency in terms of type, scale, form, materials, texture, colour, style and/or detail; recognised landmarks and landscape which are recognised and contribute to the unique identity of the environment.*

The dwelling is of contextual significance for its setting and its elevated site above the roadway. The setting consists of the immediate rectangular land parcel, which is bounded on the east by Kenner's Lane. The foundations for a small stone building (reputedly a police lock-up) are located at the rear of the dwelling.

The dwelling is closely related to a group of colonial dwellings in the street, in terms of age, materials, scale and form. The dwellings at 1, 2, 3, 6 and 7 Coleridge Terrace are also listed heritage items.

### **ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE**

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

This place is of archaeological significance as it has potential to hold evidence of human activity including that which pre dates 1900.

## **ASSESSMENT STATEMENT**

This dwelling is of overall heritage significance to Christchurch and Banks Peninsula. It has historical and social significance for its association with the Kenner family and the Lyttelton police. The dwelling has cultural significance as it demonstrates the way of life of early European settlers, including the local police force. The dwelling has architectural significance as a vernacular building with features associated with its period of police occupation. The dwelling has technological and craftsmanship significance for its original fabric and features which evidence past methods and materials. It has contextual significance for its elevated site on Coleridge Terrace and its relationship to four other listed dwellings in the street. The dwelling and setting have archaeological significance in view of the age of the dwelling and the stone foundations at its rear.

## **REFERENCES:**

CCC Heritage Files *1 Coleridge Terrace, & 3 Coleridge Terrace*

**REPORT DATED: 22 February 2015**

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

PLEASE USE IN CONJUNCTION WITH THE CCC HERITAGE FILES.



CHRISTCHURCH DISTRICT PLAN  
LYTTELTON RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

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ITEM NAME Dwelling  
ADDRESS 4 Coleridge Terrace  
Lyttelton

PHOTO



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

ARCHITECT/DESIGNER

DATE OF CONSTRUCTION c.1970

STYLE

Mid-century modern

PHYSICAL DESCRIPTION

Two-storey dwelling with irregular rectangular footprint and monopitch roof forms. Casement windows, glazed French doors, first floor balcony over ground floor porch.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house stands on the north side of Coleridge Terrace, midway between Hawkhurst Road in the west and Dublin Street in the east. A single-car garage with gable roof is at the south-west corner of the lot, which is bounded by a concrete block wall on the road frontage.

MATERIALS/STRUCTURE

Timber, corrugated metal.

ALTERATIONS

French doors and balcony replaced (post-2009).

RATING

Neutral

REASON FOR RATING

Mid-20th century house that maintains residential use and is built for views from its elevated site.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19<sup>th</sup> century until the present day.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

#### CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

#### ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19<sup>th</sup> century, the area has potential archaeological values relating to its historic use and occupation.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

#### REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>  
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

21 October 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
LYTTELTON RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

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ITEM NAME House  
ADDRESS 5 Coleridge Terrace  
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	c.2005?

STYLE

Contemporary villa

PHYSICAL DESCRIPTION

Two-storey dwelling with rectangular footprint and hipped roof. Return veranda, central entry, casement type fenestration.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house is set back from the roadway on the north side of Coleridge Terrace; the property is mid-way between Hawkhurst Road in the west and Dublin Street in the east. A double garage clad in corrugated metal and parking pad are immediately adjacent to the road boundary; concrete retaining walls are sited beneath the house pad.

MATERIALS/STRUCTURE

Timber, corrugated steel.

ALTERATIONS

Unknown, if any.

RATING

Neutral

REASON FOR RATING

Modern house that maintains residential use and is built for views from its elevated site.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19<sup>th</sup> century until the present day.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

#### CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

#### ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19<sup>th</sup> century, the area has potential archaeological values relating to its historic use and occupation.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

#### REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>  
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

21 October 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

**DISTRICT PLAN – LISTED HERITAGE PLACE  
HERITAGE ASSESSMENT – STATEMENT OF SIGNIFICANCE  
HERITAGE ITEM NUMBER 1127  
*DWELLING AND SETTING – 6 COLERIDGE TERRACE,  
LYTTELTON***



**PHOTOGRAPH: SIMON DAISLEY, MAY 2013**

**HISTORICAL AND SOCIAL SIGNIFICANCE**

*Historical and social values that demonstrate or are associated with: a particular person, group, organisation, institution, event, phase or activity; the continuity and/or change of a phase or activity; social, historical, traditional, economic, political or other patterns.*

6 Coleridge Terrace has historical and social significance as a 19<sup>th</sup> century dwelling built for the prominent Lyttelton Brown family, by notable local building firm Hollis and Williams (later Hollis and Brown), which remained in the Brown family for over 60 years.

The property was originally granted to the Anglican Church in 1855 and transferred to Christ's College in 1857, by which time the school had moved to Oxford Terrace in Christchurch. It was eventually transferred back to the Church Property Trustees in 1878 and then sold in the following year to Matthew Stoddart Brown (1835-1905). The house was built in 1879 by Hollis and Williams. Matthew Brown's son William later became a partner in the building firm which became known as Hollis and Brown in 1894. Brown senior had arrived in New Zealand in 1858 and after working at Port Levy he became dock foreman at the graving dock in Lyttelton.

Upon their father's death in 1905, William and his brother Matthew Stoddart inherited the house, but neither lived there, William residing elsewhere in Lyttelton, while the younger Matthew Stoddart Brown chose to pursue legal career in Christchurch with the firm of Wynn-Williams (in which he became a partner in 1899). Their mother, however, remained at the Coleridge Terrace dwelling until her death in 1923. Brown family ownership and residence of the property continued thereafter until it was sold in 1946. It has had a variety of owners since then.

## **CULTURAL AND SPIRITUAL SIGNIFICANCE**

*Cultural and spiritual values that demonstrate or are associated with the distinctive characteristics of a way of life, philosophy, tradition, religion, or other belief, including: the symbolic or commemorative value of the place; significance to Tangata Whenua; and/or associations with an identifiable group and esteemed by this group for its cultural values.*

6 Coleridge Terrace has cultural significance for its ability to demonstrate the way of life of former residents through its size, scale and layout of rooms.

## **ARCHITECTURAL AND AESTHETIC SIGNIFICANCE**

*Architectural and aesthetic values that demonstrate or are associated with: a particular style, period or designer, design values, form, scale, colour, texture and material of the place.*

The dwelling at 6 Coleridge Terrace has architectural and aesthetic significance as a conventional example of a Carpenter Gothic dwelling from the late 1870s, built by notable Lyttelton builders Hollis and Williams. The dwelling is a south-facing, T-shaped, one-and-a-half storey bay villa clad in weatherboards and with a metal roof. The T-shape is oriented with the stem of the T parallel to the road, along the length of which a verandah runs; the left end of the verandah abuts against the projecting cross gable (which forms the top of the T), which is further extended towards the street frontage by the ground floor bay window. At the rear of the stem there is a catslide roof, which also extends over a lean-to built on to northeast corner, while on the other side of the cross gable there is a mid-20<sup>th</sup> century single room annex opening on to a deck.

The house retains its original double hung sash windows and decorative bargeboards and finials. Owners in the 1960s installed new doors but restoration work in 2008 reinstated period-style doors. A large garage was built at the front of the section in 2009. There were matching decorative brackets on the verandah but these have been removed since the 2010-2011 Canterbury earthquakes, along with the central verandah post. The dwelling's chimney was also demolished to below the roofline in the wake of the earthquakes.

## **TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE**

*Technological and craftsmanship values that demonstrate or are associated with: the nature and use of materials, finishes and/or technological or constructional methods which were innovative, or of notable quality for the period.*

6 Coleridge Terrace has technological and craftsmanship significance for its ability to demonstrate local construction methods from the late 1870s.

## **CONTEXTUAL SIGNIFICANCE**

*Contextual values that demonstrate or are associated with: a relationship to the environment (constructed and natural), a landscape, setting, group, precinct or streetscape; a degree of consistency in terms of type, scale, form, materials, texture, colour, style and/or detail; recognised landmarks and landscape which are recognised and contribute to the unique identity of the environment.*

The dwelling is of contextual significance for its setting and elevated site above the roadway. The setting consists of the immediate rectangular land parcel. The dwelling sits near the southern end of this parcel, although the garage added in 2009 is closer still to the boundary at its south-east corner. Behind the dwelling there is a shed, a grassed area, and retaining walls (there being a step up to the adjacent Jacksons Road property on its northern boundary).

The dwelling is closely related to a group of colonial dwellings in the street, in terms of age, materials, scale and form. 1, 2, 3 and 7 Coleridge Terrace are also listed heritage items

### **ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE**

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

6 Coleridge Terrace and its setting are of archaeological significance because they have the ability to provide archaeological evidence relating to past building construction methods and materials, and human activity on the site, including that which occurred prior to 1900.

### **ASSESSMENT STATEMENT**

This dwelling and its setting is of overall significance to Christchurch and Banks Peninsula. 6 Coleridge Terrace has historical and social significance as an 1879 residence built for Matthew Brown, his wife and their family. The dwelling has cultural significance as it demonstrates the way of life of the Brown family for over 60 years. The dwelling has architectural and aesthetic significance as a Carpenter Gothic dwelling built by notable Lyttelton builders Hollis and Williams. The dwelling has technological and craftsmanship significance for its original fabric and features which evidence past methods and materials. It has contextual significance for its elevated site on Coleridge Terrace and its relationship to four other listed dwellings in the street. The dwelling and its setting have archaeological significance because they have the ability to provide archaeological evidence relating to past building construction methods and materials, and human activity on the site prior to 1900.

### **REFERENCES:**

Christchurch City Council, *Heritage File, 6 Coleridge Terrace, Lyttelton*

Daisley, Simon, *Background Information Listed Heritage Place, 6 Coleridge Terrace – 2013*

'Obituary. [Matthew Brown]' *Press* 6 February 1905, p. 8.

**REPORT DATED: 05/09/2014**

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

PLEASE USE IN CONJUNCTION WITH THE CCC HERITAGE FILES.



**DISTRICT PLAN – LISTED HERITAGE PLACE  
HERITAGE ASSESSMENT – STATEMENT OF SIGNIFICANCE  
HERITAGE ITEM NUMBER 1128  
*DWELLING AND SETTING – 7 COLERIDGE TERRACE,  
LYTTELTON***



**PHOTOGRAPH: BRENDAN SMYTH, 2014**

**HISTORICAL AND SOCIAL SIGNIFICANCE**

*Historical and social values that demonstrate or are associated with: a particular person, group, organisation, institution, event, phase or activity; the continuity and/or change of a phase or activity; social, historical, traditional, economic, political or other patterns.*

The dwelling at 7 Coleridge Terrace has historical and social significance as a late 19<sup>th</sup> century dwelling constructed by local builders Hollis and Williams and for its association with prominent local personality John Prior Eames. The property was originally granted to the Anglican Church in 1855 and transferred to Christ's College in 1857, by which time the school had moved to Oxford Terrace in Christchurch. It was eventually transferred back to the Church Property Trustees in 1878 and in 1883 the church contracted land to local builders Hollis and Williams, the agreement being they would construct a house on the site and then purchase it from the church.

Henry Williams bought the house that was built as a result and retained ownership until 1907, when he sold it to John Webb. Webb sold the house in 1912 to John Prior Eames, who had been living on the coal hulk *Darra* with his family. Eames was a prominent member of

the Lyttelton community. He served in the fire brigade, was secretary for the Lyttelton Navals Committee and a member of the Oddfellows Lodge. Following his wife's death in 1947 the property was purchased by Emily Harvey. She retained the dwelling until 1974 and it has subsequently had a variety of owners.

## **CULTURAL AND SPIRITUAL SIGNIFICANCE**

*Cultural and spiritual values that demonstrate or are associated with the distinctive characteristics of a way of life, philosophy, tradition, religion, or other belief, including: the symbolic or commemorative value of the place; significance to Tangata Whenua; and/or associations with an identifiable group and esteemed by this group for its cultural values.*

The dwelling at 7 Coleridge Terrace has cultural significance for its ability to demonstrate the way of life of its former residents through its size, scale and layout of rooms.

## **ARCHITECTURAL AND AESTHETIC SIGNIFICANCE**

*Architectural and aesthetic values that demonstrate or are associated with: a particular style, period or designer, design values, form, scale, colour, texture and material of the place.*

The dwelling at 7 Coleridge Terrace has architectural and aesthetic significance as an Italianate square plan villa, dating from the period that saw the transition from Carpenter's Gothic to the Victorian villa. The dwelling is two storeys at the front with a single storey to the rear; the latter received a second storey addition in 1983. It is constructed of timber weatherboards and has a shallow pitched hipped roof, and a symmetrical façade. The windows are sash type, and the front door has sidelights and a fanlight. The ground floor windows have heavily decorated moulded architraves and brackets while the upper floor windows have only brackets. There are decorative modillions at eaves level and a balcony running the width of first floor. The balcony was reduced in size and then reinstated during the 20<sup>th</sup> century over a veranda at ground floor level. There is a decorative iron frieze between the posts of the balcony and a decorative iron frieze of a different design between the posts of the veranda. The balcony also features a decorative iron baluster. The designer is currently unknown but it may have been designed in-house by Hollis and Williams.

## **TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE**

*Technological and craftsmanship values that demonstrate or are associated with: the nature and use of materials, finishes and/or technological or constructional methods which were innovative, or of notable quality for the period.*

The dwelling has technological and craftsmanship significance for its ability to demonstrate local construction methods from the late 19<sup>th</sup> century, including the use of machine made mouldings for ornamental timber and ironwork.

## **CONTEXTUAL SIGNIFICANCE**

*Contextual values that demonstrate or are associated with: a relationship to the environment (constructed and natural), a landscape, setting, group, precinct or streetscape; a degree of consistency in terms of type, scale, form, materials, texture, colour, style and/or detail; recognised landmarks and landscape which are recognised and contribute to the unique identity of the environment.*

The dwelling at 7 Coleridge Terrace and its setting have contextual significance for its elevated site above the roadway and relationship to other listed heritage dwellings. The setting consists of the immediate land parcel, which is located at the western end of the access road serving the northern houses on Coleridge Terrace. The dwelling is closely related to a group of colonial dwellings in the street, in terms of age, materials, scale and form. The dwellings at 1, 2, 3 and 6 Coleridge Terrace are also listed heritage items and this dwelling is particularly related to No. 6, which represents an earlier stage in the development of Victorian residential architecture.

## **ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE**

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

The dwelling at 7 Coleridge Terrace and its setting have archaeological significance because of the potential to provide archaeological evidence relating to past building construction methods and materials, and human activity on the site, including that which occurred prior to 1900. Lyttelton has potential to hold archaeological evidence relating to Māori activity. Ōhinehou (Lyttelton) was the name of an ancient pā which was probably situated on a golden beach near to the present day Lyttelton tunnel mouth. The pā dates back to the time of Ngāti Māmoe. It was invaded by incoming Ngāi Tahu led by the prominent chief Te Rakiwhakaputa. Ōhinehou became a Ngāi Tahu village as a result of this invasion. The early history of European visitors and colonists in Lyttelton prior to 1900 is well documented, and the dwelling itself dates from c.1883.

## **ASSESSMENT STATEMENT**

The dwelling and its setting has overall significance to Christchurch and Banks Peninsula. 7 Coleridge Terrace has historical and social significance as a late 19<sup>th</sup> century dwelling built by local builders Hollis and Williams and for its association with prominent local John Prior Eames. The dwelling has cultural significance as it demonstrates the way of life of its former residents, particularly the Williams and Eames families. The dwelling has architectural and aesthetic significance as an Italianate villa and technological and craftsmanship significance for its ability to demonstrate local construction methods from the late 19<sup>th</sup> century, including the use of machine made decorative features. The dwelling and its setting have contextual significance through their relationship to the Carpenter Gothic building at 6 Coleridge Terrace, as well as the listed heritage items at 1, 2 and 3 Coleridge Terrace and for its prominent elevated site. The dwelling and its setting has archaeological significance in view of the date at which development first occurred on this property and potential to provide archaeological evidence of Maori activity which is documented for the area.

## **REFERENCES:**

Christchurch City Council, *Heritage File, 7 Coleridge Terrace, Lyttelton*  
Daisley, Simon, *Background Information Listed Heritage Place, 7 Coleridge Terrace - 2013*

<http://christchurchcitylibraries.com/tikoukawhenua/ohinehou>

**REPORT DATED: 26 FEBRUARY, 2015**

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

PLEASE USE IN CONJUNCTION WITH THE CCC HERITAGE FILES.

CHRISTCHURCH DISTRICT PLAN  
LYTTELTON RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

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ITEM NAME House  
ADDRESS 10 Coleridge Terrace  
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	19 <sup>th</sup> century +

STYLE

Vernacular

PHYSICAL DESCRIPTION

Two-storey dwelling with three-part L-shaped footprint and hipped and gabled roof forms. Sash and casement type fenestration, front wing has faceted bay window on ground floor and decorative bargeboards.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house stands on the north side of Coleridge Terrace close by its intersection with Hawkhurst Road to the west. The earliest stage of the dwelling is built close to the road boundary, which is marked by a picket fence.

MATERIALS/STRUCTURE

Timber, corrugated metal.

ALTERATIONS

Addition of new, two-storey section at centre of house (c.2015).

RATING

Contributory

REASON FOR RATING

Modified colonial dwelling, which is notable for the narrow width of the original wing closest to the road.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19<sup>th</sup> century until the present day.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

#### CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

#### ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19<sup>th</sup> century, the area has potential archaeological values relating to its historic use and occupation.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

#### REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>  
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

21 October 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
LYTTELTON RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

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ITEM NAME Dwelling  
ADDRESS 11 Coleridge Terrace  
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	1850s

STYLE

Vernacular cottage

PHYSICAL DESCRIPTION

Single-storey dwelling with rectangular footprint and saltbox roof. Central entry, straight veranda with cast-iron lacework, casement and fanlight type fenestration.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house stands on the north side of Coleridge Terrace immediately adjacent to its intersection with Hawkhurst Road to the west. Auxiliary building in north-east corner of the lot.

MATERIALS/STRUCTURE

Timber, corrugated metal.

ALTERATIONS

Facade windows replaced (mid-20<sup>th</sup> century?). Solar panels installed on roof (c.2015).

RATING

Defining

REASON FOR RATING

Early colonial dwelling on corner site.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19<sup>th</sup> century until the present day.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

#### CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

#### ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19<sup>th</sup> century, the area has potential archaeological values relating to its historic use and occupation.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

#### REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>  
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

21 October 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services



CHRISTCHURCH DISTRICT PLAN  
LYTTELTON RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

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ITEM NAME House  
ADDRESS 1 Cornwall Road  
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	2010

STYLE

Contemporary bay villa

PHYSICAL DESCRIPTION

Single-storey dwelling with rectangular footprint and hipped roof. Faceted bay window terminates balustraded veranda carried on simple squared posts. Casement-and-fanlight type fenestration. Monopitch extension at rear (north) is on higher ground and linked to main section via small, lean-to porch.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house is located on the west side of Cornwall Road; the property is bounded to the south by Exeter Street. A concrete block and corrugated metal perimeter fence has replaced the original stone retaining wall on the Exeter Street frontage.

MATERIALS/STRUCTURE

Timber, aluminium joinery, corrugated metal.

ALTERATIONS

N/A

RATING

Neutral

REASON FOR RATING

A new house that is modelled on the original bay villa on the site.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19<sup>th</sup> century until the present day.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

#### CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

#### ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19<sup>th</sup> century, the area has potential archaeological values relating to its historic use and occupation.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

#### REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>  
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

21 October 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
LYTTELTON RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

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ITEM NAME House  
ADDRESS 2 Cornwall Road  
Lyttelton

PHOTO



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

STYLE

Modified bay villa

PHYSICAL DESCRIPTION

A single-storey dwelling with rectangular footprint and hipped roof. Lean-to and monopitch extensions at rear (north elevation). Casement windows, exposed rafters, entry set in recessed porch on side (west) elevation.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house is located on the east side of Cornwall Road; the property is bounded to the south by Exeter Street. A concrete block wall and vegetation mark the Exeter Street boundary; a low picket fence runs along the Cornwall Road frontage. Metal gates provide vehicle and pedestrian access to the site.

MATERIALS/STRUCTURE

Timber, corrugated metal.

ALTERATIONS

Veranda enclosed and extended, deck erected (c.1980?).

RATING

Neutral

REASON FOR RATING

A substantially modified bay villa that frames the south end of Cornwall Road.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19<sup>th</sup> century until the present day.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

#### CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

#### ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19<sup>th</sup> century, the area has potential archaeological values relating to its historic use and occupation.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

#### REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>  
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

21 October 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
LYTTELTON RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

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ITEM NAME former Hunter house & 'Cressy House', former Lyttelton Maternity Hospital

ADDRESS 1 Cressy Terrace  
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS

N/A

ARCHITECT/DESIGNER

DATE OF CONSTRUCTION

STYLE

Bay villa + Arts & Crafts Bungalow

PHYSICAL DESCRIPTION

A multi-level building with an irregular rectangular footprint and hipped and gabled roof forms. Building on the south lot is a bay villa with a hipped roof, cross-gabled bay with shingle detailing and straight veranda with decorative brackets that returns to the south. Double-hung sash and casement windows. Former maternity hospital is a one-a-half storey building with gabled dormers and an L-shaped extension to the north-west. Buildings are linked at the north wall of the villa.

CONTEXT/SETTING/LANDSCAPE FEATURES

The building is located on a plot of land that is bounded by Seaview Terrace to the west, Cressy Terrace to the north-west, and Brittan Terrace to the east. Vehicle access is via a driveway at the north-east corner of the lot and the property abuts the Cressy Terrace Tennis Courts to the west. The road boundary is marked by fencing on Cressy Terrace and a low stone wall on Brittan Terrace; the villa site is open to the road and has a matching garage flanking concrete steps to the house site.

MATERIALS/STRUCTURE

Timber, brick, plaster cement, corrugated metal.

HNZPT LIST ENTRY STATUS

N/A

FE Musgrove, contractor [hospital]

c.1910? [villa] + 1931 [maternity hospital]

## ALTERATIONS

Bay villa entry altered (date unknown).

## RATING

Defining

## REASON FOR RATING

Two buildings that together comprise a local landmark that upholds the historic, architectural and contextual values of the area.

## HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19<sup>th</sup> century until the present day. The property is comprised of two lots, which were historically part of a large land parcel held by the Ashburton and North Canterbury United Charitable Aid Board [later the North Canterbury Hospital Board] that was subdivided in 1906. Lot 18 of the survey was leased to William Lee, a Methodist minister, in 1905. Lee transferred the lease to Thomas Morison Hunter, a pilot, in 1911 and Hunter received a new 21-year lease from the NCHB in 1926. At some time after that date the house was connected to the new building to its north. On Lot 19, the former site of the Lyttelton Orphanage that burnt down in 1904, the Lyttelton Maternity Hospital was built in 1931. The maternity home closed, in spite of local protests, in 1970. The premises were then converted into a home for the aged called 'Cressy House'.

## CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

## ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

## CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

## ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19<sup>th</sup> century, the area has potential archaeological values relating to its historic use and occupation.

## TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

## REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas> Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

3 December 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy  
Services

CHRISTCHURCH DISTRICT PLAN  
LYTTELTON RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

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ITEM NAME former Lancaster / Hannah house

ADDRESS 2 Cressy Terrace  
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS

N/A

ARCHITECT/DESIGNER

DATE OF CONSTRUCTION

STYLE

Colonial villa

PHYSICAL DESCRIPTION

A single-storey dwelling with a rectangular footprint and gabled roof forms. Principal, south-east elevation has cross-gabled bay with faceted bay window terminating a straight veranda. Decorative bargeboards and veranda brackets, double-hung sash windows.

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling stands on an elevated site on the north-west side of Cressy Terrace overlooking its intersection with Brittan Terrace. The road boundary is marked by a concrete retaining wall into which is set a single-car garage at the corner of the lot. There is pedestrian access to the site via a flight of concrete steps with picket style balustrading on the south-west corner of the lot.

MATERIALS/STRUCTURE

Timber, corrugated metal.

ALTERATIONS

Unknown.

RATING

Defining

REASON FOR RATING

A later 19th century dwelling that upholds the historic, architectural and contextual values of the area.



#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19<sup>th</sup> century until the present day. In 1887 the subject lot was created by subdivision and the first title issued to George Lancaster, a labourer and, later, nightwatchman for the Union Steam Ship Company. Lancaster married Eurydice Eden in 1875 and the couple had three children. Lancaster's heirs transferred the property to John Hannah, a local miner, in 1921 and it remained in Hannah family ownership for over 50 years.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

#### CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

#### ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19<sup>th</sup> century, the area has potential archaeological values relating to its historic use and occupation.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

#### REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>  
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

3 December 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
LYTTELTON RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                   Garage  
ADDRESS                    3 Cressy Terrace  
                                  Lyttelton

PHOTO



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

STYLE

Utilitarian

PHYSICAL DESCRIPTION

An auxiliary building with rectangular footprint and gabled roof. Roller doors on north-west elevation.

CONTEXT/SETTING/LANDSCAPE FEATURES

The building stands below the level of the road on the east side of Cressy Terrace immediately south of the Cressy Terrace Tennis Courts. The east boundary of the lot is formed by Seaview Terrace and the road boundary, which is largely open, is marked by a pipe railing and wire mesh fence.

MATERIALS/STRUCTURE

Corrugated steel.

ALTERATIONS

Unknown, if any.

RATING

Neutral

REASON FOR RATING

A garage associated with the dwelling at 5 Cressy Terrace.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19<sup>th</sup> century until the present day.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

#### CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

#### ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19<sup>th</sup> century, the area has potential archaeological values relating to its historic use and occupation.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

#### REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>  
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

28 November 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
LYTTELTON RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME former Harris house

ADDRESS 4 Cressy Terrace  
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS

N/A

ARCHITECT/DESIGNER

DATE OF CONSTRUCTION

STYLE

Bay villa

PHYSICAL DESCRIPTION

A multi-level dwelling with a rectangular footprint and gabled roof forms. Principal, south-east elevation has cross-gabled bay with faceted bay window and shingled end flanking a veranda sheltering an entry with side and fanlights. Bracketed eaves, decorative bargeboards and veranda brackets, double-hung sash windows.

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling stands on an elevated site on the north-west side of Cressy Terrace to the west of its intersection with Brittan Terrace. The road boundary is marked by a concrete block retaining wall on which is mounted a low open paling fence. There is pedestrian access to the site via a flight of concrete steps.

MATERIALS/STRUCTURE

Timber, corrugated metal.

ALTERATIONS

Unknown.

RATING

Defining

REASON FOR RATING

A composite later 19<sup>th</sup> and early 20<sup>th</sup> century dwelling that upholds the historic, architectural and contextual values of the area.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19<sup>th</sup> century until the present day. This property was transferred in 1884 to John Wilson Harris and then subdivided, thus creating 2 Cressy Terrace, three years later. Wilson married Mary Ann Mathews in 1885 and the couple had three children. It is reported by Heritage NZPT that the Harris house was remodelled as a bay villa in c.1911. In 1928 the property was transferred by Mary Ann Harris to James Stark, an engineer. Since 1938 it has passed through other hands.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

#### CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

#### ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19<sup>th</sup> century, the area has potential archaeological values relating to its historic use and occupation.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

#### REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>  
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

3 December 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
LYTTELTON RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME former Miller / Storer house

ADDRESS 5 Cressy Terrace  
Lytelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS

N/A

HNZPT LIST ENTRY STATUS

N/A

ARCHITECT/DESIGNER

Unknown

DATE OF CONSTRUCTION

c.1910

STYLE

Bay villa

PHYSICAL DESCRIPTION

A multi-level dwelling with a rectangular footprint and pyramidal roof. Principal, east-facing elevation has cross-gabled bay with faceted bay window flanking straight veranda that returns to the north and has timber balustrading. Bracketed eaves, double-hung sash and casement windows.

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling stands on a lot bounded by Cressy Terrace in the north-west and Seaview Terrace, a pedestrian walkway, in the south-east. The house is positioned closer to the Seaview Terrace boundary; the Cressy Terrace boundary is marked by a gabled garage and pipe railing and wire mesh fencing.

MATERIALS/STRUCTURE

Timber, decramastic tiles.

ALTERATIONS

Reroofed (1970s?).

RATING

Defining

REASON FOR RATING

A slightly modified bay villa that upholds the area's historic, architectural and contextual values.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19<sup>th</sup> century until the present day. This property was part of a large parcel bounded by Cressy Terrace and Brittan Terrace that was subdivided by the Ashburton and North Canterbury United Charitable Aid Board in 1906. The subdivision created Seaview Terrace and Lot 14 of the survey was leased to Malcolm James Miller in July 1909. Miller (died 1941), who was a shipwright, Lyttelton Harbour Board member and borough councillor, transferred the lease to David Storer Kerr, a marine engineer, in 1924. The property has since passed through other hands and is now freehold

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

#### CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

#### ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19<sup>th</sup> century, the area has potential archaeological values relating to its historic use and occupation.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

#### REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

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

3 December 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
LYTTELTON RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME former Gibbons house

ADDRESS 6 Cressy Terrace  
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS HNZPT LIST ENTRY STATUS

N/A N/A

ARCHITECT/DESIGNER Unknown

DATE OF CONSTRUCTION 1890s

STYLE

Bay villa

PHYSICAL DESCRIPTION

A multi-level dwelling with a rectangular footprint and centre-gutter hipped roof. Principal, south-east elevation has cross-gabled bay with bow window and shingled end flanking a veranda that returns to the north-east. Main entry has side and fanlights and is flanked by a triplet sash window. Bracketed eaves, double-hung sash and multi-pane casement windows.

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling stands on an elevated site on the north-west side of Cressy Terrace to the west of its intersection with Brittan Terrace. The road boundary is marked by a concrete retaining wall into which is set a garage. There is pedestrian access to the site via a flight of concrete steps in the south corner of the lot.

MATERIALS/STRUCTURE

Timber, corrugated metal.

ALTERATIONS

Bow window installed? (1930s?).

RATING

Defining

REASON FOR RATING

A slightly modified late 19th century bay villa that upholds the historic, architectural and contextual values of the area.



#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19<sup>th</sup> century until the present day. Annie and Captain John Gibbons (1850-1918), a master mariner, were in residence in the 1900s.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

#### CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

#### ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19<sup>th</sup> century, the area has potential archaeological values relating to its historic use and occupation.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

#### REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>  
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

3 December 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
LYTTELTON RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME former Slater house

ADDRESS 7 Cressy Terrace  
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS

N/A

ARCHITECT/DESIGNER

DATE OF CONSTRUCTION

STYLE

Bay villa

PHYSICAL DESCRIPTION

A multi-level dwelling with a rectangular footprint and pyramidal roof. Principal, east-facing elevation has faceted bay with decorative gable end treatment. Modern lean-to on north elevation. Bracketed eaves, casement windows and glazed doors.

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling stands on a lot bounded by Cressy Terrace in the north-west and Seaview Terrace, a pedestrian walkway, in the south-east. The house is positioned close to the Seaview Terrace boundary; the Cressy Terrace boundary is marked by a paling fence and flat-roofed garage.

MATERIALS/STRUCTURE

Timber, corrugated metal.

ALTERATIONS

North addition, veranda enclosed, sash windows replaced (c.1970).

RATING

Contributory

REASON FOR RATING

A modified bay villa that contributes to the area's historic, architectural and contextual values.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19<sup>th</sup> century until the present day. This property was part of a large parcel bounded by Cressy Terrace and Brittan Terrace that was subdivided by the Ashburton and North Canterbury United Charitable Aid Board in 1906. The subdivision created Seaview Terrace and Lot 12 of the survey was leased to William George Slater, a storeman, in March 1909. Slater transferred the lease to Frederick Llewellyn Davis, a traveller, in June 1920; Davis transferred it to Albert Stanley in March 1922. The property has passed through other hands since 1928 and is now freehold

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

#### CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

#### ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19<sup>th</sup> century, the area has potential archaeological values relating to its historic use and occupation.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

#### REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>  
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

3 December 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
LYTTELTON RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME former Bishop house

ADDRESS 8 Cressy Terrace  
Lytelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS

N/A

ARCHITECT/DESIGNER

DATE OF CONSTRUCTION

STYLE

Bay villa

PHYSICAL DESCRIPTION

A multi-level dwelling with a rectangular footprint and centre-gutter hipped roof. Principal, south-east elevation has cross-gabled bay with boxed bay window flanking a straight veranda with cast-iron lacework. Main entry has side and fanlights and is reached via a flight of timber steps. Bracketed eaves, double-hung sash windows.

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling stands on the north-west side of Cressy Terrace to the west of its intersection with Brittan Terrace. The road boundary is marked by a volcanic scoria stone retaining wall on which is mounted an open paling fence. There is pedestrian access to the site via a flight of concrete steps in the south corner of the lot.

MATERIALS/STRUCTURE

Timber, corrugated metal.

ALTERATIONS

Lower level development? (date unknown).

RATING

Defining

REASON FOR RATING

A late 19th century dwelling that upholds the historic, architectural and contextual values of the area.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19<sup>th</sup> century until the present day. Thomas Bishop, an engine driver, was in residence in 1904.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

#### CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

#### ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19<sup>th</sup> century, the area has potential archaeological values relating to its historic use and occupation.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

#### REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>  
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

3 December 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
LYTTELTON RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                    former Smith house  
ADDRESS                    9 Cressy Terrace [3 Seaview Terrace]  
                                  Lyttelton

PHOTO



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

STYLE

California bungalow

PHYSICAL DESCRIPTION

A multi-level dwelling with a rectangular footprint and pyramidal roof with gablets. Principal, east-facing elevation has bow windows and balcony with timber balustrading. Exposed rafters; casement and fanlight type windows. Inset veranda with decorative frieze on north elevation.

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling stands on a lot bounded by Cressy Terrace in the north-west and Seaview Terrace, a pedestrian walkway, in the south-east. The house is positioned close to the Seaview Terrace boundary; the Cressy Terrace boundary is marked by a timber decked parking pad and gabled garage.

MATERIALS/STRUCTURE

Timber, corrugated metal.

ALTERATIONS

Unknown, if any.

RATING

Defining

REASON FOR RATING

An interwar bungalow villa that upholds the area's historic, architectural and contextual values.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19<sup>th</sup> century until the present day. This property was part of a large parcel bounded by Cressy Terrace and Brittan Terrace that was subdivided by the Ashburton and North Canterbury United Charitable Aid Board in 1906. The subdivision created Seaview Terrace and Lot 10 of the survey was leased to George Anderson Smith in May 1909. Smith, a grocer, died at his home in 1934; the property has since passed through other hands and is now freehold.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

#### CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

#### ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19<sup>th</sup> century, the area has potential archaeological values relating to its historic use and occupation.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

#### REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

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

3 December 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy  
Services

CHRISTCHURCH DISTRICT PLAN  
LYTTELTON RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME former Munro / Bishop / Scott house – ‘Unthank’

ADDRESS 10 Cressy Terrace  
Lytelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS

N/A

ARCHITECT/DESIGNER

DATE OF CONSTRUCTION

STYLE

Square-plan villa

PHYSICAL DESCRIPTION

A single-storey dwelling with a rectangular footprint and pyramidal roof. Principal, south-east elevation has straight veranda that returns to the north. Lean-to at rear (north-west elevation). Casement windows and glazed doors; bracketed eaves.

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling stands on an elevated site on the north-west side of Cressy Terrace to the west of its intersection with Brittan Terrace. The road boundary is marked by volcanic scoria stone retaining walls and vegetation; a concrete pathway shared with 12 Cressy Terrace provides pedestrian access to the site.

MATERIALS/STRUCTURE

Timber, corrugated steel.

ALTERATIONS

Reroofed (c.2015?).

RATING

Defining

REASON FOR RATING

A late 19<sup>th</sup> century dwelling that upholds the historic, architectural and contextual values of the area.



#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19<sup>th</sup> century until the present day. John Munro, a railway shunter, was issued title to this property in 1896. Munro transferred it to Emily Bishop, the wife of engine driver Thomas Bishop, in January 1898, and it was then transferred to James McInnes Scott, a master mariner, and his wife Fanny In 1904. The Scotts called their home 'Unthank', after James Scott's home farm in Scotland. The property has passed through other hands since 1922.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

#### CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

#### ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19<sup>th</sup> century, the area has potential archaeological values relating to its historic use and occupation.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

#### REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>  
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

3 December 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
LYTTELTON RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME former Turner house  
ADDRESS 11 Cressy Terrace [4 Seaview Terrace]  
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Thomas Bagrie, owner/builder?
DATE OF CONSTRUCTION	c.1909

STYLE

Bay villa

PHYSICAL DESCRIPTION

A single-storey dwelling with a rectangular footprint and pyramidal roof. Principal, east-facing elevation has cross-gabled bay with decorative end and faceted bay window. Double-hung sash windows and bracketed eaves.

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling stands on a lot bounded by Cressy Terrace in the north-west and Seaview Terrace, a pedestrian walkway, in the south-east. The house is positioned close to the Seaview Terrace boundary; the Cressy Terrace boundary is marked by a detached garage and timber decked parking pad.

MATERIALS/STRUCTURE

Timber, corrugated metal.

ALTERATIONS

Unknown, if any.

RATING

Defining

REASON FOR RATING

A villa that upholds the area's historic, architectural and contextual values.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19<sup>th</sup> century until the present day. This property was part of a large parcel bounded by Cressy Terrace and Brittan Terrace that was subdivided by the Ashburton and North Canterbury United Charitable Aid Board in 1906. The subdivision created Seaview Terrace and Lot 8 of the survey was leased to Thomas Bagrie in January 1909. Bagrie, a local builder, transferred the lease to Arthur Turner, a marine engineer, in 1912; since 1923 it has passed through other hands.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

#### CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

#### ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19<sup>th</sup> century, the area has potential archaeological values relating to its historic use and occupation.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

#### REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>  
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

xx August 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
LYTTELTON RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME House  
ADDRESS 12 Cressy Terrace  
Lyttelton

PHOTO



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

STYLE

Square-plan villa

PHYSICAL DESCRIPTION

A single-storey dwelling with a rectangular footprint and pyramidal roof. Principal, south-east facing elevation has straight veranda; lean-to at rear (north-west elevation).

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling stands on an elevated site on the north-west side of Cressy Terrace to the west of its intersection with Brittan Terrace. The road boundary is marked by volcanic scoria stone retaining walls and vegetation; a concrete pathway shared with 10 Cressy Terrace provides pedestrian access to the site.

MATERIALS/STRUCTURE

Timber?, corrugated steel.

ALTERATIONS

Addition at east corner (c.1970). Reroofed (c.2015).

RATING

Contributory

REASON FOR RATING

An early 20th century dwelling that contributes to the historic and contextual values of the area.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19<sup>th</sup> century until the present day.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

#### CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

#### ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19<sup>th</sup> century, the area has potential archaeological values relating to its historic use and occupation.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

#### REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

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REPORT COMPLETED

3 December 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
LYTTELTON RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME former Lester/Holden house  
ADDRESS 13 Cressy Terrace [5 Seaview Terrace]  
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	c.1908?

STYLE

Modified square-plan villa

PHYSICAL DESCRIPTION

A multi-level dwelling with a rectangular footprint and pyramidal roof. Principal, east-facing elevation has gabled bungalow-style bay framing main entry with side and fanlights and balcony with timber balustrading. Double-hung sash and casement windows.

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling stands on a lot bounded by Cressy Terrace in the north-west and Seaview Terrace, a pedestrian walkway, in the south-east. The house is positioned close to the Seaview Terrace boundary; the Cressy Terrace boundary is marked by a parking pad and corrugated metal fencing.

MATERIALS/STRUCTURE

Timber, corrugated metal.

ALTERATIONS

Veranda removed, bungalow style bay built or remodelled (1920s?).

RATING

Contributory

REASON FOR RATING

A modified villa that contributes to the area's historic, architectural and contextual values.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19<sup>th</sup> century until the present day. This property was part of a large parcel bounded by Cressy Terrace and Brittan Terrace that was subdivided by the Ashburton and North Canterbury United Charitable Aid Board in 1906. The subdivision created Seaview Terrace and Lot 6 of the survey was leased to William Thomas Lester in January 1908. Lester, who was elected to the Lyttelton Borough Council in 1911, transferred the lease to Janet Holden in May 1911; Holden transferred it to Henry Oates in 1919. The property has since passed through other hands and is now freehold.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

#### CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

#### ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19<sup>th</sup> century, the area has potential archaeological values relating to its historic use and occupation.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

#### REFERENCES

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

3 December 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
LYTTELTON RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME Garden site  
ADDRESS 14 Cressy Terrace  
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	Pre-1930

STYLE

Vernacular

PHYSICAL DESCRIPTION

A largely undeveloped site with auxiliary structures and buildings that relate to the residential property at 16 Cressy Terrace. Small garden shed, terraced garden beds, concrete paving and timber decking

CONTEXT/SETTING/LANDSCAPE FEATURES

The property is located on the north side of Cressy Terrace and can be accessed from 16 Cressy Terrace or via a driveway off Cressy Terrace. The road boundary is marked by timber retaining walls and vegetation.

MATERIALS/STRUCTURE

Concrete, timber.

ALTERATIONS

Unknown.

RATING

Neutral

REASON FOR RATING

A partially developed lot associated with the dwelling at 16 Cressy Terrace.



#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19<sup>th</sup> century until the present day.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

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#### CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

#### ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19<sup>th</sup> century, the area has potential archaeological values relating to its historic use and occupation.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

#### REFERENCES

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REPORT COMPLETED

28 November 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
LYTTELTON RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME former Miller house  
ADDRESS 15 Cressy Terrace [6 Seaview Terrace]  
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	c.1908?

STYLE

Square-plan villa

PHYSICAL DESCRIPTION

A single-storey dwelling with a rectangular footprint and pyramidal roof. Lean-to at rear (west elevation). Principal, east-facing elevation has enclosed veranda that returns to the north.

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling stands on a lot bounded by Cressy Terrace in the north-west and Seaview Terrace, a pedestrian walkway, in the south-east. The house is positioned close to the Seaview Terrace boundary; the Cressy Terrace boundary is marked by a detached garage and vegetation.

MATERIALS/STRUCTURE

Timber, corrugated metal.

ALTERATIONS

Veranda enclosed (date unknown).

RATING

Contributory

REASON FOR RATING

A modified villa that contributes to the area's historic, architectural and contextual values.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19<sup>th</sup> century until the present day. This property was part of a large parcel bounded by Cressy Terrace and Brittan Terrace that was subdivided by the Ashburton and North Canterbury United Charitable Aid Board in 1906. The subdivision created Seaview Terrace and Lot 4 of the survey was leased to William Alexander Miller, a stevedore with the NZ Shipping Company, in August 1907. The property has since passed through other hands and is now freehold.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

#### CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

#### ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19<sup>th</sup> century, the area has potential archaeological values relating to its historic use and occupation.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

#### REFERENCES

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REPORT COMPLETED

3 December 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
LYTTELTON RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME House  
ADDRESS 16 Cressy Terrace  
Lyttelton

PHOTO



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

STYLE

Modified square-plan villa

PHYSICAL DESCRIPTION

A single-storey dwelling with a rectangular footprint and pyramidal roof. Principal, south-facing elevation has mid-20<sup>th</sup> century windows and no entry. Rear (north elevation) lean-to.

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling stands on the north side of Cressy Terrace west of its intersection with Brittan Terrace. There is pedestrian only access to the site via a path with stone retaining walls. The road boundary is marked by volcanic stone retaining walls and garden plantings.

MATERIALS/STRUCTURE

Timber, corrugated metal.

ALTERATIONS

Windows replaced, veranda and central entry removed (later 1970s?).

RATING

Neutral

REASON FOR RATING

A highly modified villa that is associated with the vacant garden site at 14 Cressy Terrace and maintains the residential character of the area.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19<sup>th</sup> century until the present day.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

#### CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

#### ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19<sup>th</sup> century, the area has potential archaeological values relating to its historic use and occupation.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

#### REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

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

3 December 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
LYTTELTON RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME House  
ADDRESS 18 Cressy Terrace  
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	c.1990

STYLE

Contemporary vernacular

PHYSICAL DESCRIPTION

A single-storey dwelling with a rectangular footprint and gabled roof. Inset porch at south-east corner, casement windows and glazed doors. Timber deck on south elevation.

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling stands on a terraced site in the north side of Cressy Terrace. A detached garage stands closer to the road on a lower level to the house and is accessed via an asphalt drive. The driveway and road boundary are lined by timber retaining walls and vegetation.

MATERIALS/STRUCTURE

Fibre cement boards, timber, corrugated steel.

ALTERATIONS

Unknown, if any.

RATING

Neutral

REASON FOR RATING

A late 20<sup>th</sup> century dwelling on a previously undeveloped site.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19<sup>th</sup> century until the present day.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

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#### ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19<sup>th</sup> century, the area has potential archaeological values relating to its historic use and occupation.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

#### REFERENCES

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

28 November 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
LYTTELTON RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME House  
ADDRESS 21 Cressy Terrace  
Lytelton

PHOTO



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

STYLE

California bungalow

PHYSICAL DESCRIPTION

A multi-level dwelling with an irregular rectangular footprint and gabled roof forms. Principal, east-facing elevation has upper floor balcony. Shingled gable ends, casement windows.

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling stands on the south-east side of Cressy Terrace south of its intersection with Pages Road. The road boundary is marked by a picket fence and vegetation; there is pedestrian only access to the site.

MATERIALS/STRUCTURE

Timber, corrugated steel.

ALTERATIONS

Reroofed & refurbished (2021).

RATING

Neutral

REASON FOR RATING

A modified dwelling that maintains the area's residential character.



#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19<sup>th</sup> century until the present day.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

#### CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

#### ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19<sup>th</sup> century, the area has potential archaeological values relating to its historic use and occupation.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

#### REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

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

3 December 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
LYTTELTON RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME Vacant lot  
ADDRESS 22 Cressy Terrace  
Lyttelton

PHOTO



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

STYLE

Grassed lot.

PHYSICAL DESCRIPTION

A grassed lot that rises to the north and has vegetation along the northern boundary.

CONTEXT/SETTING/LANDSCAPE FEATURES

The section is located on the north side of Cressy Terrace directly opposite the Cressy Terrace Tennis Courts. The road boundary is unmarked.

MATERIALS/STRUCTURE

Grass, trees and shrubs.

ALTERATIONS

N/A

RATING

Neutral

REASON FOR RATING

A vacant section that does not appear to have been developed previously.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19<sup>th</sup> century until the present day.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

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#### CONTEXTUAL SIGNIFICANCE

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#### ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19<sup>th</sup> century, the area has potential archaeological values relating to its historic use and occupation.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

#### REFERENCES

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REPORT COMPLETED

28 November 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
LYTTELTON RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME House  
ADDRESS 23 Cressy Terrace  
Lyttelton

PHOTO



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

STYLE

Square-plan villa

PHYSICAL DESCRIPTION

A multi-level dwelling with a rectangular footprint and pyramidal roof. Principal, east-facing elevation has bullnosed veranda and central entry with fanlight flanked by paired double-hung sash windows. Lower level has casement windows and glazed doors.

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling stands on the south-east side of Cressy Terrace to the south of its intersection with Pages Road. The road boundary is marked by a picket fence and stand-alone gabled garage with timber decked parking pad.

MATERIALS/STRUCTURE

Timber, decramastic tiles.

ALTERATIONS

Reroofed (1970s). Lower-level development, garage enlarged & decking erected (2000s?).

RATING

Contributory

REASON FOR RATING

A modified square-plan villa that contributes to the area's historic, architectural and contextual values.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19<sup>th</sup> century until the present day.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

#### CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

#### ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19<sup>th</sup> century, the area has potential archaeological values relating to its historic use and occupation.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

#### REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>  
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

3 December 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
LYTTELTON RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME House  
ADDRESS 24 Cressy Terrace  
Lyttelton

PHOTO



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

STYLE

Modified square-plan villa

PHYSICAL DESCRIPTION

A multi-level dwelling with an irregular rectangular footprint and hipped roof forms. Principal, south-facing elevation has partially glazed veranda and modern picture window in hip roofed bay. Return veranda with pipe railing, bracketed eaves, main entry has side and fanlights. Lean-tos at side and rear (north & east elevation).

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling stands on the north side of Cressy Terrace on the opposite side of the road from the Cressy Terrace Tennis Courts. The road boundary is marked by a monopitch roofed garage on the road reserve and concrete block retaining walls.

MATERIALS/STRUCTURE

Timber, decramastic tiles.

ALTERATIONS

Reroofed, windows replaced (mid-20<sup>th</sup> century). Chimneys removed (post-2011).

RATING

Contributory

REASON FOR RATING

A modified square-plan villa that contributes to the area's historic, architectural and contextual values.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19<sup>th</sup> century until the present day.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

#### CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

#### ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19<sup>th</sup> century, the area has potential archaeological values relating to its historic use and occupation.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

#### REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>  
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

3 December 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services



CHRISTCHURCH DISTRICT PLAN  
LYTTELTON RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME House  
ADDRESS 25 Cressy Terrace  
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS HNZPT LIST ENTRY STATUS

N/A N/A

ARCHITECT/DESIGNER Unknown

DATE OF CONSTRUCTION 1950s?

STYLE

Vernacular

PHYSICAL DESCRIPTION

A multi-level dwelling with an irregular rectangular footprint and hipped roof forms. Principal east-facing elevation has pipe rail balcony. Casement windows and glazed doors.

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling stands on the south-east side of Cressy Terrace to the south of its intersection with Pages Road. Within the road reserve adjacent to the north-west boundary is an outbuilding, pipe railing and wire mesh fencing and concrete steps that lead to the house site.

MATERIALS/STRUCTURE

Timber, corrugated steel.

ALTERATIONS

Reclad? (date unknown).

RATING

Neutral

REASON FOR RATING

A modified pre-1965 dwelling that maintains the area's residential character.



#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19<sup>th</sup> century until the present day.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

#### CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

#### ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19<sup>th</sup> century, the area has potential archaeological values relating to its historic use and occupation.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

#### REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>  
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

3 December 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
LYTTELTON RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME House  
ADDRESS 25A Cressy Terrace  
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS HNZPT LIST ENTRY STATUS

N/A N/A

ARCHITECT/DESIGNER Unknown

DATE OF CONSTRUCTION c.1965?

STYLE

Mid-century bungalow

PHYSICAL DESCRIPTION

A multi-level dwelling with an L-shaped footprint and hipped and gabled roof forms. Casement windows.

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling stands on the south-east side of Cressy Terrace and is set back from the road with pedestrian access only.

MATERIALS/STRUCTURE

Timber?, corrugated metal.

ALTERATIONS

Unknown.

RATING

Neutral

REASON FOR RATING

A mid-century dwelling that maintains the residential character of the area.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19<sup>th</sup> century until the present day.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

#### CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

#### ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19<sup>th</sup> century, the area has potential archaeological values relating to its historic use and occupation.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

#### REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>  
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

2 December 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
LYTTELTON RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME House  
ADDRESS 26 Cressy Terrace  
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS HNZPT LIST ENTRY STATUS

N/A N/A

ARCHITECT/DESIGNER Unknown

DATE OF CONSTRUCTION 1870s?

STYLE

Colonial vernacular

PHYSICAL DESCRIPTION

A small, single-storey dwelling with a rectangular footprint and saltbox roof. Narrow, gabled bay at east end of principal, south-facing elevation. Enclosed veranda and casement windows.

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling stands on the north side of Cressy Terrace to the east of its intersection with Pages Road. The property is open to the road with a flight of concrete steps in the west corner providing pedestrian only access to the site.

MATERIALS/STRUCTURE

Timber, corrugated metal

ALTERATIONS

Veranda enclosed & windows replaced (1960s?).

RATING

Contributory

REASON FOR RATING

A modified colonial cottage that contributes to the area's historic, architectural and contextual values.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19<sup>th</sup> century until the present day. This cottage was possibly built as a pair with 28 Cressy Terrace.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

#### CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

#### ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19<sup>th</sup> century, the area has potential archaeological values relating to its historic use and occupation.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

#### REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

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

2 December 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
LYTTELTON RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME House  
ADDRESS 27 Cressy Terrace  
Lyttelton

PHOTO



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

STYLE

Colonial vernacular

PHYSICAL DESCRIPTION

A dwelling with an irregular L-shaped footprint and saltbox roof. Principal, east-facing elevation has a straight veranda. Lean-to extension at north-west corner. Casement windows.

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling stands on the south-east side of Cressy Terrace south of its intersection with Pages Road. There is a detached garage and short driveway located within the road reserve adjacent to the north-west boundary.

MATERIALS/STRUCTURE

Timber, corrugated metal.

ALTERATIONS

Northern section removed? (c.1970). Reclad (date unknown).

RATING

Neutral

REASON FOR RATING

A modified building, possibly of late 19th or early 20th century vintage, that is largely obscured from the public domain but maintains the area's residential character.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19<sup>th</sup> century until the present day.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

#### CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

#### ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19<sup>th</sup> century, the area has potential archaeological values relating to its historic use and occupation.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

#### REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>  
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

3 December 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
LYTTELTON RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME House  
ADDRESS 28 Cressy Terrace  
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	1870s

STYLE

Colonial vernacular

PHYSICAL DESCRIPTION

A small, single-storey dwelling with a rectangular footprint and gabled roof forms. Principal, south-facing elevation has gabled bay terminating a straight veranda that shelters two modern garage doors. Casement windows and lean-to at rear (north elevation). Modern outbuilding designed to match the original dwelling.

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling and its outbuilding stand on the north side of Cressy Terrace, north-west of the Cressy Terrace Tennis Courts. The property is largely open to the street with a post and rail fence and a concrete drive that ascends to the house site.

MATERIALS/STRUCTURE

Timber, brick, corrugated metal.

ALTERATIONS

Extended at rear (c.1970?). Garage doors installed (date unknown). Outbuilding erected (1990s).

RATING

Contributory

REASON FOR RATING

A modified later 19th century dwelling, likely built at the same time at 26 Cressy Terrace, that contributes to the area's historic and contextual values.



#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19<sup>th</sup> century until the present day. According to HNZPT a ship's laundry business was located at this location at one time. In the 1920s the property, which historically included 26 Cressy Terrace and 10 Pages Road, was held by Charles Kempthorne, a railway signalman, and later James Thene Geddes, an engineer. It has passed through other hands since 1946 and was subdivided to its current extent in 1988.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

#### CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

#### ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19<sup>th</sup> century, the area has potential archaeological values relating to its historic use and occupation.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

#### REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>  
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

3 December 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
LYTTELTON RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME former Fletcher house

ADDRESS 29 Cressy Terrace  
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS

N/A

HNZPT LIST ENTRY STATUS

N/A

ARCHITECT/DESIGNER

Unknown

DATE OF CONSTRUCTION

1920s

STYLE

Modified bungalow

PHYSICAL DESCRIPTION

A multi-level dwelling with a rectangular footprint and gabled roof forms. Principal, south-east elevation overlooks port and harbour. Casement windows.

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling is set below the level of the road on the south-east side of Cressy Terrace. The road boundary is marked by vegetation, there is a small garage (pre-1970) at the west end of the lot and pedestrian access is via a path to the north of the site.

MATERIALS/STRUCTURE

Timber, corrugated steel.

ALTERATIONS

Gabled dormer on north-east side added (2000s?). Reroofed and south-west end extended (c.2015).

RATING

Contributory

REASON FOR RATING

A modified bungalow that contributes to the historic and contextual values of the area.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19<sup>th</sup> century until the present day. According to HNZPT, a stone cottage was erected on this site in c.1860. This dwelling was reportedly enlarged in 1926 by Alexander Henry Fletcher, a carpenter with the Harbour Board, who had acquired the property in 1922 after the death of his father Alexander McDonald Fletcher in 1911 and his mother Elizabeth in 1920. AH Fletcher was a borough councillor at the time of his death in 1946.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

#### CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

#### ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19<sup>th</sup> century, the area has potential archaeological values relating to its historic use and occupation.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

#### REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>  
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

2 December 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
LYTTELTON RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME Vacant lot  
ADDRESS 30 Cressy Terrace  
Lyttelton

PHOTO



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

STYLE

Vacant lot.

PHYSICAL DESCRIPTION

A terraced lot that rises to the west and retains remnant terracing, access steps along the northern boundary and vegetation.

CONTEXT/SETTING/LANDSCAPE FEATURES

The section is located on the west side of Cressy Terrace to the west of the Cressy Terrace Tennis Courts. The property extends through to Pages Road and the road boundary is marked by a volcanic scoria wall and remnant picket fence.

MATERIALS/STRUCTURE

Concrete, stone, trees and shrubs.

ALTERATIONS

House demolished (c.2022).

RATING

Intrusive

REASON FOR RATING

A vacant section on which a square-plan villa was previously located.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19<sup>th</sup> century until the present day.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

#### CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

#### ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19<sup>th</sup> century, the area has potential archaeological values relating to its historic use and occupation.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

#### REFERENCES

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Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>  
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

28 November 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
LYTTELTON RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME former Kempthorne house

ADDRESS 30A Cressy Terrace  
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS

N/A

ARCHITECT/DESIGNER

DATE OF CONSTRUCTION

STYLE

Transitional bungalow

PHYSICAL DESCRIPTION

A one-and-a-half storey dwelling with a rectangular footprint and gabled roof forms. Veranda on north-west side has gabled dormer above; principal, north-east elevation has shingled and battened gable end over modern bow window.

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling stands on the west side of Cressy Terrace and has a frontage on Pages Road to the south-west. The Cressy Terrace road boundary is marked by volcanic stone retaining walls and vegetation. A stone and timber garage stands close to the roadway; a concrete path bounded by stone terrace walls provides access to the house.

MATERIALS/STRUCTURE

Timber, corrugated metal.

ALTERATIONS

Gabled dormer addition (1980s?). Bow window installed in façade (date unknown).

RATING

Contributory

REASON FOR RATING

A modified early 20<sup>th</sup> bungalow that contributes to the historic, architectural and contextual values of the area.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19<sup>th</sup> century until the present day. The first title for this property was issue to Joseph Smart, a railway employee in 1901. Smart transferred it to Charles Kempthorne, also a railway employee, in 1907 and it remained in Kempthorne family ownership until 1924.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

#### CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

#### ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19<sup>th</sup> century, the area has potential archaeological values relating to its historic use and occupation.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

#### REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>  
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

2 December 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy  
Services



CHRISTCHURCH DISTRICT PLAN  
LYTTELTON RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME House  
ADDRESS 31 Cressy Terrace  
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	c.2000

STYLE

Contemporary vernacular

PHYSICAL DESCRIPTION

A multi-level dwelling with a rectangular footprint and gabled roof. Roof extends to shelter cantilevered bay on south-east elevation; timber deck off upper floor at north-east elevation. Casement windows and glazed doors.

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling stands on the south side of Cressy Terrace, east of its intersection with Wilsons Road. The road boundary is marked by a pipe railing and wire mesh fence and there is a driveway and parking area along the north-western boundary.

MATERIALS/STRUCTURE

Cement plaster, timber, corrugated steel.

ALTERATIONS

Unknown, if any.

RATING

Neutral

REASON FOR RATING

A late 20<sup>th</sup> century dwelling on a previously undeveloped site.



#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19<sup>th</sup> century until the present day. The property was cross-leased with 38 Brittan Terrace in 1996.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

#### CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

#### ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19<sup>th</sup> century, the area has potential archaeological values relating to its historic use and occupation.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

#### REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>  
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

28 November 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
LYTTELTON RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME House  
ADDRESS 32 Cressy Terrace  
Lytelton

PHOTO



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

STYLE

Modified bungalow

PHYSICAL DESCRIPTION

A multi-level dwelling with irregular footprint and hipped and gabled roof forms. Principal, north-east elevation has battened gable end and inset porch with decorative frieze. Casement windows.

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling stands on an elevated site on the west side of Cressy Terrace; the south-west boundary is formed by Pages Road. The road boundary is marked by a low volcanic scoria stone wall and planted bank; there is pedestrian access from Cressy Terrace and vehicle access from Pages Road.

MATERIALS/STRUCTURE

Timber, corrugated metal.

ALTERATIONS

North-east addition (c.1970). South-east and shed dormer additions (later 1970s).

RATING

Contributory

REASON FOR RATING

A modified bungalow that contributes to the area's historic and contextual values.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19<sup>th</sup> century until the present day.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

#### CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

#### ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19<sup>th</sup> century, the area has potential archaeological values relating to its historic use and occupation.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

#### REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>  
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

2 December 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
LYTTELTON RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME former Newton house

ADDRESS 34 Cressy Terrace  
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS HNZPT LIST ENTRY STATUS

N/A N/A

ARCHITECT/DESIGNER Unknown

DATE OF CONSTRUCTION c.1870

STYLE

Colonial villa

PHYSICAL DESCRIPTION

A one-and-a-half storey dwelling with an irregular rectangular footprint and gabled roof forms. Principal, south-east elevation has gabled bay at south end of straight veranda with gabled dormer above. Decorative bargeboards and quoins; main entry has fanlight. Double-hung sash and casement windows.

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling stands on an elevated site on the north-west side of Cressy Terrace; the northern boundary of the lot is formed by Pages Road. The road boundary is marked by a picket fence mounted above tall timber and concrete retaining works. Access to the site is from the Pages Road frontage.

MATERIALS/STRUCTURE

Timber, corrugated metal.

ALTERATIONS

Veranda extended and partially glazed at north-east corner; window flanking main entry replaced (date unknown).

RATING

Defining

REASON FOR RATING

A 19th century dwelling that upholds the historic, architectural and contextual values of the area.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19<sup>th</sup> century until the present day. The property was transferred to Thomas Newton, a miner and harbour board employee, in 1884 although he appears to have been in residence by 1871, if not before. Newton and his wife Harriet both died in 1915 but the property remained in family ownership until 1943, when the subject property, along with what is now 2 Pages Road, was transferred to James Welsh.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

#### CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

#### ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19<sup>th</sup> century, the area has potential archaeological values relating to its historic use and occupation.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

#### REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>  
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

2 December 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
LYTTELTON RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME House  
ADDRESS 35 Cressy Terrace  
Lytelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	c.2000

STYLE

Contemporary vernacular

PHYSICAL DESCRIPTION

A multi-level dwelling with an L-shaped footprint and hipped roof forms. Casement windows and glazed doors; principal, south-east elevation has balconies on two levels.

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling stands on the south-east side of Cressy Terrace, west of its intersection with Wilsons Road. The road boundary is marked by a pipe railing and wire mesh fence; there is a timber decked parking pad on the roadside.

MATERIALS/STRUCTURE

Timber, cement plaster, corrugated steel.

ALTERATIONS

Unknown, if any.

RATING

Neutral

REASON FOR RATING

A late 20<sup>th</sup> century dwelling on a previously undeveloped site.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19<sup>th</sup> century until the present day.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

#### CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

#### ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19<sup>th</sup> century, the area has potential archaeological values relating to its historic use and occupation.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

#### REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>  
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

28 November 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
LYTTELTON RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME House  
ADDRESS 37 Cressy Terrace  
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	c. 1995

STYLE

Contemporary vernacular

PHYSICAL DESCRIPTION

A multi-level dwelling with a rectangular footprint and gabled roof. Shed dormer on principal, south-west elevation. Casement windows.

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling stands on the south-east side of Cressy Terrace, west of its intersection with Wilsons Road. The road boundary is marked by hedging and post and rail fencing; there is an auxiliary building in the north-west corner of the lot.

MATERIALS/STRUCTURE

Timber, corrugated steel.

ALTERATIONS

Unknown, if any.

RATING

Neutral

REASON FOR RATING

A late 20<sup>th</sup> century dwelling on a previously undeveloped site.



#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19<sup>th</sup> century until the present day. The property was cross-leased with 44 Brittan Terrace in 1990.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

#### CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

#### ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19<sup>th</sup> century, the area has potential archaeological values relating to its historic use and occupation.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

#### REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>  
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

28 November 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
LYTTELTON RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME former Gordon / Sinclair house

ADDRESS 38 Cressy Terrace  
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS

N/A

ARCHITECT/DESIGNER

DATE OF CONSTRUCTION

STYLE

Colonial vernacular

PHYSICAL DESCRIPTION

A single-storey dwelling with a rectangular footprint and gabled roof. Principal, south-east elevation has a partially enclosed veranda that shelters the main entry with fanlight and a faceted bay window with flat roof. Ornate boxed bay window with brackets and coloured fanlights on north-east elevation. Double-hung sash and casement windows and glazed doors. Lean-to at rear (north-west elevation).

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling stands on an elevated site on the west side of Cressy Terrace south of its intersection with Pages Road. The road boundary is marked by a timber retaining wall and there is pedestrian only access from the south-east corner of the lot.

MATERIALS/STRUCTURE

Timber, corrugated metal.

ALTERATIONS

Veranda partly enclosed (1930s?).

RATING

Defining

REASON FOR RATING

A slightly modified colonial cottage with distinctive fenestration that contributes to the area's historic, architectural and contextual values.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19<sup>th</sup> century until the present day. In 1881 [?] Parkinson transferred the subject lot to Alexander Gordon. Gordon married Clara Benfield in 1874 and worked as a clerk in Lyttelton. The property was transferred to Ebenezer Sinclair in 1900. Sinclair (died 1947) had married Grace Tredinnick in 1898 and the couple had three children. When Ebenezer Sinclair retired in 1938 he was presented with a silver entrée dish in recognition of his service as the Lyttelton Harbour Board's graving-dock foreman. The property passed out of Sinclair family ownership in 1994.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

#### CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

#### ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19<sup>th</sup> century, the area has potential archaeological values relating to its historic use and occupation.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

#### REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>  
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

2 December 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
LYTTELTON RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME House  
ADDRESS 39 Cressy Terrace  
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	Pre-1930 +

STYLE

Neo-colonial

PHYSICAL DESCRIPTION

A one-and-a-half storey dwelling with an irregular rectangular footprint and gabled roof forms. Steeply pitched roof, board and batten cladding, gabled dormers and partly enclosed veranda. Casement windows and glazed doors.

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling stands on the south-east side of Cressy Terrace and the property extends through to Brittan Terrace. The road boundary is marked by a picket fence that extends round the back of a timber decked parking pad.

MATERIALS/STRUCTURE

Timber, corrugated metal.

ALTERATIONS

Enlarged and remodelled (later 1980s).

RATING

Contributory

REASON FOR RATING

A modified bay villa that contributes to the architectural and contextual values of the area.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19<sup>th</sup> century until the present day.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

#### CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

#### ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19<sup>th</sup> century, the area has potential archaeological values relating to its historic use and occupation.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

#### REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

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

2 December 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
LYTTELTON RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME former Hildyard/Pitcaithly house

ADDRESS 40 Cressy Terrace  
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS HNZPT LIST ENTRY STATUS

N/A N/A

ARCHITECT/DESIGNER Unknown

DATE OF CONSTRUCTION 1903

STYLE

Bay villa

PHYSICAL DESCRIPTION

A single-storey dwelling with a rectangular footprint and centre gutter hipped roof. Principal, south-facing elevation has faceted bay with flared roof and straight veranda with cast iron lacework; main entry has side and fanlights. Double-hung sash windows, tall weatherboard clad base.

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling is located on an elevated site on the north-west side of Cressy Terrace. There is a drive and garaging along the southern boundary of the lot.

MATERIALS/STRUCTURE

Timber, corrugated steel.

ALTERATIONS

Garage enlarged (c.1980). Deck erected on east elevation (pre-2010).

RATING

Defining

REASON FOR RATING

An Edwardian villa that upholds the area's historic, architectural and contextual values.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19<sup>th</sup> century until the present day. This property was conveyed to Betsy Hildyard, the widow of bootmaker William Hildyard, in 1903; tenders were called for a house in February of the same year. Previously the Hildyards had owned 90 Cressy Terrace (1892-1902); Williams' workshop and business premises were in Canterbury Street. The subject property was transferred by the Hildyards' daughter Edith Pitcaithly to Elizabeth and Alfred Pipe, the latter a steward, in 1941. Since 1952 the property has passed through other hands.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

#### CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

#### ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19<sup>th</sup> century, the area has potential archaeological values relating to its historic use and occupation.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

#### REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>  
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

2 December 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
LYTTELTON RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME House  
ADDRESS 41 Cressy Terrace  
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	c.2000

STYLE

Contemporary

PHYSICAL DESCRIPTION

A multi-level dwelling with an L-shaped footprint and pitched roof. Large windows and glazed doors.

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling stands close to the road on the south side of Cressy Terrace; the property extends through to Brittan Terrace in the south. The road boundary is marked by a corrugated steel panel fence and the two-car garage that is attached to the house.

MATERIALS/STRUCTURE

Timber, corrugated steel.

ALTERATIONS

Unknown, if any.

RATING

Neutral

REASON FOR RATING

A turn of the 21<sup>st</sup> century dwelling on a previously undeveloped site.



#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19<sup>th</sup> century until the present day.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

#### CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

#### ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19<sup>th</sup> century, the area has potential archaeological values relating to its historic use and occupation.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

#### REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>  
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

28 November 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
LYTTELTON RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME House  
ADDRESS 42 Cressy Terrace  
Lyttelton

PHOTO



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

STYLE

Neo-colonial

PHYSICAL DESCRIPTION

A multi-level dwelling with an irregular rectangular footprint and gabled roof forms. Principal, south-east elevation has cross-gabled garage wing connecting to the north with a one-and-a half storey colonial cottage style wing with saltbox roof and bullnose veranda. Gabled dormers, integrated garage with oriel window in gable end above.

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling stands on the north side of Cressy Terrace and the site is accessed via a concrete driveway. The road boundary is marked by terraced timber retaining walls and vegetation. There is also a parking bay at the east corner of the lot.

MATERIALS/STRUCTURE

Timber, corrugated steel.

ALTERATIONS

Unknown, if any.

RATING

Neutral

REASON FOR RATING

A late 20th century dwelling that replaced an earlier house on the site.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19<sup>th</sup> century until the present day.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

#### CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

#### ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19<sup>th</sup> century, the area has potential archaeological values relating to its historic use and occupation.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

#### REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>  
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

28 November 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
LYTTELTON RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME House  
ADDRESS 43 Cressy Terrace  
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	Pre-1930

STYLE

Vernacular

PHYSICAL DESCRIPTION

A single-storey dwelling with an irregular rectangular footprint and gabled roof forms. Principal, eastern elevation has veranda that returns to the south. Casement windows and glazed doors.

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling stands on the south side of Cressy Terrace with the south boundary of the property formed by Brittan Terrace. The road boundary is marked by a post and wire rope fence and there is a parking pad and garage in the north-west corner of the lot.

MATERIALS/STRUCTURE

Timber, corrugated steel.

ALTERATIONS

Additions to north and south (pre-1970). Extended to the north; decking and Clearlite verandas erected (2000s?).

RATING

Contributory

REASON FOR RATING

A modified cottage that contributes to the area's historic and contextual values.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19<sup>th</sup> century until the present day.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

#### CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

#### ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19<sup>th</sup> century, the area has potential archaeological values relating to its historic use and occupation.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

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REPORT COMPLETED

2 December 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
LYTTELTON RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME House  
ADDRESS 44 Cressy Terrace  
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	1950s

STYLE

Mid-century bungalow

PHYSICAL DESCRIPTION

A multi-level dwelling with an irregular L-shaped footprint and shallow hipped roof forms. Overhanging eaves, casement windows.

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling is located on an elevated site on the north-west side of Cressy Terrace. The road boundary is marked by vegetation and a paved driveway provides access to the site and a single-car garage.

MATERIALS/STRUCTURE

Timber, corrugated metal.

ALTERATIONS

Unknown, if any.

RATING

Contributory

REASON FOR RATING

One of a number of mid-20<sup>th</sup> century houses in Cressy Terrace that contribute to the area's historic, architectural and contextual values.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19<sup>th</sup> century until the present day.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

#### CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

#### ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19<sup>th</sup> century, the area has potential archaeological values relating to its historic use and occupation.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

#### REFERENCES

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Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>  
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

2 December 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
LYTTELTON RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME House  
ADDRESS 46 Cressy Terrace  
Lytelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	c.1930?

STYLE

Modified bungalow

PHYSICAL DESCRIPTION

A multi-level dwelling with a skewed rectangular footprint and gabled roof forms. Exposed rafters, shingled gable ends, large picture and casement windows.

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling stands on an elevated site on the north side of Cressy Terrace. Wilsons Road forms the western boundary of the property and access is from a driveway that enters the lot at its south-west corner. The road boundary is planted bank.

MATERIALS/STRUCTURE

Timber, corrugated steel.

ALTERATIONS

Extended to south (later 1980s). Driveway (c.2010?). Reroofed (c.2015).

RATING

Neutral

REASON FOR RATING

A substantially modified interwar century dwelling that is consistent with the area's residential character.



#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19<sup>th</sup> century until the present day.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

#### CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

#### ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19<sup>th</sup> century, the area has potential archaeological values relating to its historic use and occupation.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

#### REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

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

2 December 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
LYTTELTON RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME Vacant lot  
ADDRESS 49 Cressy Terrace  
Lyttelton

PHOTO



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

STYLE

Vacant lot.

PHYSICAL DESCRIPTION

A vacant lot that falls away to the east.

CONTEXT/SETTING/LANDSCAPE FEATURES

The section is located on the east side of Cressy Terrace and the property extends through to Brittan Terrace. The road boundaries are unmarked.

MATERIALS/STRUCTURE

Grass, trees and shrubs.

ALTERATIONS

N/A

RATING

Neutral

REASON FOR RATING

A vacant section that appears to have had some horticultural and/or agricultural use before 1980.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19<sup>th</sup> century until the present day.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

#### CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

#### ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19<sup>th</sup> century, the area has potential archaeological values relating to its historic use and occupation.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

#### REFERENCES

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Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>  
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

28 November 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

**DISTRICT PLAN – LISTED HERITAGE PLACE  
HERITAGE ASSESSMENT – STATEMENT OF SIGNIFICANCE  
HERITAGE ITEM NUMBER 1204  
*DWELLING AND SETTING, OMARAMA - 53 CRESSY  
TERRACE, LYTTELTON***



**PHOTOGRAPH: BRENDAN SMYTH, 2014**

**HISTORICAL AND SOCIAL SIGNIFICANCE**

*Historical and social values that demonstrate or are associated with: a particular person, group, organisation, institution, event, phase or activity; the continuity and/or change of a phase or activity; social, historical, traditional, economic, political or other patterns.*

The dwelling Omarama has historical significance for its connection with prominent Christchurch jeweller Augustus Jones and his family and Lyttelton fruiterer Alfred Miller. The house also has social significance as the home of a well-to-do Edwardian businessman. Augustus Jones, his wife Alice and two sons arrived in Christchurch in 1870 and were settled in Richmond by the 1880s. Jones was a watchmaker and jeweller and established a business (Jones and Sons) at the turn of the century in High Street. The business was successful, enabling Jones to purchase a large property in the western part of Lyttelton in 1901, where he built a large and well-appointed home named Omarama. In c.1911 Augustus, Alice and several of their children moved to Sydney leaving their Lyttelton home in the care of their eldest daughter Alice and her husband Jack Smith, a marine engineer. The couple could not afford the upkeep of such a grand home however and shifted into a smaller

home nearby. The house was first sold in 1915. In 1923 it was purchased by Alfred Miller, a fruiterer with premises at the corner of London and Canterbury Streets (the building which housed the Volcano Café until 2011). Miller retained the house until 1945. The present owners have owned Omarama since 1970.

## **CULTURAL AND SPIRITUAL SIGNIFICANCE**

*Cultural and spiritual values that demonstrate or are associated with the distinctive characteristics of a way of life, philosophy, tradition, religion, or other belief, including: the symbolic or commemorative value of the place; significance to Tangata Whenua; and/or associations with an identifiable group and esteemed by this group for its cultural values.*

The dwelling Omarama has cultural significance for its ability to demonstrate the lifestyle of its former residents. The size of the dwelling and the range of rooms it contains reflect the circumstances of the Jones family, who are said to have employed a full complement of staff to cater to their needs.

## **ARCHITECTURAL AND AESTHETIC SIGNIFICANCE**

*Architectural and aesthetic values that demonstrate or are associated with: a particular style, period or designer, design values, form, scale, colour, texture and material of the place.*

Omarama has architectural and aesthetic significance as an Edwardian bay villa. The house is two-storied, with opposing bays, a return veranda, and a wide range of decorative elements. There are a number of similar houses in Christchurch, but villas of the scale and splendour of Omarama are very rare in Lyttelton. The house retains a high degree of integrity. The architect has not been identified, and could be one of a number of practitioners in this period.

## **TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE**

*Technological and craftsmanship values that demonstrate or are associated with: the nature and use of materials, finishes and/or technological or constructional methods which were innovative, or of notable quality for the period.*

The dwelling Omarama has technological and craftsmanship significance for its ability to demonstrate Edwardian villa construction and for the wealth and quality of its decorative detail, both internal and external. Its construction, materials and detailing evidence the period in which it was built.

## **CONTEXTUAL SIGNIFICANCE**

*Contextual values that demonstrate or are associated with: a relationship to the environment (constructed and natural), a landscape, setting, group, precinct or streetscape; a degree of consistency in terms of type, scale, form, materials, texture, colour, style and/or detail; recognised landmarks and landscape which are recognised and contribute to the unique identity of the environment.*

The dwelling Omarama and its setting have contextual significance for its relationship to its very large, heavily vegetated, and steep, hillside section overlooking Lyttelton Harbour. The dwelling backs onto and is accessed from Cressy Terrace although the property extends down to Park Terrace. Given its secluded location and orientation, it is difficult to fully appreciate the house from any point in West Lyttelton. There are few other houses close by; those that are tend to be smaller single-storey villas, roughly contemporary with Omarama and consequently sharing a similar architectural vocabulary. The port reached its maximum population in 1915, so there are many of these smaller late Victorian and Edwardian villas across Lyttelton. The scale of Omarama therefore gives it landmark status in the area.

### **ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE**

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

The dwelling Omarama and its setting have archaeological significance because of the potential to provide archaeological evidence relating to past building construction methods and materials, and human activity on the site, including that which occurred prior to 1900. Although the house post-dates 1900, the hillside property is in the vicinity of the Erskine Point, which was developed as a coastal defence site from the 1880s and is known to Maori as Tapoa.

### **ASSESSMENT STATEMENT**

The dwelling Omarama and its setting has overall significance to Banks Peninsula and Christchurch. The dwelling has historical and social significance for its association with Augustus Jones and Alfred Miller and cultural significance for the evidence it provides of the way of life of its early residents. The house has architectural and aesthetic significance as an Edwardian bay villa and craftsmanship significance for the wealth and quality of its decorative detail. The dwelling Omarama and its setting have contextual significance in relation to its large site, and to the many other turn-of-the-century villas in the port town. The dwelling Omarama and its setting have archaeological significance because of the potential to provide archaeological evidence including that which occurred prior to 1900, and for its proximity to other known pre-1900 sites.

### **REFERENCES:**

Christchurch City Council Heritage File *53 Cressy Terrace, Lyttelton*  
<http://resources.ccc.govt.nz/files/CityLeisure/Dwellings/LytteltonHouseFiles.pdf>

**REPORT DATED: 26 FEBRUARY, 2015**

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

PLEASE USE IN CONJUNCTION WITH THE CCC HERITAGE FILES.

CHRISTCHURCH DISTRICT PLAN  
LYTTELTON RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME House  
ADDRESS 57 Cressy Terrace  
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS HNZPT LIST ENTRY STATUS

N/A N/A

ARCHITECT/DESIGNER Unknown

DATE OF CONSTRUCTION Later 1980s?

STYLE

Contemporary vernacular

PHYSICAL DESCRIPTION

A dwelling with a rectangular footprint and gabled roof. Principal, south-east elevation is positioned to take in views over the harbour; deck returns along north-west wall.

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling is located on the south side of Cressy Terrace, to the east of its intersection with Buxtons Road. A parking pad is located in the north-east corner of the lot and the road boundary is planted.

MATERIALS/STRUCTURE

Timber, corrugated metal.

ALTERATIONS

Unknown, if any.

RATING

Neutral

REASON FOR RATING

A later 20<sup>th</sup> century dwelling on a previously undeveloped site.



#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19<sup>th</sup> century until the present day.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

#### CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

#### ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19<sup>th</sup> century, the area has potential archaeological values relating to its historic use and occupation.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

#### REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>  
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

28 November 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
LYTTELTON RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME House  
ADDRESS 59 Cressy Terrace  
Lyttelton

PHOTO



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

STYLE

Contemporary vernacular

PHYSICAL DESCRIPTION

A multi-level dwelling with an irregular rectangular footprint and gabled roof. Principal, south-east elevation has single-storey wing with pergola and balcony. Casement windows and glazed doors.

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling stands on the south side of Cressy Terrace and the property extends to Park Terrace in the south. Located on the eastern sector of the large lot, the house is positioned close to the road boundary and a concrete drive at the north-east corner provides access to the house and detached garage to its west. The Cressy Terrace road boundary is marked by a post and rail fence and vegetation.

MATERIALS/STRUCTURE

Timber, corrugated steel.

ALTERATIONS

Reclad and reglazed [?].

RATING

Neutral

REASON FOR RATING

A later 20<sup>th</sup> century dwelling on a previously undeveloped site.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19<sup>th</sup> century until the present day.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

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The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

#### REFERENCES

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REPORT COMPLETED

28 November 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
LYTTELTON RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME House  
ADDRESS 59A Cressy Terrace  
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	c.1990

STYLE

Contemporary

PHYSICAL DESCRIPTION

A dwelling with a V-shaped footprint and monopitch roof forms.

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling stands on the south side of Cressy Terrace to the south-east of its intersection with Buxtons Road. The road boundary is planted and grassed and accommodates a concrete drive providing access to the site.

MATERIALS/STRUCTURE

Timber [?], corrugated metal.

ALTERATIONS

Unknown, if any.

RATING

Neutral

REASON FOR RATING

A modern dwelling on a previously undeveloped site.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19<sup>th</sup> century until the present day.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

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#### ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19<sup>th</sup> century, the area has potential archaeological values relating to its historic use and occupation.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

#### REFERENCES

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

REPORT COMPLETED

28 November 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
LYTTELTON RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

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ITEM NAME House  
ADDRESS 59B Cressy Terrace [17 Park Terrace]  
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	c.1990

STYLE

Contemporary

PHYSICAL DESCRIPTION

A multi-level dwelling with a rectangular footprint and gabled roof forms. Balconies with glazed balustrades; casement windows and glazed doors.

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling stands on the north side of Park Terrace with pedestrian access from the south side of Cressy Terrace. The Park Terrace road boundary accommodates a driveway to a parking bay and detached shed.

MATERIALS/STRUCTURE

Timber, cement board, corrugated steel.

ALTERATIONS

Balustrades replaced (c.2020).

RATING

Neutral

REASON FOR RATING

A late 20<sup>th</sup> century dwelling on a previously undeveloped site.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19<sup>th</sup> century until the present day.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

#### CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

#### ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19<sup>th</sup> century, the area has potential archaeological values relating to its historic use and occupation.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

#### REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>  
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

28 November 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy  
Services

CHRISTCHURCH DISTRICT PLAN  
LYTTELTON RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME House  
ADDRESS 61 Cressy Terrace  
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	2017

STYLE

Contemporary vernacular

PHYSICAL DESCRIPTION

A dwelling with a rectangular footprint and gabled roof.

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling stands on the south side of Cressy Terrace to the south of its intersection with Buxtons Road. The narrow road boundary is largely open to accommodate a concrete driveway providing access to the site.

MATERIALS/STRUCTURE

Timber[?], corrugated steel.

ALTERATIONS

N/A

RATING

Neutral

REASON FOR RATING

A modern home that replaced [or remodelled?] a c.1980 dwelling on the site.



#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19<sup>th</sup> century until the present day.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

#### CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

#### ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19<sup>th</sup> century, the area has potential archaeological values relating to its historic use and occupation.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

#### REFERENCES

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REPORT COMPLETED

28 November 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
LYTTELTON RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME House  
ADDRESS 62 Cressy Terrace  
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	1950s

STYLE

Mid-century bungalow

PHYSICAL DESCRIPTION

A multi-level dwelling with an irregular rectangular footprint and low-pitched gabled roof. Principal, south-east elevation has overhanging eaves and a boxed oriel window. Large casement windows.

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling is located on an elevated site on the north side of Cressy Terrace. The road boundary is marked by concrete retaining walls and vegetation; driveway access comes off Cressy Terrace to the north of the lot.

MATERIALS/STRUCTURE

Timber, corrugated metal.

ALTERATIONS

Unknown, if any.

RATING

Contributory

REASON FOR RATING

Part of a mid-20<sup>th</sup> century housing cluster that contributes to the area's historic, architectural and contextual values.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19<sup>th</sup> century until the present day.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

#### CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

#### ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19<sup>th</sup> century, the area has potential archaeological values relating to its historic use and occupation.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

#### REFERENCES

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REPORT COMPLETED

2 December 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
LYTTELTON RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME House  
ADDRESS 63 Cressy Terrace  
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	2021

STYLE

Contemporary vernacular

PHYSICAL DESCRIPTION

A multi-level dwelling with an irregular rectangular footprint and hipped roof forms. Casement windows

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling stands on the south-west side of Cressy Terrace, south of its intersection with Buxtons Road. The house is close, and open, to the road boundary and positioned for views to the south-west.

MATERIALS/STRUCTURE

Timber, corrugated steel.

ALTERATIONS

N/A

RATING

Neutral

REASON FOR RATING

A modern dwelling that replaced an earlier house (demolished c.2015) on the site.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19<sup>th</sup> century until the present day.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

#### CONTEXTUAL SIGNIFICANCE

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#### ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19<sup>th</sup> century, the area has potential archaeological values relating to its historic use and occupation.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

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REPORT COMPLETED

28 November 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
LYTTELTON RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME House  
ADDRESS 64 Cressy Terrace  
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	1950s

STYLE

Mid-century bungalow

PHYSICAL DESCRIPTION

A multi-level dwelling with an irregular rectangular footprint and hipped roof forms. Principal, south-east elevation has large windows and glazed doors; balcony has glass balustrading.

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling is located on an elevated site on the north-west side of Cressy Terrace. The eastern boundary is marked by a timber retaining wall and an inset concrete block garage; driveway access comes off Cressy Terrace below # 62.

MATERIALS/STRUCTURE

Concrete brick, corrugated metal.

ALTERATIONS

Reclad, windows replaced, reroofed (c.2020?).

RATING

Neutral

REASON FOR RATING

Part of a mid-20<sup>th</sup> century housing cluster that has been modified and maintains the area's residential character.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19<sup>th</sup> century until the present day.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

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#### CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

#### ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19<sup>th</sup> century, the area has potential archaeological values relating to its historic use and occupation.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

#### REFERENCES

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REPORT COMPLETED

2 December 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
LYTTELTON RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME Vacant lot  
ADDRESS 65 Cressy Terrace  
Lyttelton

PHOTO



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

STYLE

Vacant lot.

PHYSICAL DESCRIPTION

A vacant lot that falls away to the west. Remnant foundations and other built structures on the site.

CONTEXT/SETTING/LANDSCAPE FEATURES

The section is located on the west side of Cressy Terrace opposite its intersection with Buxtons Road. The road boundary is marked by a paling fence.

MATERIALS/STRUCTURE

Grass, trees and shrubs; concrete.

ALTERATIONS

House demolished (c.2015).

RATING

Neutral

REASON FOR RATING

A vacant section on which a pre-1965 house was previously located.



#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19<sup>th</sup> century until the present day.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

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#### CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

#### ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19<sup>th</sup> century, the area has potential archaeological values relating to its historic use and occupation.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

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REPORT COMPLETED

28 November 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
LYTTELTON RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME House  
ADDRESS 67 Cressy Terrace  
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	1940s?

STYLE

Mid-century bungalow

PHYSICAL DESCRIPTION

A multi-level dwelling with a rectangular footprint and pyramidal roof. Principal, west-facing elevation has upper floor balcony with gabled roof and glazed doors. Casement windows.

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling stands on the west side of Cressy Terrace; the western boundary of the lot is formed by Park Terrace. The road boundary is marked by a corrugated metal fence (Cressy) and vegetation and a timber garage (Park); access to the site is from Park Terrace.

MATERIALS/STRUCTURE

Timber, cement tiles.

ALTERATIONS

Cross-gabled balcony addition to west elevation (later 1980s?).

RATING

Contributory

REASON FOR RATING

One of a number of mid-century houses in Cressy Terrace that contribute to the area's historic, architectural and contextual values.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19<sup>th</sup> century until the present day.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

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The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

#### ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19<sup>th</sup> century, the area has potential archaeological values relating to its historic use and occupation.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

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REPORT COMPLETED

2 December 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
LYTTELTON RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME House  
ADDRESS 68 Cressy Terrace  
Lytelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	1950s

STYLE

Mid-century modern

PHYSICAL DESCRIPTION

A multi-level dwelling with a skewed L-shaped footprint and monopitch roof forms. Principal, east elevation has large windows and glazed doors with timber railings around patio.

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling is located on an elevated site on the north-west side of Cressy Terrace. The road boundary is marked by vegetation; pedestrian access to the house is via a concrete ramp and there is vehicle access from a shared drive that comes off the road at 62 Cressy Terrace.

MATERIALS/STRUCTURE

Timber, corrugated metal.

ALTERATIONS

Reclad and windows replaced?.

RATING

Contributory

REASON FOR RATING

Part of a mid-20<sup>th</sup> century housing cluster that contributes to the area's historic, architectural and contextual values.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19<sup>th</sup> century until the present day.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

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#### ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19<sup>th</sup> century, the area has potential archaeological values relating to its historic use and occupation.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

#### REFERENCES

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REPORT COMPLETED

2 December 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
LYTTELTON RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME House  
ADDRESS 69 Cressy Terrace  
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	1930s

STYLE

Bungalow

PHYSICAL DESCRIPTION

A multi-level dwelling with a rectangular footprint and gabled roof. Cross-gabled bays on principal, west elevation. Casement windows, batted gable ends, boxed bay window on south elevation and faceted bay window under southern gable on façade.

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling stands on the west side of Cressy Terrace south of its intersection with Park Terrace, latter forms the western boundary of the lot. The road boundary is marked by vegetation (Cressy) and a concrete retaining wall (Park) and there is a detached garage in the south-west corner of the lot on Park Terrace.

MATERIALS/STRUCTURE

Timber, corrugated metal.

ALTERATIONS

Veranda enclosed (date unknown). Deck erected on south side (1990s?). Chimney removed (c.2012).

RATING

Contributory

REASON FOR RATING

A modified interwar dwelling that contributes to the area's historic, architectural and contextual values.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19<sup>th</sup> century until the present day.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

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#### ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19<sup>th</sup> century, the area has potential archaeological values relating to its historic use and occupation.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

#### REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

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REPORT COMPLETED

2 December 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
LYTTELTON RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME House  
ADDRESS 70 Cressy Terrace  
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	1950s

STYLE

Mid-century bungalow

PHYSICAL DESCRIPTION

A multi-level dwelling with a rectangular footprint and hipped roof. Principal, south-east elevation has decking with timber balustrades on two levels. Multi-pane casement windows and glazed doors.

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling is located on an elevated site on the west side of Cressy Terrace. The road boundary is marked by a volcanic scoria stone retaining wall; pedestrian access to the house is via a flight of timber and concrete steps with railings and picket fencing.

MATERIALS/STRUCTURE

Timber, corrugated metal.

ALTERATIONS

Decking erected (1990s?).

RATING

Contributory

REASON FOR RATING

Part of a mid-20<sup>th</sup> century housing cluster that contributes to the area's historic, architectural and contextual values.



#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19<sup>th</sup> century until the present day.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

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#### ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19<sup>th</sup> century, the area has potential archaeological values relating to its historic use and occupation.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

#### REFERENCES

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REPORT COMPLETED

2 December 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
LYTTELTON RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME House  
ADDRESS 72 Cressy Terrace  
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	1950s?

STYLE

Mid-century bungalow

PHYSICAL DESCRIPTION

A multi-level dwelling with a rectangular footprint and hipped roof. Principal, south-east elevation has central glazed entrance porch. Casement windows.

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling is located on an elevated site on the west side of Cressy Terrace. The road boundary is marked by concrete retaining walls and an inset garage; pedestrian access to the house is via a flight of concrete steps with railings and picket fencing.

MATERIALS/STRUCTURE

Timber, cement tiles.

ALTERATIONS

Sliding doors installed in rear elevation (1970s?).

RATING

Contributory

REASON FOR RATING

Part of a mid-20<sup>th</sup> century housing cluster that contributes to the area's historic, architectural and contextual values.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19<sup>th</sup> century until the present day.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

#### CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

#### ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19<sup>th</sup> century, the area has potential archaeological values relating to its historic use and occupation.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

#### REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>  
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

2 December 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy  
Services

CHRISTCHURCH DISTRICT PLAN  
LYTTELTON RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME Vacant lot with outbuildings

ADDRESS 74 Cressy Terrace  
Lytelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS HNZPT LIST ENTRY STATUS

N/A N/A

ARCHITECT/DESIGNER N/A

DATE OF CONSTRUCTION N/A

STYLE

Informal garden

PHYSICAL DESCRIPTION

Terraced garden lot with outbuildings and concrete steps with pipe railing.

CONTEXT/SETTING/LANDSCAPE FEATURES

The lot is located on the west side of Cressy Terrace and rises to the north-west. Pedestrian access is via a flight of concrete steps and the road boundary is marked by a monopitch roofed garage and timber and concrete retaining walls.

MATERIALS/STRUCTURE

Concrete, timber, corrugated metal.

ALTERATIONS

Pre-1930 house on site demolished (c.2015).

RATING

Neutral

REASON FOR RATING

A vacant site on which a house was demolished following the Canterbury earthquakes.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19<sup>th</sup> century until the present day.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

#### CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

#### ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19<sup>th</sup> century, the area has potential archaeological values relating to its historic use and occupation.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

#### REFERENCES

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

2 December 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
LYTTELTON RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME House  
ADDRESS 76 Cressy Terrace  
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	1950s?

STYLE

Mid-century modern

PHYSICAL DESCRIPTION

A two-storey dwelling with an irregular rectangular footprint and monopitch roof. Principal, south-east elevation has first floor balcony with pipe railing. Casement windows.

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling is located on an elevated site on the west side of Cressy Terrace. The road boundary is marked by a timber retaining wall and a concrete driveway provides access to the site.

MATERIALS/STRUCTURE

Timber, bitumen.

ALTERATIONS

Reroofed (c.2015).

RATING

Neutral

REASON FOR RATING

A mid-20<sup>th</sup> century dwelling that maintains the area's residential character.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19<sup>th</sup> century until the present day.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

#### CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

#### ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19<sup>th</sup> century, the area has potential archaeological values relating to its historic use and occupation.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

#### REFERENCES

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AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
LYTTELTON RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                    House  
ADDRESS                    78 Cressy Terrace  
                                  Lyttelton

PHOTO



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

STYLE

Square-plan villa

PHYSICAL DESCRIPTION

A multi-level dwelling with a rectangular footprint and pyramidal roof. Principal, south-east elevation has straight veranda; lean-to at rear (north-west elevation). Double-hung sash and casement windows.

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling stands close to the road boundary on the west side of Cressy Terrace. The road boundary is planted and a driveway at the south-east corner of the lot provides access to a detached garage. The house is positioned for views of the harbour to the south-east.

MATERIALS/STRUCTURE

Timber, corrugated metal.

ALTERATIONS

Unknown.

RATING

Contributory

REASON FOR RATING

A turn of the 20<sup>th</sup> century dwelling that contributes to the area's historic and contextual values.



#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19<sup>th</sup> century until the present day.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

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#### CONTEXTUAL SIGNIFICANCE

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#### ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19<sup>th</sup> century, the area has potential archaeological values relating to its historic use and occupation.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

#### REFERENCES

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AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
LYTTELTON RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME Vacant lot  
ADDRESS 80 Cressy Terrace  
Lyttelton

PHOTO



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

STYLE

Vacant lot.

PHYSICAL DESCRIPTION

A vacant lot that rises to the north. Pathways and terraced plantings.

CONTEXT/SETTING/LANDSCAPE FEATURES

The section is located on the north side of Cressy Terrace to the east of its intersection with Buxtons Road. The road boundary is marked by vegetation.

MATERIALS/STRUCTURE

Grass, trees and shrubs.

ALTERATIONS

N/A

RATING

Neutral

REASON FOR RATING

A vacant section, associated with the dwelling at 88 Cressy Terrace, that has had some horticultural development since the 2010s.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19<sup>th</sup> century until the present day.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

#### CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

#### ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19<sup>th</sup> century, the area has potential archaeological values relating to its historic use and occupation.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

#### REFERENCES

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REPORT COMPLETED

28 November 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
LYTTELTON RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME House  
ADDRESS 86 Cressy Terrace  
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS HNZPT LIST ENTRY STATUS

N/A N/A

ARCHITECT/DESIGNER Unknown

DATE OF CONSTRUCTION Mid-2010s?

STYLE

Contemporary

PHYSICAL DESCRIPTION

A dwelling with a rectangular footprint and gabled roof.

CONTEXT/SETTING/LANDSCAPE FEATURES

The building stands on the north side of Cressy Terrace and shares a common driveway with 90 Cressy Terrace. The road boundary is largely open to accommodate the driveway.

MATERIALS/STRUCTURE

Timber [?], corrugated steel.

ALTERATIONS

Unknown, if any.

RATING

Neutral

REASON FOR RATING

An early 21<sup>st</sup> century dwelling on a previously undeveloped site.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19<sup>th</sup> century until the present day.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

#### CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

#### ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19<sup>th</sup> century, the area has potential archaeological values relating to its historic use and occupation.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

#### REFERENCES

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AUTHOR

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CHRISTCHURCH DISTRICT PLAN  
LYTTELTON RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME House  
ADDRESS 88 Cressy Terrace  
Lyttelton

PHOTO



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

STYLE

Vernacular

PHYSICAL DESCRIPTION

A multi-level dwelling with an additive footprint and gabled and monopitch roof forms. Principal, south-east elevation has gabled porch. Casement windows; main entry has glazed insets.

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling stands on an elevated site and is set back from the north-west side of Cressy Terrace. The road boundary is planted and the house is positioned for views of the harbour to the south-east.

MATERIALS/STRUCTURE

Timber, corrugated metal.

ALTERATIONS

Alterations & additions (1980s?).

RATING

Neutral

REASON FOR RATING

A highly modified early 20<sup>th</sup> century [?] house that maintains the area's residential character.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19<sup>th</sup> century until the present day.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

#### CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

#### ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19<sup>th</sup> century, the area has potential archaeological values relating to its historic use and occupation.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

#### REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

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REPORT COMPLETED

2 December 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
LYTTELTON RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME former Turpin/Hildyard house

ADDRESS 90 Cressy Terrace  
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS

N/A

ARCHITECT/DESIGNER

DATE OF CONSTRUCTION

STYLE

Colonial villa

PHYSICAL DESCRIPTION

A multi-level building with a rectangular footprint and gabled roof. Principal, south-west facing elevation has gabled dormer and veranda. Lean-to at rear (north-east elevation).

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling stands on the north-west side of Cressy Terrace with Buxtons Road forming the boundary to the west. The road boundary is planted and there is shared access (with 86 Cressy Terrace) to the site at the east corner of the lot. The house is positioned for views of the harbour to the south-west.

MATERIALS/STRUCTURE

Timber [?], corrugated steel.

ALTERATIONS

Reroofed & solar panels installed (c. 2015).

RATING

Defining

REASON FOR RATING

A late 19th century dwelling that upholds the historic, architectural and contextual values of the area.



#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19<sup>th</sup> century until the present day. The first title for this property was issued in 1885 to the Rev William Henry (Harry) Elton, the Precentor of Christchurch Cathedral and a master at Cathedral Grammar. Elton (1845-1914) left New Zealand in disgrace in early 1888, at which time the property was transferred to engineer Henry Turpin, who transferred it in turn to William Hildyard, a local bootmaker, in 1892. It was sold by Hildyard's widow Betsy in 1902 and has passed through a number of hands since that time.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

#### CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

#### ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19<sup>th</sup> century, the area has potential archaeological values relating to its historic use and occupation.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

#### REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

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

2 December 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
LYTTELTON RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME House  
ADDRESS 92 Cressy Terrace  
Lytelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	c.1965

STYLE

Mid-century bungalow

PHYSICAL DESCRIPTION

A multi-level dwelling with an L-shaped footprint and hipped roof forms. Overhanging eaves, casement windows.

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling stands on the north-west side of Cressy Terrace with Buxtons Road forming the north-west boundary. The road boundary is fenced and planted and a driveway providing access to the integrated garage runs along the south-west boundary of the lot.

MATERIALS/STRUCTURE

Timber, corrugated steel.

ALTERATIONS

Reclad & reroofed; new windows installed; deck on north-east side installed (c.2015).

RATING

Neutral

REASON FOR RATING

A mid-20<sup>th</sup> century dwelling that maintains the area's residential character.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19<sup>th</sup> century until the present day.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

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#### ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19<sup>th</sup> century, the area has potential archaeological values relating to its historic use and occupation.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

#### REFERENCES

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REPORT COMPLETED

2 December 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
LYTTELTON RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME House  
ADDRESS 94 Cressy Terrace  
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	c.2000

STYLE

Contemporary

PHYSICAL DESCRIPTION

A two-storey dwelling with a two-wing butterfly plan and multiple hipped roof forms. Integrated garaging, first floor balcony on west elevation.

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling stands on the north side of Cressy Terrace; the eastern boundary is formed by Buxtons Road. The property is open to the roadway and a concrete driveway provides access to the lot.

MATERIALS/STRUCTURE

Timber [?], corrugated steel.

ALTERATIONS

Unknown, if any.

RATING

Neutral

REASON FOR RATING

A turn of the 21st century dwelling that replaced an earlier house on the site.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19<sup>th</sup> century until the present day.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

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#### ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19<sup>th</sup> century, the area has potential archaeological values relating to its historic use and occupation.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

#### REFERENCES

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REPORT COMPLETED

28 November 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
LYTTELTON RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME former Hickey / Railton house

ADDRESS 1 Cunningham Terrace  
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS

N/A

ARCHITECT/DESIGNER

DATE OF CONSTRUCTION

STYLE

Square-plan villa

PHYSICAL DESCRIPTION

A single-storey dwelling with a rectangular footprint and hipped roof. Shallow, flat-roofed veranda and lean-to at rear (west elevation). Bracketed eaves, boxed bay windows frame central entry with decorative porch on east elevation. Double-hung sash and casement windows. Inset entrance porch with sunhood at rear.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house stands close to the road boundary on the south side of Cunningham Terrace, west of its intersection with Bridle Path. The building, which is positioned to take in views to the east over the port and town, is set below the level of the road and is largely obscured by vegetation and a solid paling fence, which marks the road boundary.

MATERIALS/STRUCTURE

Timber, corrugated metal.

ALTERATIONS

Reroofed, south addition and rear (west) lean-to porch added (c.2015).

RATING

Defining

REASON FOR RATING

A turn of the 20<sup>th</sup> century dwelling that upholds the historic, architectural and contextual values of the area.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19<sup>th</sup> century until the present day. Patrick Hickey, an engineer, owned the property between 1900 and 1906. Between 1906 and 1920 the property was owned by Andrew Railton (died 1923), a slatelayer; it has since passed through a number of different hands.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

#### CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

#### ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19<sup>th</sup> century, the area has potential archaeological values relating to its historic use and occupation.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

#### REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>  
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

2 November 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services



**DISTRICT PLAN – LISTED HERITAGE PLACE  
HERITAGE ASSESSMENT – STATEMENT OF SIGNIFICANCE  
HERITAGE ITEM NUMBER 1132  
*DWELLING AND SETTING -  
2 CUNNINGHAM TERRACE, LYTTELTON***



**PHOTOGRAPH: BRENDAN SMYTH 2014**

**HISTORICAL AND SOCIAL SIGNIFICANCE**

*Historical and social values that demonstrate or are associated with: a particular person, group, organisation, institution, event, phase or activity; the continuity and/or change of a phase or activity; social, historical, traditional, economic, political or other patterns.*

2 Cunningham Terrace has high historical and social significance for its association with prominent Canterbury businessmen and civic figures John Thomas Peacock and Peter Cunningham, and the buoyant economy of the 1870s that enabled Cunningham to build the house. In a slightly later period, the house has significance for its use as a boarding house, and for the long period of ownership and occupation by the Robson-Merrifield family.

2 Cunningham was originally part of Rural Section 40, taken up by Lyttelton's Anglican minister Rev. Benjamin Woolley Dudley in 1851. Shortly after he sold a section to carpenter Robert Turner. Turner built a small cottage where he lived with his family until 1854. In 1857 the property was sold to influential businessman J T Peacock, who managed the local affairs of the Australian-based family shipping company Peacock and Co. The firm had a wharf and premises in the port directly below the cottage where Peacock lived, and which he added to on at least one occasion. Peacock did well in Canterbury and in 1862 was able to retire and move to a large estate (Hawkesbury) in Christchurch. Peacock and Co and the cottage were sold to former employee Beverley Buchanan, but Buchanan suffered the consequences of an



economic downturn in the late 1860s, and declared bankruptcy in 1867. Peacock resumed control of his company and assets. In 1871 he sold Peacock's Wharf to grain exporter Peter Cunningham.

Peter Cunningham, a Scot, arrived in Canterbury in 1862 and joined the flour-milling company Wood Brothers as an accountant. Working his way up through the firm, Cunningham built up the grain export side of the business to the point where Wood Brothers were the largest grain exporters in Canterbury by 1871. That year Cunningham formed his own company to carry on the trade. By 1881 P Cunningham and Co was worth in excess of £100,000. Cunningham became a significant civic figure in Lyttelton, serving many years as a member of the Harbour Board.

Cunningham initially rented and then purchased the Bridle Path cottage from J T Peacock in 1874, living there until he built the present Carpenter Gothic house on the site in 1876. By 1878 however, Cunningham had accumulated the resources to leave Lyttelton, like Peacock before him, for an estate in Christchurch. He sold his former home to his brother-in-law, coal and timber merchant Thomas McIntosh. After his wife Janet's death in 1890, McIntosh left Lyttelton and the house was sold to an investor who leased it out as a boarding house. The demand for temporary accommodation was acute in a place like Lyttelton where the ships, wharves, warehouses and railways required a large peripatetic male workforce.

In 1907 Cunningham's former house was sold to stevedore Robert Robson. Four generations of the Robson – Merrifield family lived in the house until 1967. The house has passed through many hands in the intervening fifty years. Reflecting social changes in Lyttelton at large, owners in later years have been in professional occupations and commuting to work in Christchurch.

## **CULTURAL AND SPIRITUAL SIGNIFICANCE**

*Cultural and spiritual values that demonstrate or are associated with the distinctive characteristics of a way of life, philosophy, tradition, religion, or other belief, including: the symbolic or commemorative value of the place; significance to Tangata Whenua; and/or associations with an identifiable group and esteemed by this group for its cultural values.*

2 Cunningham Terrace has cultural significance for the capacity it has to provide an illustration of the lifestyle of the mid-Victorian well-to-do. Its ownership profile also reflects a characteristic feature of Lyttelton life through to the mid twentieth century, where properties were commonly retained in and passed down through families over multiple generations.

## **ARCHITECTURAL AND AESTHETIC SIGNIFICANCE**

*Architectural and aesthetic values that demonstrate or are associated with: a particular style, period or designer, design values, form, scale, colour, texture and material of the place.*

2 Cunningham Terrace has architectural and aesthetic significance as a well-preserved large Carpenter Gothic house of the mid 1870s by noted Canterbury architect Frederick Strouts. Carpenter Gothic was a popular style from settlement until about 1880, when it was eclipsed by the Italianate villa style. The style reached its zenith in the late 1870s, and 2 Cunningham Terrace with its steeply pitched roof, quoins, arched windows, and elaborate bargeboards and finials is an exemplar. Another noteworthy and exactly contemporary Carpenter Gothic home in Lyttelton is the former Chief Warder's house on Oxford Street.

Research suggests the house was designed by Christchurch architect Frederick Strouts. Strouts called for tenders for additions to Cunningham's Lyttelton home in December 1875.

Although it appears that a subsequent decision was made to clear the earlier house from the site and start afresh, it is likely that Strouts remained the architect. Frederick Strouts (1834-1919) arrived in Christchurch in 1859. His most notable works include Ivey Hall at Lincoln University (1878), the Hyman Marks Block at Christchurch Hospital (1897, demolished) and large houses Elmwood (1884, demolished), Otahuna (1895) and Strowan (1890 & 1901). Elmwood and Strowan were substantial Carpenter Gothic dwellings. Strouts' office became the training ground for a number of local architects of the next generation.

The house underwent a major restoration in the late 2000s when it was fully reclad and reroofed, but then sustained substantial damage in the Canterbury Earthquakes of 2010-2011. Repair involved partial re-piling, new kauri ground floors, partial re-lining and the removal of both chimneys. The large chimney on the western elevation was replicated in brick slips. The original stone and brick retaining wall along the Cunningham Terrace frontage of the property has been replaced.

## **TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE**

*Technological and craftsmanship values that demonstrate or are associated with: the nature and use of materials, finishes and/or technological or constructional methods which were innovative, or of notable quality for the period.*

2 Cunningham Terrace has technological and craftsmanship significance for the capacity it has to reveal information on the use of materials and construction techniques in the late nineteenth century. The house has particular craftsmanship significance for its elaborate Carpenter Gothic detailing, particularly its bargeboards and finials.

## **CONTEXTUAL SIGNIFICANCE**

*Contextual values that demonstrate or are associated with: a relationship to the environment (constructed and natural), a landscape, setting, group, precinct or streetscape; a degree of consistency in terms of type, scale, form, materials, texture, colour, style and/or detail; recognised landmarks and landscape which are recognised and contribute to the unique identity of the environment.*

2 Cunningham Terrace has high contextual significance for its setting and as an important contributor to the colonial townscape of Lyttelton. Because of its tall narrow form and prominent elevated location, the house is a landmark in the port town. The house is located predominantly amongst villas of the late nineteenth and early twentieth century.

The setting of the dwelling is its immediate parcel, a narrow triangular section below the Bridle Path and above Cunningham Terrace. Cunningham Terrace was originally a dedicated access way for 2 Cunningham Terrace, and was named in Cunningham's honour in the late 1890s after his death. The two streets meet at the apex of the triangle. The dwelling is located close to the apex; a very small section at the intersection was subdivided off within the last two decades.

## **ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE**

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

2 Cunningham Terrace and its setting are of archaeological significance because they have the potential to provide archaeological evidence relating to past building construction methods and materials, and human activity on the site, including that which occurred prior to 1900. A first dwelling was constructed on the site in 1851; the present house dates from 1876.

## **ASSESSMENT STATEMENT**

2 Cunningham Terrace has high overall heritage significance to the Christchurch district including Banks Peninsula. The house has high historical and social significance for its association with prominent Canterbury businessmen and civic figures John Thomas Peacock and Peter Cunningham, and the buoyant economy of the 1870s that enabled Cunningham to build the house. In a slightly later period, the house has significance for its use as a boarding house, and for the long period of ownership and occupation by the Robson-Merrifield family. The dwelling has cultural significance for the capacity it has to provide an illustration of the lifestyle of a prosperous late Victorian businessman. Its ownership profile also reflects a characteristic feature of Lyttelton life through to the mid twentieth century, where properties were commonly retained in and passed down through families over multiple generations. The dwelling has architectural and aesthetic significance as a well-preserved large Carpenter Gothic-style dwelling designed by noted Canterbury architect Frederick Strouts. The dwelling has technological and craftsmanship significance for the capacity it has to reveal information on the use of materials and construction techniques in the late nineteenth century. The house has particular craftsmanship significance for its elaborate Carpenter Gothic detailing, particularly its bargeboards and finials. The dwelling has high contextual significance for its setting and as an important contributor to the colonial townscape of Lyttelton. Because of its tall narrow form and prominent elevated location, the house is a landmark in the port town. The dwelling and its setting are of archaeological significance because they have the potential to provide archaeological evidence relating to past building construction methods and materials, and human activity on the site, including that which occurred prior to 1900. A first dwelling was constructed on the site in 1851; the present house dates from 1876.

## **REFERENCES:**

CCC Heritage File: 2 Cunningham Terrace

*Press* 22 December 1875 p 4

**REPORT DATED:** 25/02/2015

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

PLEASE USE IN CONJUNCTION WITH THE CCC HERITAGE FILES.

CHRISTCHURCH DISTRICT PLAN  
LYTTELTON RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME House  
ADDRESS 3, 5 & 7 Cunningham Terrace  
Lyttelton

PHOTO



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

STYLE

Square-plan villa

PHYSICAL DESCRIPTION

A single-storey dwelling with a rectangular footprint and hipped roof. Lean-to porches on east and west elevations; deck on south. Casement windows and glazed doors.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house stands close to the road boundary on the south side of Cunningham Terrace, west of its intersection with Bridle Path. The building is set below the level of the road; the road boundary is marked by metal balustrade style fencing. Garage at north-west corner of the lot.

MATERIALS/STRUCTURE

Timber, decramastic tiles.

ALTERATIONS

Reroofed (1980s?). Secondary dwelling erected on site of pre-1925 outbuilding (c.2000?).

RATING

Contributory

REASON FOR RATING

A modified turn of the 20th century dwelling that maintains the area's architectural and contextual values.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19<sup>th</sup> century until the present day.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

#### CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

#### ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19<sup>th</sup> century, the area has potential archaeological values relating to its historic use and occupation.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

#### REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>  
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

2 November 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
LYTTELTON RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME Vacant lot  
ADDRESS 4 Cunningham Terrace  
Lytelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS HNZPT LIST ENTRY STATUS

N/A N/A

ARCHITECT/DESIGNER N/A

DATE OF CONSTRUCTION N/A

STYLE

N/A

PHYSICAL DESCRIPTION

Vacant residential lot.

CONTEXT/SETTING/LANDSCAPE FEATURES

Vacant lot.

MATERIALS/STRUCTURE

Earth, vegetation; volcanic stone retaining wall on Cunningham Terrace road boundary.

ALTERATIONS

Modified square-plan villa removed from site (c.2015).

RATING

Neutral

REASON FOR RATING

Vacant lot from which an earlier dwelling has been removed.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19<sup>th</sup> century until the present day.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

#### CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

#### ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19<sup>th</sup> century, the area has potential archaeological values relating to its historic use and occupation.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

#### REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>  
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

23 September 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
LYTTELTON RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

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ITEM NAME                    former Collins house  
ADDRESS                     8 Cunningham Terrace  
                                     Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	c.1903?

STYLE

Villa

PHYSICAL DESCRIPTION

A two-storey dwelling with a rectangular footprint and hipped roof. Lean-to at rear (north elevation) and central flat-roofed entrance porch on south-facing façade. Paired double-hung sash windows and shutters on facade.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house stands on an elevated site on the north side of Cunningham Terrace; the lot extends through to Dudley Road in the north and is bordered to the east by Bridle Path. The primary road boundary is marked by concrete retaining walls. A stand-alone garage is positioned against the Dudley Road boundary, from which there is also pedestrian access.

MATERIALS/STRUCTURE

Timber, corrugated metal.

ALTERATIONS

Unknown.

RATING

Defining

REASON FOR RATING

A turn of the 20th century dwelling that upholds the historic, architectural and contextual values of the area.



#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19<sup>th</sup> century until the present day. Title for this property was issued to John Harry Collins, a cabinet maker, in 1903. Collins (1861-1936), a noted yachtsman, was elected to the Lyttelton Borough Council in 1911 and had nine children with his wife Elizabeth (nee Burnip, c.1869-1957), whom he married in 1892. The property remained in Collins family ownership until 1945 but was not always occupied by them; in the early 1920s, for example, the house was known as 'Kia Ora' and run as a boarding house by Mrs W Adam. During the 1951 watersiders' strike this house was used as a food depot.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

#### CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

#### ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19<sup>th</sup> century, the area has potential archaeological values relating to its historic use and occupation.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

#### REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>  
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

2 November 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
LYTTELTON RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME House  
ADDRESS 9 Cunningham Terrace  
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	1880s? / 1982

STYLE

Colonial vernacular

PHYSICAL DESCRIPTION

A one-and-a-half-storey dwelling with rectangular footprint and gabled roof forms. Lean-to veranda on principal south elevation, dog box dormers, saltbox roof and side (east) entry with lean-to porch. Double-hung sash and casement windows.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house stands below the road level on the south side of Cunningham Terrace, west of its intersection with Bridle Path. The lot extends south to Simeon Quay and the house is positioned to take in views of the harbour to the south. The road boundary is marked by a metal balustrade style fence through which the house can be seen.

MATERIALS/STRUCTURE

Timber, corrugated metal.

ALTERATIONS

Rebuilt/extended to east (1982).

RATING

Contributory

REASON FOR RATING

A modified 19<sup>th</sup> century dwelling that upholds the historic, architectural and contextual values of the area.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19<sup>th</sup> century until the present day. Between 1915 and 1969 the property was owned by Donald and Louisa Comer, who lived at 10 Simeon Quay.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

#### CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

#### ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19<sup>th</sup> century, the area has potential archaeological values relating to its historic use and occupation.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

#### REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>  
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

2 November 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
LYTTELTON RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME House  
ADDRESS 10 Cunningham Terrace / 1 Dudley Road  
Lyttelton

PHOTO



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

STYLE

Vernacular

PHYSICAL DESCRIPTION

A single-storey dwelling with a rectangular footprint and hipped roof. Lean-to at rear (north elevation). Central entry on south elevation has arched glazed insets and is flanked by paired sash windows.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house stands on an elevated site on the north side of Cunningham Terrace; the lot extends through to Dudley Road in the north. The road boundary is open to accommodate a parking pad and a stand-alone garage in the south-east corner of the lot.

MATERIALS/STRUCTURE

Timber, corrugated metal.

ALTERATIONS

Veranda or porch removed? (date unknown).

RATING

Contributory

REASON FOR RATING

A modified turn of the 20<sup>th</sup> century dwelling that contributes to the area's architectural and contextual values.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19<sup>th</sup> century until the present day.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

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The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

#### ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19<sup>th</sup> century, the area has potential archaeological values relating to its historic use and occupation.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

#### REFERENCES

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Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>  
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

2 November 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
LYTTELTON RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME House  
ADDRESS 11 Cunningham Terrace  
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	c.1920

STYLE

Bungalow

PHYSICAL DESCRIPTION

A single-storey dwelling with a square footprint and half-hipped roof. Casement and fanlight type windows and multi-pane glazed doors. Lean-to on west elevation. Return deck on south and east sides; outbuilding (c.1990?) to west of house.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house is positioned below road level on the south side of Cunningham Terrace. The road boundary is marked by a paling fence, over which the building can be seen.

MATERIALS/STRUCTURE

Timber, corrugated steel.

ALTERATIONS

Reroofed (c.2018?).

RATING

Defining

REASON FOR RATING

An early 20th century house that upholds the architectural and contextual values of the area.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19<sup>th</sup> century until the present day. Before 1970 this property was part of a larger lot that included 10 Simeon Quay and 13 Cunningham Terrace; it was likely a rental house before this time.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

#### CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

#### ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19th century, the area has potential archaeological values relating to its historic use and occupation.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

#### REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>  
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

2 November 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
LYTTELTON RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME House  
ADDRESS 12 Cunningham Terrace / 3 Dudley Road  
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	c.1900 + c.1990

STYLE

Neo-colonial

PHYSICAL DESCRIPTION

A two-storey dwelling with a rectangular footprint and gabled roof forms. Gabled dormers on south-facing façade; first floor balcony and casement windows and glazed doors.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house stands on an elevated site on the north side of Cunningham Terrace; the lot extends through to Dudley Road in the north. The road boundary is marked by a brick pier and wrought iron panel fence and there is a stand-alone garage in the south-west corner of the lot. An outbuilding is adjacent to the Dudley Road boundary, from which there is also pedestrian access.

MATERIALS/STRUCTURE

Timber, corrugated metal.

ALTERATIONS

Enlarged and remodelled (c.1990?).

RATING

Neutral

REASON FOR RATING

A substantially modified house that maintains the area's residential values.



#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19<sup>th</sup> century until the present day.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

#### CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

#### ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19<sup>th</sup> century, the area has potential archaeological values relating to its historic use and occupation.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

#### REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>  
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

2 November 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
LYTTELTON RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME House  
ADDRESS 13 Cunningham Terrace  
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	Early 20 <sup>th</sup> century?

STYLE

Vernacular

PHYSICAL DESCRIPTION

A two-storey dwelling with rectangular footprint and hipped roof. Lean-to at rear (north elevation) has Clearlite panel at east end and paling balustrade. Timber steps lead down to lower level on east side of house. Deck and first floor balcony; 'blind' lean-to extension at north-west corner. Casement and fanlight type fenestration.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house stands in the north-west corner of a lot on the south side of Cunningham Terrace, which is bordered by pedestrian-only Joyce Street to the west. The road boundary is largely marked by the house itself; there is a parking pad adjacent to the road reserve in the north-east corner.

MATERIALS/STRUCTURE

Timber, corrugated metal.

ALTERATIONS

Chimney removed (post-2011).

RATING

Contributory

REASON FOR RATING

A modified early 20th century house that contributes to the architectural and contextual values of the area.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19<sup>th</sup> century until the present day. Before 1970 this property was part of a larger lot that included 10 Simeon Quay and 11 Cunningham Terrace; it was likely a rental house before this time.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

#### CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

#### ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19<sup>th</sup> century, the area has potential archaeological values relating to its historic use and occupation.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

#### REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>  
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

2 November 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
LYTTELTON RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME House  
ADDRESS 14 Cunningham Terrace / 5 Dudley Road [also 12A Cunningham Terrace]  
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	c.2015

STYLE

Contemporary

PHYSICAL DESCRIPTION

A two-storey dwelling with a rectangular footprint and monopitch roof. Return deck with timber balustrade, no eaves, casement windows and glazed doors.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house is located on the north side of Cunningham Terrace on a lot that extends through to Dudley Road. The building is set back from the road boundary, which is open to provide access to a gravelled parking area; the latter is accessed via a narrow lot whose address is given as 12A Cunningham Terrace. A gabion basket wall retains the bank below the house, which is accessed via a flight of timber steps.

MATERIALS/STRUCTURE

Timber, corrugated steel.

ALTERATIONS

N/A

RATING

Neutral

REASON FOR RATING

A modern dwelling that replaced an earlier house on the site and maintains the area's residential values.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19<sup>th</sup> century until the present day.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

#### CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

#### ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19<sup>th</sup> century, the area has potential archaeological values relating to its historic use and occupation.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

#### REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>  
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

1 November 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
LYTTELTON RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME former Harkess house  
ADDRESS 16 Cunningham Terrace / 7 Dudley Road  
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	c.1898?

STYLE

Bay villa

PHYSICAL DESCRIPTION

A single-storey dwelling with an irregular rectangular footprint and hipped and gabled roof forms. Gabled bay on principal, south-facing elevation has faceted bay window with flared hood. Veranda shelters main entry with side and fanlights and tripartite, Chicago type window. Gabled bay on west elevation also terminates veranda.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house stands on an elevated site on the north side of Cunningham Terrace; Joyce Street is to the west and the lot extends through to Dudley Road in the north. The road boundary is open to the street and there is a stand-alone garage in the south-east corner of the lot.

MATERIALS/STRUCTURE

Timber, corrugated metal.

ALTERATIONS

Chimneys removed (post-2011).

RATING

Defining

REASON FOR RATING

A turn of the 20th century dwelling that upholds the historic, architectural and contextual values of the area.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19<sup>th</sup> century until the present day. Title was issued on this property to William Joseph Harkess in March 1898. Harkess (c.1869-1931) had been born in Lyttelton and spent the majority of his working life as foreman of the Shaw, Savill and Albion Company's wool store in the port. He was also a champion rower and had four children with his wife Elizabeth (nee Durham), whom he married in 1890.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

#### CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

#### ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19<sup>th</sup> century, the area has potential archaeological values relating to its historic use and occupation.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

#### REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>  
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

2 November 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
LYTTELTON RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME House  
ADDRESS 17 Cunningham Terrace  
Lytelton

PHOTO



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

STYLE

California Bungalow

PHYSICAL DESCRIPTION

A multi-level dwelling with L-shaped footprint and gabled roof. Principal, east-facing elevation has shingled gable end and central entry framed by bay windows with sunhoods. Exposed rafters, first floor balcony with X-pattern balustrading on south elevation; casement and fanlight type fenestration.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house stands on the south side of Cunningham Terrace; the lot is bordered to the east by pedestrian-only Joyce Street. A stand-alone garage is accessed via a driveway at the top of Joyce Street and the road boundary is marked by a paling fence and lychgate style entry.

MATERIALS/STRUCTURE

Timber, plaster stucco, decramastic tiles.

ALTERATIONS

Reroofed (1980s?).

RATING

Contributory

REASON FOR RATING

A modified interwar dwelling that contributes to the area's architectural and contextual values.



#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19<sup>th</sup> century until the present day.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

#### CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

#### ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19<sup>th</sup> century, the area has potential archaeological values relating to its historic use and occupation.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

#### REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>  
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

2 November 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
LYTTELTON RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME former Smith cottage  
ADDRESS 19 Cunningham Terrace  
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	1870s?

STYLE

Vernacular cottage

PHYSICAL DESCRIPTION

A single-storey dwelling with a rectangular footprint and saltbox roof. Principal, south-facing elevation has straight veranda.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house stands, in the south-west corner of the lot, on the south side of Cunningham Terrace. the road boundary is marked by a low scoria stone wall, over which the roof of the cottage can be seen. Timber steps from road frontage and small outbuilding to east of house.

MATERIALS/STRUCTURE

Timber, corrugated metal.

ALTERATIONS

Reclad, windows replaced, veranda altered (date unknown).

RATING

Contributory

REASON FOR RATING

A modified later 19th century cottage that upholds the historic, architectural and contextual values of the area.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19<sup>th</sup> century until the present day. Title to the property was first issued to Lucy Ann Smith (c.1870-1949), a spinster, in December 1927. Miss Smith was the daughter of Charles and Mary Smith, who appear to have acquired the cottage in 1898; the Smiths acquired the vacant lot east of the cottage in 1912. Before 1898 the cottage may have been a rental property owned by John Joyce, who had been in possession of it since 1856. Since 1949 the house has passed through other hands.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

#### CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

#### ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19<sup>th</sup> century, the area has potential archaeological values relating to its historic use and occupation.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

#### REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>  
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

2 November 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
LYTTELTON RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME House  
ADDRESS 20 Cunningham Terrace  
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	Early 20 <sup>th</sup> century?

STYLE

Vernacular cottage

PHYSICAL DESCRIPTION

A single-storey dwelling with irregular rectangular footprint and hipped roof forms. Shallow veranda on principal, south-facing elevation, decorative brackets on veranda posts. Casement windows and glazed conservatory.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house stands on an elevated site on the north side of Cunningham Terrace; the western boundary is formed by the pedestrian-only Joyce Street. The road boundary is marked by scoria stone retaining walls; a short length of concrete driveway provides access to a stand-alone garage in the south-east corner of the lot.

MATERIALS/STRUCTURE

Timber, corrugated metal.

ALTERATIONS

West addition (c.1970). Conservatory along east wall (1970s?). Gabled wing at north-east corner enlarged or added (c.1990?). Modern decking and foundations (2010s).

RATING

Contributory

REASON FOR RATING

A modified early 20th century dwelling that contributes to the area's architectural and contextual values.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19<sup>th</sup> century until the present day.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

#### CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

#### ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19<sup>th</sup> century, the area has potential archaeological values relating to its historic use and occupation.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

#### REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>  
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

1 November 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
LYTTELTON RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME House  
ADDRESS 21 Cunningham Terrace  
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	Mid-20 <sup>th</sup> century?

STYLE

Modern

PHYSICAL DESCRIPTION

A single-storey dwelling with rectangular footprint and flat roof. Casement windows.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house stands on the south side of Cunningham Terrace, in that part of the road west of Joyce Street. The building is set below street level, with the road boundary marked by a low stone wall and a single-car garage.

MATERIALS/STRUCTURE

Timber, cement board, butanol; concrete block & corrugated metal.

ALTERATIONS

Unknown.

RATING

Neutral

REASON FOR RATING

A mid-century dwelling that maintains the area's residential values.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19<sup>th</sup> century until the present day.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

#### CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

#### ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19<sup>th</sup> century, the area has potential archaeological values relating to its historic use and occupation.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

#### REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>  
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

1 November 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
LYTTELTON RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME House  
ADDRESS 22 Cunningham Terrace  
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	Early 20 <sup>th</sup> century?

STYLE

Bay villa

PHYSICAL DESCRIPTION

A single-storey dwelling with an L-shaped footprint and gabled roof forms. Casement windows, timber decking with balustrading.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house stands on an elevated site on the north side of Cunningham Terrace; the eastern boundary is formed by the pedestrian-only Joyce Street. The road boundary is marked by a concrete retaining wall; terraces within the property are formed by concrete or timber retaining walls.

MATERIALS/STRUCTURE

Timber, cement render, decramastic tiles.

ALTERATIONS

Plastered and reroofed (1980s?).

RATING

Neutral

REASON FOR RATING

A substantially modified early 20th century house that maintains the residential values of the area.



#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19<sup>th</sup> century until the present day.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

#### CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

#### ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19<sup>th</sup> century, the area has potential archaeological values relating to its historic use and occupation.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

#### REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>  
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

1 November 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
LYTTELTON RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME former Beaumont house

ADDRESS 23 Cunningham Terrace  
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS

N/A

ARCHITECT/DESIGNER

DATE OF CONSTRUCTION

STYLE

Vernacular bungalow

PHYSICAL DESCRIPTION

A multi-level dwelling with a rectangular footprint and centre gutter gabled roof. Side entry on east wall has sunhood over. Balcony and deck on south elevation, double-hung sash windows.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house stands against the road boundary on the south side of Cunningham Terrace; it occupies the full width of the lot.

MATERIALS/STRUCTURE

Timber (board and batten and lapped weatherboards), corrugated steel.

ALTERATIONS

Unknown.

RATING

Defining

REASON FOR RATING

An early 20th century dwelling that upholds the historic, architectural and contextual values of the area.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19<sup>th</sup> century until the present day. The first title on this property was issued to Percival Beaumont, a shipwright, in June 1911. It has passed through a number of hands since 1922.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

#### CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

#### ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19<sup>th</sup> century, the area has potential archaeological values relating to its historic use and occupation.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

#### REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>  
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

2 November 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
LYTTELTON RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                    former Miller house  
ADDRESS                     24 Cunningham Terrace  
                                     Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	Later 1870s?

STYLE

Colonial vernacular

PHYSICAL DESCRIPTION

A small, single-storey dwelling with a rectangular footprint and gabled roof. Principal, south-facing elevation has a lean-to veranda with cast-iron brackets sheltering a central entry with fanlight. Decorative bargeboards, casement windows and corbelled chimney.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house stands on an elevated section on the north side of Cunningham Terrace; pedestrian-only Joyce Street is to the east. The road boundary is marked by stone and concrete retaining walls; timber steps provide pedestrian access to the house.

MATERIALS/STRUCTURE

Timber, brick, corrugated metal.

ALTERATIONS

Façade windows replaced (1930s?).

RATING

Defining

REASON FOR RATING

A slightly modified later 19th century cottage that upholds the historic, architectural and contextual values of the area.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19<sup>th</sup> century until the present day. The town section on which this cottage is located was transferred to William Miller, a shipwright, in 1874. It remained in Miller/Tosswill family ownership until 1941.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

#### CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

#### ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19<sup>th</sup> century, the area has potential archaeological values relating to its historic use and occupation.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

#### REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>  
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

2 November 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
LYTTELTON RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME House  
ADDRESS 28 Cunningham Terrace  
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	Early 20 <sup>th</sup> century? / pre-1930

STYLE

Modified vernacular cottage

PHYSICAL DESCRIPTION

A single-storey dwelling with an irregular rectangular footprint and saltbox roof with flat extension. Casement windows and glazed doors.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house stands on an elevated section on the north side of Cunningham Terrace. The road boundary is marked by brick retaining walls; brick steps on the eastern boundary provide pedestrian access to the house.

MATERIALS/STRUCTURE

Timber, corrugated metal.

ALTERATIONS

South-facing rooms added/enclosed (1920s?).

RATING

Contributory

REASON FOR RATING

A modified cottage that contributes to the architectural and contextual values of the area.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19<sup>th</sup> century until the present day. The property was subdivided to its current extent in 1982.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

#### CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

#### ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19<sup>th</sup> century, the area has potential archaeological values relating to its historic use and occupation.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

#### REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>  
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

2 November 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
LYTTELTON RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME House  
ADDRESS 29 Cunningham Terrace  
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	Pre-1930

STYLE

Bungalow

PHYSICAL DESCRIPTION

A multi-level dwelling with a rectangular footprint and hipped roof. Principal, south-facing elevation has battened cross-gable, oriel window with shingled skirt and glazed sunroom. Enclosed entrance porch on west elevation. Casement and fanlight type fenestration.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house stands on the south side of Cunningham Terrace and is bordered to the west by the dog-leg that intersects with Simeon Quay to the south. The road boundaries are variously marked by corrugated metal, concrete, brick and paling fencing.

MATERIALS/STRUCTURE

Timber, decramstic tile.

ALTERATIONS

Reroofed (1970s?).

RATING

Contributory

REASON FOR RATING

A modified early 20th century dwelling that contributes to the architectural and contextual values of the area.



#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19<sup>th</sup> century until the present day.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

#### CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

#### ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19<sup>th</sup> century, the area has potential archaeological values relating to its historic use and occupation.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

#### REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>  
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

2 November 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
LYTTELTON RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME 'Rangiatea', former Weastell/Toomey house

ADDRESS 30 Cunningham Terrace  
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS HNZPT LIST ENTRY STATUS

N/A N/A

ARCHITECT/DESIGNER Unknown

DATE OF CONSTRUCTION c.1902

STYLE

Bay villa

PHYSICAL DESCRIPTION

A single-storey dwelling with an irregular L-shaped footprint and hipped roof. Cross-gabled bay on principal, south-facing elevation terminates return veranda with cast-iron lacework. Main entry has side and fanlights; double-hung sash windows.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house stands on an elevated section on the north side of Cunningham Terrace. The road boundary is marked by a brick retaining wall and there is a small parking pad at the foot of concrete steps that provide pedestrian access to the house.

MATERIALS/STRUCTURE

Timber, corrugated metal.

ALTERATIONS

Bay windows replaced with large picture windows (pre-2009).

RATING

Defining

REASON FOR RATING

A slightly modified turn of the 20<sup>th</sup> century house that upholds the historic, architectural and contextual values of the area.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19<sup>th</sup> century until the present day. The property was transferred to Edgar Weastell, a merchant's clerk, in July 1901. After his death in 1935, the house known as 'Rangiatea' was held by Edgar's widow Elizabeth and their daughter Betty until 1947, when it passed to Betty, by now married to Leslie Toomey, alone. Since 1964 the property, which also encompasses 21 Dudley Road, has passed through other hands; it was cross-leased in 1987.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

#### CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

#### ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19<sup>th</sup> century, the area has potential archaeological values relating to its historic use and occupation.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

#### REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>  
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

2 November 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
LYTTELTON RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                former Collins house  
ADDRESS                 34 Cunningham Terrace  
                               Lyttelton

PHOTO



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

STYLE

Square-plan villa

PHYSICAL DESCRIPTION

A single-storey dwelling with a square footprint and hipped roof. Return veranda with simple balustrading, bracketed eaves and double-hung sash windows. Main entry has side and fanlights.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house stands on an elevated section on the north side of Cunningham Terrace, overlooking the dog-leg section that intersects with Simeon Quay in the south. The property is open to the street and the road boundary is marked by a scoria stone retaining wall and grassed bank; concrete steps provide pedestrian-only access to the house.

MATERIALS/STRUCTURE

Timber, decramastic tiles.

ALTERATIONS

Reroofed (1970s?). Veranda balustrading replaced (2010s).

RATING

Contributory

REASON FOR RATING

A modified late 19<sup>th</sup> century dwelling that contributes to the area's historic, architectural and contextual values.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19<sup>th</sup> century until the present day. The first title for this property was issued to George Collins, a stationer, Freemason and bandmaster, in 1899; it remained in his possession until his death in 1914. Edwards married Susan Wyatt in 1891 and the couple had three children. Historically the c.1970 garage at 23 Dudley Road served this house before the property was cross-leased in the 1990s.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

#### CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

#### ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19<sup>th</sup> century, the area has potential archaeological values relating to its historic use and occupation.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

#### REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>  
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

2 November 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
LYTTELTON RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME former Mahar house  
ADDRESS 36 Cunningham Terrace  
Lytelton

PHOTO



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

STYLE

Edwardian bay villa

PHYSICAL DESCRIPTION

A multi-level dwelling with rectangular footprint and hipped and gabled roof forms. Cross-gabled bay with decorative truss, return veranda featuring cast-iron lacework frieze and brackets. Double-hung sash windows, main entry has side and fanlights.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house stands at the north-west corner of Cunningham Terrace, where it forms a dogleg north of Simeon Quay. The road boundary is open to allow access to a parking pad in front of the house.

MATERIALS/STRUCTURE

Timber, corrugated metal.

ALTERATIONS

Sunhood removed from bay, steps installed, veranda balustrading replaced; gabion wall erected and parking area formed (later 2010s).

RATING

Defining

REASON FOR RATING

A slightly altered turn of the 20th century dwelling that upholds the historic, architectural and contextual values of the area.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19<sup>th</sup> century until the present day. The property was acquired by Thomas Mahar (c.1884-1961), a local tailor, in 1910; in the following year he married Gertrude Toomey (died 1952). The Mahars had three children and the house remained in their possession into the early 1960s.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

#### CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

#### ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19<sup>th</sup> century, the area has potential archaeological values relating to its historic use and occupation.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

#### REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>  
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

2 November 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
LYTTELTON RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME House  
ADDRESS 40 Cunningham Terrace  
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	Late 2010s

STYLE

Contemporary bungalow

PHYSICAL DESCRIPTION

A single-storey dwelling with a rectangular footprint and gabled roof. Integrated garage, board and batten detailing by main entry. Casement windows and overhanging eaves. The house is almost identical to that at 42 Cunningham Terrace.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house stands on the west side of Cunningham Terrace, north of its intersection with Simeon Quay. The road boundary is marked by a metal balustrade style fence.

MATERIALS/STRUCTURE

Timber, concrete block, corrugated steel.

ALTERATIONS

N/A

RATING

Neutral

REASON FOR RATING

A modern dwelling on a previously undeveloped site that maintains the area's residential values.



#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19<sup>th</sup> century until the present day. This property appears to have formerly been part of the garden of 34 Simeon Quay.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

#### CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

#### ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19<sup>th</sup> century, the area has potential archaeological values relating to its historic use and occupation.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

#### REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>  
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

1 November 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
LYTTELTON RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME House  
ADDRESS 42 Cunningham Terrace  
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	Late 2010s

STYLE

Contemporary bungalow

PHYSICAL DESCRIPTION

A single-storey dwelling with a rectangular footprint and gabled roof. Integrated garage, plastered detailing by main entry. Casement windows and overhanging eaves. The house is almost identical to that at 40 Cunningham Terrace.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house stands on the west side of Cunningham Terrace, north of its intersection with Simeon Quay. The road boundary is marked by a metal balustrade style fence.

MATERIALS/STRUCTURE

Timber, concrete block, corrugated steel.

ALTERATIONS

N/A

RATING

Neutral

REASON FOR RATING

A modern dwelling on a previously undeveloped site that maintains the area's residential values.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19<sup>th</sup> century until the present day. This property appears to have formerly been part of the garden of 34 Simeon Quay.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

#### CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

#### ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19<sup>th</sup> century, the area has potential archaeological values relating to its historic use and occupation.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

#### REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>  
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

1 November 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
LYTTELTON RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME Commercial building

ADDRESS 15 Dublin Street  
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS HNZPT LIST ENTRY STATUS

N/A N/A

ARCHITECT/DESIGNER Unknown

DATE OF CONSTRUCTION c.2018

STYLE

Neo-colonial

PHYSICAL DESCRIPTION

Two-storey building with a rectangular footprint and hipped roof concealed by a bracketed cornice. Main entry at chamfered corner, return veranda (partial on London Street frontage). Double-hung sash style fenestration.

CONTEXT/SETTING/LANDSCAPE FEATURES

The building stands on the west side of Dublin Street overlooking its intersection with London Street. The road boundaries are marked by masonry walls mounted with balustrade style panels.

MATERIALS/STRUCTURE

Timber, corrugated steel.

ALTERATIONS

N/A

RATING

Neutral

REASON FOR RATING

A modern building that replaced an earlier (pre-1930) dwelling on the site.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19<sup>th</sup> century until the present day.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

#### CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

#### ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19<sup>th</sup> century, the area has potential archaeological values relating to its historic use and occupation.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

#### REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>  
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

14 November 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
LYTTELTON RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME former Cook house

ADDRESS 17 Dublin Street  
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS HNZPT LIST ENTRY STATUS

N/A N/A

ARCHITECT/DESIGNER Unknown

DATE OF CONSTRUCTION c.1905

STYLE

Bay villa

PHYSICAL DESCRIPTION

A single-storey dwelling with an irregular rectangular footprint and hipped roof. Exposed rafters, faceted bay with battened gable end and sash windows with fanlights. Veranda on principal, east-facing elevation shelters main entry with side and fanlights; timber balustrading and arched frieze.

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling stands on the west side of Dublin Street overlooking its intersection with London Street. The road boundary is marked, on the Dublin Street frontage, by a masonry retaining wall with balustrade style fencing above; an inset garage stands at the south-east corner of the lot. The London Street boundary is part masonry and part stone retaining wall.

MATERIALS/STRUCTURE

Timber, corrugated metal.

ALTERATIONS

South-west extension (c.1980).

RATING

Defining

REASON FOR RATING

A turn of the 20th century villa that upholds the historic, architectural and contextual values of the area.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19<sup>th</sup> century until the present day. Members of the Cook family owned and lived in 17 and 17A Dublin Street in the early 20<sup>th</sup> century. In 1900 Sarah Cook was in possession of Town Sections 103 and 104, which today encompass 17, 17A, 19 and 21 Dublin Street. Sarah (nee Faraghen) married William Cook, a greengrocer, in 1881; the couple had six children. Their sons William Ernest and Walter Douglas both became Lyttelton fruiterers; WE Cook was living at 17 and WD Cook was at 17A by 1916.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

#### CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

#### ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19<sup>th</sup> century, the area has potential archaeological values relating to its historic use and occupation.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

#### REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>  
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

14 November 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
LYTTELTON RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME former Cook house

ADDRESS 17A Dublin Street  
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS

N/A

ARCHITECT/DESIGNER

DATE OF CONSTRUCTION

STYLE

Square-plan villa

PHYSICAL DESCRIPTION

A single-storey dwelling with a rectangular footprint and pyramidal roof. Principal, east-facing elevation has a straight-roofed veranda that returns along the north elevation. Veranda shelters a main entry with side and fanlights. Casement windows.

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling stands on the north side of London Street; pedestrian access from Dublin Street is provided by a flight of steps along the northern boundary. The road boundary is marked by a tall volcanic scoria stone retaining wall.

MATERIALS/STRUCTURE

Timber, corrugated metal.

ALTERATIONS

Some windows replaced (date unknown).

RATING

Contributory

REASON FOR RATING

A modified late Victorian villa that upholds the historic, architectural and contextual values of the area.



#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19<sup>th</sup> century until the present day. Members of the Cook family owned and lived in 17 and 17A Dublin Street in the early 20<sup>th</sup> century. In 1900 Sarah Cook was in possession of Town Sections 103 and 104, which today encompass 17, 17A, 19 and 21 Dublin Street. Sarah (nee Faraghen) married William Cook, a greengrocer, in 1881; the couple had six children. Their sons William Ernest and Walter Douglas both became Lyttelton fruiterers; WE Cook was living at 17 and WD Cook was at 17A by 1916.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

#### CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

#### ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19<sup>th</sup> century, the area has potential archaeological values relating to its historic use and occupation.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

#### REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

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

14 November 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
LYTTELTON RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME House  
ADDRESS 19 Dublin Street  
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	2020

STYLE

Neo-colonial

PHYSICAL DESCRIPTION

A single-storey dwelling with a rectangular footprint and gabled roof. X-pattern balustrading across principal, east-facing elevation. Gable end truss motif (repeated on garage) and central entrance door with glazed insets and fanlight; casement windows.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house stands on an elevated site at the west end of the property, which is located on the west side of Dublin Street in the block bounded by London Street in the south and Coleridge Terrace on the north. The road boundary is open to the street and accommodates a gabled garage set into the bank.

MATERIALS/STRUCTURE

Timber, corrugated steel.

ALTERATIONS

N/A

RATING

Neutral

REASON FOR RATING

A modern house that replaced an earlier (pre-1930) dwelling on the site.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19<sup>th</sup> century until the present day.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

#### CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

#### ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19<sup>th</sup> century, the area has potential archaeological values relating to its historic use and occupation.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

#### REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

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REPORT COMPLETED

14 November 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
LYTTELTON RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME House  
ADDRESS 21 Dublin Street  
Lyttelton

PHOTO



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

STYLE

Square-plan villa

PHYSICAL DESCRIPTION

A single-storey dwelling with rectangular footprint, pyramidal roof and rear lean-to. Principal, east-facing elevation has modern sunroom and veranda with metal balustrading. Casement windows and glazed doors.

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling stands on an L-shaped lot that extends from the west side of Dublin Street through to Coleridge Terrace; vehicle access to an attached carport is from the latter. The Coleridge Terrace road boundary is marked by volcanic scoria walls; the Dublin Street frontage is marked by a scoria wall and balustrade style fencing.

MATERIALS/STRUCTURE

Timber, corrugated metal.

ALTERATIONS

Facade remodelled; carport added (c.2015).

RATING

Neutral

REASON FOR RATING

A highly modified colonial dwelling that contributes to the heritage values of the area.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19<sup>th</sup> century until the present day.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

#### CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

#### ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19<sup>th</sup> century, the area has potential archaeological values relating to its historic use and occupation.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

#### REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

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

14 November 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
LYTTELTON RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME Lyttelton Club  
ADDRESS 23 Dublin Street  
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	1969 + 1972

STYLE

Modern

PHYSICAL DESCRIPTION

A multi-level building with irregular triangular footprint and varied roof forms. Casement windows and glazed doors

CONTEXT/SETTING/LANDSCAPE FEATURES

The building occupies almost the full extent of its lot, which also includes a section of Coleridge Terrace. A block wall marks most of the road boundary on the Coleridge Terrace frontage and the Dublin Street boundary is retained by a volcanic scoria wall (erected 1904).

MATERIALS/STRUCTURE

Timber, cement board, concrete block, corrugated metal.

ALTERATIONS

Unknown.

RATING

Neutral

REASON FOR RATING

A mid-20th century non-residential building that is associated with a historic community club.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19<sup>th</sup> century until the present day. The Lyttelton Club was established in 1901.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

#### CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

#### ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19<sup>th</sup> century, the area has potential archaeological values relating to its historic use and occupation.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

#### REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>  
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

14 November 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
LYTTELTON RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

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ITEM NAME House  
ADDRESS 24 Dublin Street  
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	c.2000

STYLE

Vernacular

PHYSICAL DESCRIPTION

A multi-level dwelling with rectangular footprint and gabled roof. Sloping site accommodates a second floor below street level. Integrated garage and main entry on façade; casement windows.

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling occupies almost the full extent of its lot, which is on the east side of Dublin Street, midway between London Street in the south and Winchester Street in the north. The house is built to the road boundary.

MATERIALS/STRUCTURE

Corrugated steel, timber.

ALTERATIONS

N/A

RATING

Neutral

REASON FOR RATING

Modern building on the site of a 19<sup>th</sup> century cottage that was demolished in c.1990.



#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19<sup>th</sup> century until the present day.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

#### CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

#### ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19<sup>th</sup> century, the area has potential archaeological values relating to its historic use and occupation.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

#### REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>  
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

14 November 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
LYTTELTON RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME former Stout / Brown house

ADDRESS 26 Dublin Street  
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS

N/A

ARCHITECT/DESIGNER

DATE OF CONSTRUCTION

STYLE

Vernacular cottage

PHYSICAL DESCRIPTION

A single-storey dwelling with rectangular footprint and saltbox roof. Roof extends to form a veranda on the principal, west-facing elevation; ladder style posts support the roof. Central entry is flanked by two-light sash windows.

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling stands on the east side of Dublin Street in the block bounded by Winchester Street to the north and London Street to the south. The cottage is set below the level of the roadway and occupies most of its lot. The road boundary is marked by a paling fence.

MATERIALS/STRUCTURE

Timber, cement plaster, corrugated metal.

ALTERATIONS

Exterior stuccoed (date unknown). Cast-iron lacework added to veranda (2010s).

RATING

Defining

REASON FOR RATING

A small colonial cottage that establishes and maintains the historic, architectural and contextual values of the area.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19<sup>th</sup> century until the present day. James Stout, a carpenter, acquired Town Section 49, comprising what is now 28 and 26 Dublin Street, in 1863. The first title for the subject property was issued to Campbell Stout Brown (1893-1976), a fitter, in 1927. Brown's parents were Christopher and Tamar (nee Stout) Brown, who had married in 1883; it appears that Tamar was James Stout's sister. The cottage has passed through other hands since 1936.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

#### CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

#### ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19<sup>th</sup> century, the area has potential archaeological values relating to its historic use and occupation.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

#### REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

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

14 November 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

**DISTRICT PLAN – LISTED HERITAGE PLACE  
HERITAGE ASSESSMENT – STATEMENT OF SIGNIFICANCE  
HERITAGE ITEM NUMBER 1120  
*FORMER BOARDING HOUSE AND SETTING - 28 DUBLIN  
STREET, LYTTELTON***



**PHOTOGRAPH: BRENDAN SMYTH, 2014**

**HISTORICAL AND SOCIAL SIGNIFICANCE**

*Historical and social values that demonstrate or are associated with: a particular person, group, organisation, institution, event, phase or activity; the continuity and/or change of a phase or activity; social, historical, traditional, economic, political or other patterns.*

The building at 28 Dublin Street has historical and social significance as an example of a purpose-built boarding house, a residential typology that was once a more common feature of New Zealand settlements. For 107 years the building served as a boarding house and subsequent bedsitter accommodation, and only became a single family dwelling for the first time in 1990. Lyttelton Town Section 49 was originally sold to UK-domiciled anti-slavery campaigner Joseph Denman in 1851. In 1863 Denman sold the bare site to local carpenter James Stout, who subdivided it into six sections. 28 Dublin St was sold in 1864 to baker William Lock and blacksmith Thomas Wilson, who developed two cottages. The cottages were purchased by fisherman William Illingworth in 1881. Illingworth added a third cottage at

the rear of the property and then demolished the front two to build the present dwelling as a purpose-built boarding house in 1883.

Boarding houses were once common in New Zealand towns and villages, built to house the large mobile single male workforce that colonial society required. Places that required a greater concentration of labour – such as mines or ports – necessarily had a greater concentration of boarding houses. Establishments such as this often provided an important source of employment and income for unmarried women and widows whose employment options were otherwise limited. Social change in the mid-20<sup>th</sup> century spelt an end to traditional boarding establishments, and this is likely to be the sole remaining purpose-built boarding house to be listed in Christchurch or Lyttelton.

The boarding house at 28 Dublin St was run by either its owners or boarding house keepers, who were often female, until 1951, when then owner Peter Hill divided the building into self-contained bedsits. The property was converted to become a single family dwelling for the very first time after nearly 110 years in 1990.

### **CULTURAL AND SPIRITUAL SIGNIFICANCE**

*Cultural and spiritual values that demonstrate or are associated with the distinctive characteristics of a way of life, philosophy, tradition, religion, or other belief, including: the symbolic or commemorative value of the place; significance to Tangata Whenua; and/or associations with an identifiable group and esteemed by this group for its cultural values.*

The former boarding house at 28 Dublin Street has cultural significance as a reminder of the large number of unmarried men who constituted a significant sector of the workforce in many parts of the country during the 19<sup>th</sup> and early 20<sup>th</sup> centuries, and who as a consequence constituted a distinct and influential male sub-culture within New Zealand society.

### **ARCHITECTURAL AND AESTHETIC SIGNIFICANCE**

*Architectural and aesthetic values that demonstrate or are associated with: a particular style, period or designer, design values, form, scale, colour, texture and material of the place.*

The former boarding house at 28 Dublin Street has architectural and aesthetic significance as a utilitarian Victorian boarding house, built to maximize usable and rentable space on site. The building is of a scale and form similar to other larger 19<sup>th</sup> century homes and commercial buildings in the port town. The rusticated weatherboard frontage with its symmetrically placed sash windows is one of the few concessions to architectural design on this otherwise unadorned building. The corrugated iron side and rear elevations are a common feature in the port town, intended to aid fire resistance in the closely built streets.

### **TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE**

*Technological and craftsmanship values that demonstrate or are associated with: the nature and use of materials, finishes and/or technological or constructional methods which were innovative, or of notable quality for the period.*

The former boarding house at 28 Dublin St has technological and craftsmanship significance as an example of late 19<sup>th</sup> century timber construction. The partial cladding of the building

with corrugated iron was intended to aid fire resistance in the closely built town, and was common after the commercial centre of Lyttelton was destroyed by fire in 1870. The construction and materials of the dwelling evidence the period in which it was built.

## **CONTEXTUAL SIGNIFICANCE**

*Contextual values that demonstrate or are associated with: a relationship to the environment (constructed and natural), a landscape, setting, group, precinct or streetscape; a degree of consistency in terms of type, scale, form, materials, texture, colour, style and/or detail; recognised landmarks and landscape which are recognised and contribute to the unique identity of the environment.*

The former boarding house and its setting have contextual significance for the contribution it makes to the streetscape. It was built right to the northern, southern and western (roadside) boundaries of its narrow section, leaving approximately half of the site as rear garden. It forms part of a closely built colonial streetscape of mainly smaller cottages dating from the 1860s and 1870s. When compared with these cottages, the boarding house's larger bulk and form demonstrate its function as a boarding house. This section of Dublin St is an important contributor to the colonial townscape of Lyttelton. The dwellings at 30 and 32 Dublin Street are also listed heritage items.

## **ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE**

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

The former boarding house at 28 Dublin Street and its setting have archaeological significance because of the potential to provide archaeological evidence relating to past building construction methods and materials, and human activity on the site, including that which occurred prior to 1900. A baker's oven dating from c.1867 remains as part of the foundations.

## **ASSESSMENT STATEMENT**

The former boarding house at 28 Dublin Street and its setting has overall heritage significance to Banks Peninsula and Christchurch. The building has historical and social significance as a purpose-built boarding house erected in 1883 that provided boarding and then bedsit accommodation for 107 years. The former boarding house has cultural significance for its demonstration of the way of life of its former residents and those who ran the boarding house from 1883 until 1951. The boarding house has architectural and aesthetic significance as a utilitarian Victorian structure, built to maximize usable space on site. The former boarding house at 28 Dublin St has technological and craftsmanship significance as an example of late 19<sup>th</sup> century timber construction; the construction and materials of the dwelling evidence the period in which it was built. The former boarding house and its setting has contextual significance as an important element within the closely built colonial streetscape of Dublin Street and archaeological significance in view of the date at which development occurred on the site.

**REFERENCES:**

Christchurch City Council Heritage File *28 Dublin Street, Lyttelton*

**REPORT DATED: 26 FEBRUARY, 2015**

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

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CHRISTCHURCH DISTRICT PLAN  
LYTTELTON RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME Former Stewart house

ADDRESS 29 Dublin Street  
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS

N/A

ARCHITECT/DESIGNER

DATE OF CONSTRUCTION

STYLE

Bay villa

PHYSICAL DESCRIPTION

A single-storey dwelling with an L-shaped footprint and centre-gutter hipped roof. Gabled bay on principal, east-facing elevation has decorative gable end. Casement windows.

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling stands on the west side of Dublin Street, overlooking its intersection with Coleridge Terrace. The building occupies almost the full width of its wedge-shaped lot, which extends through to Jacksons Road. The road boundary is marked by a paling fence mounted on a concrete retaining wall.

MATERIALS/STRUCTURE

Timber, corrugated metal.

ALTERATIONS

Bay built out, veranda removed (date unknown).

RATING

Contributory

REASON FOR RATING

A modified bay villa that contributes to the historic and contextual values of the area.



#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19<sup>th</sup> century until the present day. The house appears to have been the home of Sara (nee Durham) and David Stewart, the latter a labourer, by 1901.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

#### CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

#### ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19<sup>th</sup> century, the area has potential archaeological values relating to its historic use and occupation.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

#### REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>  
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

14 November 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

**DISTRICT PLAN – LISTED HERITAGE PLACE  
HERITAGE ASSESSMENT – STATEMENT OF SIGNIFICANCE  
HERITAGE ITEM NUMBER 1121  
*DWELLING AND SETTING - 30 DUBLIN STREET, LYTTELTON***



**PHOTOGRAPH: BRENDAN SMYTH, 2014**

**HISTORICAL AND SOCIAL SIGNIFICANCE**

*Historical and social values that demonstrate or are associated with: a particular person, group, organisation, institution, event, phase or activity; the continuity and/or change of a phase or activity; social, historical, traditional, economic, political or other patterns.*

30 Dublin St has historical and social significance for its association with Marist priest Fr David Kennedy and local body politician and identity George Briggs, and as a small colonial cottage. Significant numbers of similar cottages were built in Lyttelton during the 1860s, which was a period of rapid growth in the settlement.

Lyttelton Town Section 49 was originally sold to prominent UK-domiciled anti-slavery campaigner Joseph Denman in 1851. In 1863 Denman sold the bare site to local carpenter James Stout, who subdivided it into six sections. The site of 30 Dublin Street was sold in May 1864 to labourer Duncan Kennedy, who built this cottage in 1865. Lyttelton developed rapidly during the 1860s, with important public works such as the Lyttelton Rail Tunnel (1860-67) under way, and an increase in trade and immigration. The town's population tripled between the mid-1850s and the end of the 1860s.

The Scottish-born Duncan Kennedy and his Irish wife Mary arrived in Lyttelton from Melbourne in 1863. Shortly before the Kennedy's purchased 30 Dublin Street, Mary gave birth to a son, David. Ordained as a Catholic priest in 1891, David Kennedy (1864-1936) spent much of his career in the church teaching at Napier's Meeanee Seminary (later relocated to Greenstreet). The first New Zealand-born Marist priest, Kennedy is credited with

playing a significant part in establishing the Catholic Church as a New Zealand institution. He was also an astronomer of repute, and was elected a fellow of the Royal Astronomical and Royal Meteorological Societies.

In 1869 the Kennedy family sold their Lyttelton home and relocated to Papanui. The cottage has changed hands regularly through its subsequent history, with most occupants being labourers at the port and their families. Between 1932 and 1946 the cottage was let. One prominent tenant in the mid 1930s was George Briggs, a popular barman at the Empire Hotel who served as Lyttelton's mayor between 1948 and 1959. It is not known when the appellation *Rose Cottage* was first applied.

## **CULTURAL AND SPIRITUAL SIGNIFICANCE**

*Cultural and spiritual values that demonstrate or are associated with the distinctive characteristics of a way of life, philosophy, tradition, religion, or other belief, including: the symbolic or commemorative value of the place; significance to Tangata Whenua; and/or associations with an identifiable group and esteemed by this group for its cultural values.*

30 Dublin Street has cultural significance for the capacity it has to illustrate the modest way of life of a colonial working family.

## **ARCHITECTURAL AND AESTHETIC SIGNIFICANCE**

*Architectural and aesthetic values that demonstrate or are associated with: a particular style, period or designer, design values, form, scale, colour, texture and material of the place.*

30 Dublin Street has architectural and aesthetic significance as an example of a small vernacular colonial cottage. The timber and corrugated iron cottage was modified in the early twentieth century to suit the tastes of the period and the requirements of its new owners. These modifications included alterations to the verandah and the removal of dormer windows. The general appearance and cottage form of the building remained however. Some damage was sustained in the Canterbury Earthquakes of 2010-2011, and the cottage has undergone a restoration in the period since.

## **TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE**

*Technological and craftsmanship values that demonstrate or are associated with: the nature and use of materials, finishes and/or technological or constructional methods which were innovative, or of notable quality for the period.*

30 Dublin Street has technological and craftsmanship significance for its capacity to reveal information on construction techniques and use of materials in the colonial period.

## **CONTEXTUAL SIGNIFICANCE**

*Contextual values that demonstrate or are associated with: a relationship to the environment (constructed and natural), a landscape, setting, group, precinct or streetscape; a degree of consistency in terms of type, scale, form, materials, texture, colour, style and/or detail; recognised landmarks and landscape which are recognised and contribute to the unique identity of the environment.*

30 Dublin Street has high contextual significance as part of a closely-built colonial streetscape consisting largely of houses of a similar scale, form, age and relationship to the street. This streetscape is an important contributor to Lyttelton's colonial townscape. The setting of the cottage is its immediate parcel, a very small urban section. The cottage is located right on the road frontage and covers much of the section, leaving only a courtyard

garden at the rear. It is wedged tightly between the heritage-listed cottage at 32 Dublin Street and the larger heritage-listed former boarding house at 28 Dublin Street.

### **ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE**

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

30 Dublin Street and its setting are of archaeological significance because they have the potential to provide archaeological evidence relating to past building construction methods and materials, and human activity on the site, including that which occurred prior to 1900. The cottage was constructed in late 1864 or 1865; there is no evidence for any earlier buildings on site.

### **ASSESSMENT STATEMENT**

30 Dublin Street has overall heritage significance to the Christchurch district including Banks Peninsula. The dwelling has historical and social significance for its association with Marist priest Fr David Kennedy and local body politician and identity George Briggs, and as a small colonial home. Significant numbers of similar cottages were built in Lyttelton during the 1860s, which was a period of rapid growth in the settlement. The dwelling has cultural significance for the capacity it has to illustrate the modest way of life of a colonial working family. The dwelling has architectural and aesthetic significance as an example of a small vernacular colonial cottage. The dwelling has technological and craftsmanship significance for its capacity to reveal information on construction techniques and use of materials in the colonial period. The dwelling has high contextual significance as part of a closely-built colonial streetscape consisting largely of houses of a similar scale, form, age and relationship to the street. This streetscape is an important contributor to Lyttelton's colonial townscape. The dwelling and its setting are of archaeological significance because they have the potential to provide archaeological evidence relating to past building construction methods and materials, and human activity on the site, including that which occurred prior to 1900. The cottage was constructed in late 1864 or 1865; there is no evidence for any earlier buildings on site.

### **REFERENCES:**

CCC Heritage File: 30 Dublin Street, Lyttelton

Te Ara Encyclopedia of New Zealand *David Kennedy*

**REPORT DATED:** 24/02/2015

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

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CHRISTCHURCH DISTRICT PLAN  
LYTTELTON RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME Former Agar house?

ADDRESS 31 Dublin Street  
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS HNZPT LIST ENTRY STATUS

N/A N/A

ARCHITECT/DESIGNER Unknown

DATE OF CONSTRUCTION c.1870?

STYLE

Colonial vernacular

PHYSICAL DESCRIPTION

A single-storey dwelling with rectangular footprint and saltbox roof; monopitch extension at rear (west elevation). Roof extends to form veranda across principal, east-facing elevation; central entry has glazed insets and is flanked by multi-pane casement windows.

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling stands on the west side of Dublin Street, north of its intersection with Coleridge Terrace; the property is elevated above the roadway. The boundary is marked by a trellis fence over a timber retaining wall. A footpath passes in front of the property, which has pedestrian access only.

MATERIALS/STRUCTURE

Timber, decramastic tiles.

ALTERATIONS

Reroofed (1970s?). Extended at rear (c.1980?). Veranda extended & partially enclosed (2010s).

RATING

Contributory

REASON FOR RATING

A modified colonial cottage that contributes to the area's historic, architectural and contextual values.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19<sup>th</sup> century until the present day. The house may have been the home of Lily and Charles Agar, an engineer, by the early 1890s. The first title was issued to Malcolm Miller, a shipwright, in 1927. Since 1929 the property has passed through other hands.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

#### CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

#### ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19<sup>th</sup> century, the area has potential archaeological values relating to its historic use and occupation.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

#### REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>  
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

14 November 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services



**DISTRICT PLAN – LISTED HERITAGE PLACE  
HERITAGE ASSESSMENT – STATEMENT OF SIGNIFICANCE  
HERITAGE ITEM NUMBER 1122  
*DWELLING AND SETTING - 32 DUBLIN STREET, LYTTELTON***



**PHOTOGRAPH BRENDAN SMYTH, 2014**

**HISTORICAL AND SOCIAL SIGNIFICANCE**

*Historical and social values that demonstrate or are associated with: a particular person, group, organisation, institution, event, phase or activity; the continuity and/or change of a phase or activity; social, historical, traditional, economic, political or other patterns.*

The dwelling at 32 Dublin Street has historical and social significance as a colonial home and its 140 year connection with the Boyd family. Lyttelton Town Section 49 was originally sold to UK-domiciled anti-slavery campaigner Joseph Denman in 1851. In 1863 Denman sold the bare site to local carpenter James Stout, who subdivided it into six sections. The site of 32 Dublin Street was sold in 1864 to Robert and Janet Boyd; the couple built a cottage for themselves here in 1866. Significant numbers of similar cottages were built in Lyttelton during the 1860s, a period of rapid growth in the settlement with important public works such as the Lyttelton Rail Tunnel (1860-67) under way, and an increase in trade and immigration. The town's population tripled between the mid-1850s and the end of the 1860s. This cottage passed through four generations of Boyds over 140 years and did not pass out of family ownership until 2002.

## **CULTURAL AND SPIRITUAL SIGNIFICANCE**

*Cultural and spiritual values that demonstrate or are associated with the distinctive characteristics of a way of life, philosophy, tradition, religion, or other belief, including: the symbolic or commemorative value of the place; significance to Tangata Whenua; and/or associations with an identifiable group and esteemed by this group for its cultural values.*

The cottage has cultural significance as a colonial cottage, which reflects the way of life of its former residents by virtue of its small size and the number of rooms it contains. Its ownership profile also reflects a characteristic feature of Lyttelton life, where properties were commonly retained in and passed down through families from the late-19<sup>th</sup> to the mid-20<sup>th</sup> centuries such as Devonia at 10A Bridle Path.

## **ARCHITECTURAL AND AESTHETIC SIGNIFICANCE**

*Architectural and aesthetic values that demonstrate or are associated with: a particular style, period or designer, design values, form, scale, colour, texture and material of the place.*

32 Dublin Street has architectural and aesthetic significance as a mid-19<sup>th</sup> century single-storey timber cottage with a corrugated iron roof. It is an example of the vernacular style in colonial domestic architecture. The replacement of the streetfront windows with casement and fanlight type fenestration in the 1950s has had an effect on the cottage's appearance.

## **TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE**

*Technological and craftsmanship values that demonstrate or are associated with: the nature and use of materials, finishes and/or technological or constructional methods which were innovative, or of notable quality for the period.*

The dwelling at 32 Dublin Street has technological and craftsmanship significance for its ability to demonstrate cottage construction techniques from the mid-19<sup>th</sup> century. Its construction, materials, and detailing evidence the period in which the dwelling was built.

## **CONTEXTUAL SIGNIFICANCE**

*Contextual values that demonstrate or are associated with: a relationship to the environment (constructed and natural), a landscape, setting, group, precinct or streetscape; a degree of consistency in terms of type, scale, form, materials, texture, colour, style and/or detail; recognised landmarks and landscape which are recognised and contribute to the unique identity of the environment.*

The dwelling at 32 Dublin Street has contextual significance for its contribution to the streetscape. It is located on the road frontage, wedged tightly between the listed cottage to the south at 30 Dublin Street and the turn-of-the-century building on the Winchester Street corner. Most of the cottage's small section is covered by building, leaving only a courtyard garden at the rear. The cottage forms part of a closely built colonial streetscape of houses of a similar scale, form and age - all situated right on the street. This section of Dublin Street is consequently an important contributor to the colonial townscape of Lyttelton.



## **ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE**

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

The dwelling at 32 Dublin Street and its setting have archaeological significance because of the potential to provide archaeological evidence relating to past building construction methods and materials, and human activity on the site, including that which occurred prior to 1900.

## **ASSESSMENT STATEMENT**

The cottage at 32 Dublin Street has overall significance to Banks Peninsula and Christchurch. The dwelling has historical and social significance as a workman's cottage, built during a period of rapid growth in the settlement, and for its 140 year connection with the Boyd family. The cottage has cultural significance for the capacity it has to illustrate the way of life of four generations of the Boyd family. The cottage has architectural and aesthetic significance as a mid-19<sup>th</sup> century verandah dwelling and technological and craftsmanship significance as an example of colonial timber construction. The dwelling at 32 Dublin Street has contextual significance as part of a closely-built colonial streetscape of Dublin Street and archaeological significance in view of the date at which development occurred on the site.

## **REFERENCES:**

Christchurch City Council Heritage files *32 Dublin Street*

**REPORT DATED: 25 February 2015**

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

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CHRISTCHURCH DISTRICT PLAN  
LYTTELTON RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME former Dossett house

ADDRESS 33 Dublin Street  
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS

N/A

ARCHITECT/DESIGNER

DATE OF CONSTRUCTION

STYLE

Colonial vernacular

PHYSICAL DESCRIPTION

A single-storey dwelling with an L-shaped footprint and saltbox roof; gabled wing at rear (west elevation). Roof extends to form veranda across principal, east-facing elevation; cast-iron lacework, central entry and bay window at north end. Casement and fanlight type fenestration.

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling stands on the west side of Dublin Street and is elevated above the roadway. The boundary is marked by a picket fence over a concrete crib wall. A footpath passes in front of the property, which has pedestrian access only.

MATERIALS/STRUCTURE

Timber, decramastic tiles.

ALTERATIONS

Reroofed (1970s?). Rear extension (c.1990?). New window in south wall (date unknown).

RATING

Contributory

REASON FOR RATING

A modified colonial cottage that contributes to the area's historic, architectural and contextual values.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19<sup>th</sup> century until the present day. Title for this property was first issued to Bridget Catherine Dossett, the wife of Rowland Thomas Dossett, a carpenter, in 1900. It was transferred by the mortgagee Henry Bowker to John and Mary Janes Carter in 1906 and has since passed through other hands. The property was subdivided to its current extent in 2020.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

#### CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

#### ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19<sup>th</sup> century, the area has potential archaeological values relating to its historic use and occupation.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

#### REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>  
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

14 November 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
LYTTELTON RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME House  
ADDRESS 35 Dublin Street  
Lyttelton

PHOTO



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

STYLE

Vernacular

PHYSICAL DESCRIPTION

A single-storey dwelling with rectangular footprint and hipped roof. Overhanging eaves with exposed rafters, casement and fanlight type windows. Glazed doors in recessed porch on principal, east-facing elevation.

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling stands on the west side of Dublin Street and is elevated above the roadway. The boundary is marked by a picket fence over a timber retaining wall. A footpath passes in front of the property, which has pedestrian access only.

MATERIALS/STRUCTURE

Timber, corrugated metal.

ALTERATIONS

Front veranda enclosed and remodelled (1920s/1930s?).

RATING

Contributory

REASON FOR RATING

A modified square-plan villa that contributes to the area's historic, architectural and contextual values.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19<sup>th</sup> century until the present day. The property was subdivided to its current extent in 1955.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

#### CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

#### ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19<sup>th</sup> century, the area has potential archaeological values relating to its historic use and occupation.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

#### REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>  
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

14 November 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
LYTTELTON RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME House  
ADDRESS 36 Dublin Street  
Lyttelton

PHOTO



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

STYLE

Modern

PHYSICAL DESCRIPTION

A two-storey dwelling with a square footprint and low-pitched gable roof broken by a monopitch shed dormer. Overhanging eaves, casement windows, projecting entrance porch on principal, south-facing elevation.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house stands on the east side of Dublin Street overlooking its intersection with Winchester Street. The road boundary is marked by a masonry retaining wall, concrete block wall with pierced block detail and corrugated iron gates. The garage in the north-west corner of the lot may pre-date the house. Garage set into retaining wall at south-east corner of the lot.

MATERIALS/STRUCTURE

Concrete block, timber, cement board, corrugated metal.

ALTERATIONS

Ground floor reclad (2010s?)

RATING

Neutral

REASON FOR RATING

A modern house that replaced an earlier (pre-1930) dwelling on the site.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19<sup>th</sup> century until the present day.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

#### CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

#### ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19<sup>th</sup> century, the area has potential archaeological values relating to its historic use and occupation.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

#### REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>  
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

14 November 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy  
Services

CHRISTCHURCH DISTRICT PLAN  
LYTTELTON RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME former Day / Merriman house

ADDRESS 37 Dublin Street  
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS

N/A

ARCHITECT/DESIGNER

DATE OF CONSTRUCTION

STYLE

Colonial vernacular

PHYSICAL DESCRIPTION

A one-and-a-half storey dwelling with an irregular rectangular footprint and saltbox roof. Gabled dormers on principal, east-facing elevation. Straight veranda on façade shelters central entry with inset glazing and fanlight; entry is flanked by glazed French doors and faceted bay window.

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling stands on the west side of Dublin Street and is elevated above the roadway. The boundary is marked by a solid, three-part weatherboard fence over a volcanic scoria retaining wall. A footpath passes in front of the property; there is a stand-alone garage in the north-east corner of the lot.

MATERIALS/STRUCTURE

Timber, decramastic tiles.

ALTERATIONS

Reroofed (1970s?). Boundary wall erected, French doors in north wall installed (2010s).

RATING

Contributory

REASON FOR RATING

A modified colonial cottage that contributes to the area's historic, architectural and contextual values.



#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19<sup>th</sup> century until the present day. William Fox Day was in possession of Lot 116 in Dublin Street by the mid-1860s. He died in Lyttelton at age 84 in 1901. The first title for this property was issued to Mary Jane Merriman, the widow of Ernest Johnston Merriman in 1927. The property remained in family ownership until 1938; it has since passed through other hands. The lot was subdivided to its current extent in 1946.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

#### CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

#### ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19<sup>th</sup> century, the area has potential archaeological values relating to its historic use and occupation.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

#### REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>  
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

14 November 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
LYTTELTON RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME former Pitcaithly house

ADDRESS 38 Dublin Street  
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS

N/A

ARCHITECT/DESIGNER

DATE OF CONSTRUCTION

STYLE

Colonial vernacular

PHYSICAL DESCRIPTION

A two-storey dwelling with rectangular footprint and gabled roof. Principal, west-facing elevation has main entry, with glazed insets and fanlight, flanked by bay window. Double-hung sash & casement windows.

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling stands on the east side of Dublin Street, in the middle of the block bordered by Exeter Street in the north and Winchester Street in the south. The road boundary is marked by a picket fence and there is only pedestrian access to the site.

MATERIALS/STRUCTURE

Timber, corrugated metal.

ALTERATIONS

Unknown.

RATING

Defining

REASON FOR RATING

A colonial dwelling that upholds the historic, architectural and contextual values of the area.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19<sup>th</sup> century until the present day. The first title for this property was issued to James Pltcaithly, a butcher, in 1907. Since 1924 the property has passed through other hands.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

#### CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

#### ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19<sup>th</sup> century, the area has potential archaeological values relating to its historic use and occupation.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

#### REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>  
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

14 November 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy  
Services

CHRISTCHURCH DISTRICT PLAN  
LYTTELTON RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME former Cleary house

ADDRESS 39 Dublin Street  
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS

N/A

ARCHITECT/DESIGNER

DATE OF CONSTRUCTION

STYLE

Colonial vernacular

PHYSICAL DESCRIPTION

A one-and-a-half storey dwelling with a T-shaped footprint and gabled roof forms. Cross-gabled bay has first floor balcony over picture window. Shed dormers on east and west sides; lean-to at rear.

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling stands on the west side of Dublin Street, opposite its intersection with Exeter Street. The house is elevated above the roadway and partly obscured by vegetation; the road boundary is marked by a masonry retaining wall. There is pedestrian-only access to the site via concrete steps.

MATERIALS/STRUCTURE

Timber, decramastic tiles.

ALTERATIONS

New windows installed (date unknown). Reroofed (1970s?).

RATING

Contributory

REASON FOR RATING

A modified colonial dwelling that contributes to the area's historic and contextual values.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19<sup>th</sup> century until the present day. By 1879 Williams Stevens Cleary, a master mariner, owned a house on this property. Cleary had married Agnes Cameron in 1871 and the couple had seven children. The family also/ later owned the cottage next door at 41 Dublin Street. The subject property was subdivided to its current extent in 1997.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

#### CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

#### ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19<sup>th</sup> century, the area has potential archaeological values relating to its historic use and occupation.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

#### REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

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

14 November 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
LYTTELTON RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME former Browne house

ADDRESS 40 Dublin Street  
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS

N/A

ARCHITECT/DESIGNER

DATE OF CONSTRUCTION

STYLE

Colonial vernacular

PHYSICAL DESCRIPTION

A two-storey dwelling with rectangular footprint and gabled roof. Principal, west-facing elevation has main entry, with glazed insets and fanlight, flanked by bay window with flared roof. Decorative bargeboards and finial, double-hung sash & casement windows. Narrow bracketed sunhoods over first floor windows on façade.

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling stands on the east side of Dublin Street, in the middle of the block bordered by Exeter Street in the north and Winchester Street in the south. The road boundary is marked by a picket fence and there is only pedestrian access to the site.

MATERIALS/STRUCTURE

Timber, corrugated metal.

ALTERATIONS

Unknown.

RATING

Defining

REASON FOR RATING

A colonial dwelling that upholds the historic, architectural and contextual values of the area.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19<sup>th</sup> century until the present day. The first title for this property was issued to Alfred Browne, a customs officer, in 1900. In 1913 the property was transferred to Annie Cook, a widow; since 1967 it has been held in other hands.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

#### CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

#### ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19<sup>th</sup> century, the area has potential archaeological values relating to its historic use and occupation.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

#### REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

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

14 November 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
LYTTELTON RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME former Cleary house

ADDRESS 41 Dublin Street  
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS HNZPT LIST ENTRY STATUS

N/A N/A

ARCHITECT/DESIGNER Unknown

DATE OF CONSTRUCTION 1860s/1870s?

STYLE

Colonial vernacular

PHYSICAL DESCRIPTION

A single-storey dwelling with a rectangular footprint and saltbox roof. A straight veranda on the principal, east-facing elevation shelters the main entry. Board-and-batten cladding, simple veranda posts, casement windows.

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling stands on the west side of Dublin Street, directly opposite its intersection with Exeter Street. The house is elevated above the roadway and largely obscured by vegetation; the road boundary is marked by a brick wall and hedging. There is pedestrian-only access to the site via a wrought iron gate and concrete path.

MATERIALS/STRUCTURE

Timber, corrugated metal.

ALTERATIONS

New doors and large picture window on façade (date unknown).

RATING

Defining

REASON FOR RATING

A colonial cottage that upholds the historic and architectural values of the area.



#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19<sup>th</sup> century until the present day. The first title for this property was issued to Agnes Cleary in 1904. Agnes Cameron had married Williams Stevens Cleary in 1871 and the couple had seven children. By 1879 WS Cleary, a master mariner, owned a house on Lot 117 (now 39 Dublin Street). The subject property was transferred to Agnes' son William Cameron Cleary and his wife Mary Ann (nee Carter) in 1913. WC Cleary (1875-1953) was a shipping agent, a keen yachtsman and he reportedly built one of the first three houses in the Diamond Harbour Settlement. The property remained in the Cleary family until 1954; it has since passed through other hands and was subdivided to its current extent in 1989.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

#### CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

#### ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19<sup>th</sup> century, the area has potential archaeological values relating to its historic use and occupation.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

#### REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>  
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

14 November 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
LYTTELTON RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME former Holliss house

ADDRESS 42 Dublin Street  
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS

N/A

ARCHITECT/DESIGNER

DATE OF CONSTRUCTION

STYLE

Colonial villa

PHYSICAL DESCRIPTION

A two-storey dwelling with a rectangular footprint and gabled roof forms. Main entry on principal, west-facing elevation is sheltered by a straight veranda with cast-iron lacework. Veranda is terminated by a gabled bay with Chicago type window on ground floor and decorative bargeboards. Gabled dormers on east and west sides.

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling stands on the east side of Dublin Street, in the middle of the block bordered by Exeter Street in the north and Winchester Street in the south. The road boundary is marked by a picket fence and there is only pedestrian access to the site.

MATERIALS/STRUCTURE

Timber, decramastic tiles.

ALTERATIONS

Reroofed (1970s?).

RATING

Defining

REASON FOR RATING

A slightly modified colonial villa that upholds the historic, architectural and contextual values of the area.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19<sup>th</sup> century until the present day. The first title to this property as issued to Caroline Holliss, the wife of local builder William Holliss, in June 1885. After Caroline's death in 1889, William retained the property until 1901, when it was transferred to Charles Agar, a local baker and grocer. Since 1965 the house has passed through other hands; it remains in residential use.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

#### CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

#### ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19<sup>th</sup> century, the area has potential archaeological values relating to its historic use and occupation.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

#### REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>  
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

14 November 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
LYTTELTON RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME former Dalmer house

ADDRESS 43 Dublin Street  
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS HNZPT LIST ENTRY STATUS

N/A N/A

ARCHITECT/DESIGNER Unknown

DATE OF CONSTRUCTION 1875

STYLE

Colonial villa

PHYSICAL DESCRIPTION

A two-storey dwelling with a square footprint and gabled roof. Principal, east-facing elevation has bullnose veranda with decorative brackets atop posts and central entry with glazed insets. Two-light sash windows; single-storey lean-to at rear.

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling stands on the west side of Dublin Street; Keebles Lane is to the north and Exeter Street is to the south of the property. The house stands close to the road boundary in the south-east corner of the lot, which extends through to Jacksons Road. The Dublin Street road boundary is marked by a picket fence; a standalone garage is accessed via a concrete driveway along the northern boundary.

MATERIALS/STRUCTURE

Timber, corrugated metal.

ALTERATIONS

Veranda decking renewed (date unknown).

RATING

Defining

REASON FOR RATING

A colonial dwelling that upholds the historic and architectural values of the area.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19<sup>th</sup> century until the present day. Title on this property was issued to Catherine Dalmer, the wife of Gustavus Dalmer, a local mariner, in April 1875. The Dalmers married in 1870 and later divorced; Catherine (nee Robinson) married William Salkeld in 1882. She then held the subject property until 1900, when it was transferred to Annie Rowe, whose husband Charles was a commission agent. The property changed hands again in 1911 and has done so several times since.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

#### CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

#### ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19<sup>th</sup> century, the area has potential archaeological values relating to its historic use and occupation.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

#### REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

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

14 November 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
LYTTELTON RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME House  
ADDRESS 44 Dublin Street  
Lytelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	c.2015

STYLE

Neo-colonial

PHYSICAL DESCRIPTION

A multi-level cottage with a rectangular footprint and gabled roof forms. Built to sloping site, which allows for a second floor below road level. Casement windows, board and batten cladding.

CONTEXT/SETTING/LANDSCAPE FEATURES

The cottage stands on the east side of Dublin Street overlooking the slip road that connects with Exeter Street. The road boundary is marked by a solid panel fence with inset board-and-batten detail.

MATERIALS/STRUCTURE

Timber, corrugated steel.

ALTERATIONS

N/A

RATING

Neutral

REASON FOR RATING

A modern dwelling that replaced an earlier (1860s/1870s) house on the site.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19<sup>th</sup> century until the present day.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

#### CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

#### ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19<sup>th</sup> century, the area has potential archaeological values relating to its historic use and occupation.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

#### REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>  
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

14 November 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
LYTTELTON RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME House  
ADDRESS 45 Dublin Street  
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	c.1960

STYLE

Post-war bungalow

PHYSICAL DESCRIPTION

A single-storey dwelling with an L-shaped footprint and hipped roof. Overhanging eaves, casement windows. Deck along south side is terminated by later addition at west end.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house stands on the west side of Dublin Street, south of its intersection with Keebles Lane. The road boundary is open to the street and bordered by a flight of steps to Keebles Lane.

MATERIALS/STRUCTURE

Summerhill stone, corrugated metal.

ALTERATIONS

Deck addition (c.1980). South-west addition (c.2010?).

RATING

Neutral

REASON FOR RATING

A modern house that appears to have replaced an earlier (pre-1930) house on the site.



#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19<sup>th</sup> century until the present day.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

#### CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

#### ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19<sup>th</sup> century, the area has potential archaeological values relating to its historic use and occupation.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

#### REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>  
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

14 November 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
LYTTELTON RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME Former dwelling  
ADDRESS 47 Dublin Street  
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	1860s/1870s?

STYLE

Colonial vernacular

PHYSICAL DESCRIPTION

A one-and-a-half storey building with a rectangular footprint and gabled roof.

CONTEXT/SETTING/LANDSCAPE FEATURES

The property is bordered by Keebles Lane in the north and a flight of steps from Dublin Street in the east. The road boundary is marked by vegetation and a pipe railing and wire fence.

MATERIALS/STRUCTURE

Timber, decramastic tiles.

ALTERATIONS

Reroofed (1970s?).

RATING

Neutral

REASON FOR RATING

A colonial cottage in a ruinous state.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19<sup>th</sup> century until the present day.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

#### CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

#### ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19<sup>th</sup> century, the area has potential archaeological values relating to its historic use and occupation.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

#### REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

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

14 November 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
LYTTELTON RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME House  
ADDRESS 50 Dublin Street  
Lyttelton

PHOTO



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

STYLE

Square-plan villa

PHYSICAL DESCRIPTION

A single-storey dwelling with a rectangular footprint and pyramidal roof. Principal, south-facing elevation has straight veranda, with X-pattern balustrading, and central entry flanked by casement windows. Lean-to at rear abuts gabled garage.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house stands on an elevated site overlooking Exeter Street. Vehicle access is off Dublin Street and the road boundary is marked by vegetation and, on Exeter Street, a timber board and picket fence and stand-alone garage.

MATERIALS/STRUCTURE

Timber, decramastic tiles.

ALTERATIONS

Windows replaced (1920s?). Reroofed (1970s?).

RATING

Contributory

REASON FOR RATING

A modified turn of the 20th century dwelling that contributes to the area's heritage values.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19<sup>th</sup> century until the present day.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

#### CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

#### ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19<sup>th</sup> century, the area has potential archaeological values relating to its historic use and occupation.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

#### REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

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

14 November 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
LYTTELTON RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME House  
ADDRESS 54 Dublin Street  
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	2012

STYLE

Contemporary vernacular

PHYSICAL DESCRIPTION

A two-storey dwelling with a rectangular footprint and gabled roof. Overhanging eaves, casement windows and large glazed doors. Cantilevered first floor balcony at south end. Integrated garage at north end and stand-alone carport.

CONTEXT/SETTING/LANDSCAPE FEATURES

The building stands at the northern terminus of Dublin Street where it intersects with Keebles Lane. The property shares an access drive with 56 Dublin Street and the road boundary is marked by vegetation.

MATERIALS/STRUCTURE

Timber, concrete block, corrugated steel.

ALTERATIONS

N/A

RATING

Neutral

REASON FOR RATING

A modern house on a previously undeveloped site.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19<sup>th</sup> century until the present day.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

#### CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

#### ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19<sup>th</sup> century, the area has potential archaeological values relating to its historic use and occupation.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

#### REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

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REPORT COMPLETED

14 November 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
LYTTELTON RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME former Lufaro house

ADDRESS 56 Dublin Street  
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS

N/A

HNZPT LIST ENTRY STATUS

N/A

ARCHITECT/DESIGNER

Unknown

DATE OF CONSTRUCTION

Late 19<sup>th</sup> century?

STYLE

Colonial vernacular

PHYSICAL DESCRIPTION

A single-storey dwelling with a rectangular footprint and gabled roof forms. Principal, south-facing elevation has modern bay window. Entry on west elevation is sheltered by modern veranda. Lean-to at rear connected by lean-to to small auxiliary building.

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling stands on the east side of Dublin Street at its northern terminus. The house is set back from the roadway and is accessed via a shared drive with 54 Dublin Street.

MATERIALS/STRUCTURE

Timber, corrugated metal.

ALTERATIONS

West veranda added, aluminium windows and sliding doors installed (date unknown).

RATING

Contributory

REASON FOR RATING

A modified turn of the 20<sup>th</sup> century cottage that contributes to the historic and architectural values of the area.



#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19<sup>th</sup> century until the present day. The first title on a large land parcel extending from Jacksons Road along the north side of Keebles Lane and encompassing what are now 54, 56 and 58 Dublin Street was issued to John and Francis Lafuro in 1922. The Lafuros were poulterers and fishmongers. The property was transferred to Johanna Dalton and Elizabeth Lufaro in 1927; in the following year a subdivision created the subject lot. The property was subdivided to its current extent in 2015.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

#### CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

#### ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19<sup>th</sup> century, the area has potential archaeological values relating to its historic use and occupation.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

#### REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

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REPORT COMPLETED

14 November 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
LYTTELTON RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME former Lufaro / Labudde house

ADDRESS 58 Dublin Street  
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS

N/A

ARCHITECT/DESIGNER

DATE OF CONSTRUCTION

STYLE

Square-plan villa

PHYSICAL DESCRIPTION

A single-storey dwelling with an irregular rectangular footprint and pyramidal roof. Principal, south-facing elevation has straight veranda and central entry flanked by paired sash windows. Lean-to on west wall abuts boxed bay window; lean-to at the rear (north elevation) has secondary entry at west end. Double-hung sash and casement windows; bracketed eaves on façade.

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling stands on the east side of Dublin Street at its northern terminus. The house is close to the road boundary, which is marked by a timber paling and corrugated metal fence.

MATERIALS/STRUCTURE

Timber, corrugated metal.

ALTERATIONS

West elevation lean-to extension; new front door (mid-20<sup>th</sup> century?). Veranda roof replaced (date unknown).

RATING

Defining

REASON FOR RATING

A late 19<sup>th</sup> century dwelling that upholds the historic and architectural values of the area.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19<sup>th</sup> century until the present day. The first title on a large land parcel extending from Jacksons Road along the north side of Keebles Lane and encompassing what are now 54, 56 and 58 Dublin Street was issued to John and Francis Lafuro in 1922. The Lafuros were poulterers and fishmongers. The property was transferred to Johanna Dalton and Elizabeth Lufaro in 1927; in the following year a subdivision created the subject lot, which was first held by John Labudde.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

#### CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

#### ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19<sup>th</sup> century, the area has potential archaeological values relating to its historic use and occupation.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

#### REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

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REPORT COMPLETED

14 November 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
LYTTELTON RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                    Vacant lot  
ADDRESS                    2 Dudley Road  
                                 Lyttelton

PHOTO



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

STYLE

N/A

PHYSICAL DESCRIPTION

Vacant residential lot.

CONTEXT/SETTING/LANDSCAPE FEATURES

Vacant lot.

MATERIALS/STRUCTURE

Earth, shrubs; pole retaining wall along Dudley Street road boundary, paling fence on Bridle Path boundary.

ALTERATIONS

Cottage (pre-1930) removed from site (c.2015).

RATING

Neutral

REASON FOR RATING

Vacant lot from which an earlier dwelling has been removed.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19<sup>th</sup> century until the present day.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

#### CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

#### ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19<sup>th</sup> century, the area has potential archaeological values relating to its historic use and occupation.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

#### REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>  
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

23 September 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
LYTTELTON RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME House  
ADDRESS 9 Dudley Road  
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	c.2000

STYLE

Contemporary

PHYSICAL DESCRIPTION

Multi-level dwelling with irregular rectangular footprint and gabled roof forms. Casement windows, French doors, decking.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house is located on the south side of Dudley Road; the property is bounded by the pedestrian-only Joyce Street to the west. A driveway and garaging is sited close to the road boundary, the house itself is positioned for views to the south and occupies most of its site.

MATERIALS/STRUCTURE

Timber, cement render, corrugated steel, concrete block.

ALTERATIONS

Unknown, if any.

RATING

Neutral

REASON FOR RATING

A modern house that maintains residential use and is built to take in the view over the town and harbour.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19<sup>th</sup> century until the present day.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

#### CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

#### ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19<sup>th</sup> century, the area has potential archaeological values relating to its historic use and occupation.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

#### REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

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

REPORT COMPLETED

21 October 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
LYTTELTON RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME House  
ADDRESS 13 Dudley Road  
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	c.1995

STYLE

Contemporary

PHYSICAL DESCRIPTION

Multi-level dwelling with irregular rectangular footprint and gabled roof with rear (north) lean-to. Casement windows and first floor balcony on south elevation.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house is located on the south side of Dudley Road; the property is bounded by the pedestrian-only Joyce Street to the east. A driveway and integrated garaging is sited close to the road boundary, the house itself is positioned for views to the south.

MATERIALS/STRUCTURE

Timber, corrugated steel.

ALTERATIONS

Unknown, if any.

RATING

Neutral

REASON FOR RATING

A late 20th century house that maintains residential use and is positioned to fit the sloping site and take in the harbour view.



#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19<sup>th</sup> century until the present day.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

#### CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

#### ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19<sup>th</sup> century, the area has potential archaeological values relating to its historic use and occupation.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

#### REFERENCES

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

REPORT COMPLETED

21 October 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
LYTTELTON RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME House  
ADDRESS 15 Dudley Road  
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	F3 Design
DATE OF CONSTRUCTION	2016

STYLE

Neo-Modernist

PHYSICAL DESCRIPTION

A single-storey, two-part dwelling with rectangular footprints and flat roofs. Secondary unit is below car pad, which is immediately adjacent to the road boundary. Primary unit is built out over the sloping lot. Large, glazed wall sections; open courtyard and concrete steps between units.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house stands on the south side of Dudley Road to the west of its intersection with Joyce Street. From the road all that is easily visible is the property's concrete parking pad and its timber balustrading.

MATERIALS/STRUCTURE

Steel, timber, glass.

ALTERATIONS

Previous building / structure on the site removed (c.2015).

RATING

Neutral

REASON FOR RATING

A modern house that maintains residential use and is built to take in the views.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19<sup>th</sup> century until the present day. This house was a winner in the 2017 ADNZ Architectural Design Awards.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

#### CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

#### ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19<sup>th</sup> century, the area has potential archaeological values relating to its historic use and occupation.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

#### REFERENCES

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

21 October 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
LYTTELTON RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME Duplex dwelling  
ADDRESS 17A Dudley Road  
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	c.2005

STYLE

Contemporary

PHYSICAL DESCRIPTION

Multi-level duplex with irregular rectangular footprint and hipped roof forms. Casement windows, board and batten cladding, balustraded decking.

CONTEXT/SETTING/LANDSCAPE FEATURES

The duplex (17A & 17B) is located on the south side of Dudley Road; the lot extends to Cunningham Terrace, from which pedestrian access is available. Vegetation marks the road boundary on Dudley Road, from which is accessed a shared drive and carport.

MATERIALS/STRUCTURE

Timber, aluminium joinery, corrugated steel.

ALTERATIONS

Removal of earlier dwellings at 17A (c.2005) and 28 Cunningham Terrace (c.1980).

RATING

Neutral

REASON FOR RATING

Modern dwelling that maintains residential use and is designed to fit the site and take in harbour views.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19<sup>th</sup> century until the present day.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

#### CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

#### ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19<sup>th</sup> century, the area has potential archaeological values relating to its historic use and occupation.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

#### REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>  
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

21 October 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
LYTTELTON RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME Duplex dwelling  
ADDRESS 17B Dudley Road  
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS HNZPT LIST ENTRY STATUS

N/A N/A

ARCHITECT/DESIGNER Unknown

DATE OF CONSTRUCTION c.2005

STYLE

Contemporary

PHYSICAL DESCRIPTION

Multi-level duplex with irregular rectangular footprint and hipped roof forms. Casement windows, board and batten cladding, balustraded decking.

CONTEXT/SETTING/LANDSCAPE FEATURES

The duplex (17A & 17B) is located on the south side of Dudley Road; the lot extends to Cunningham Terrace, from which pedestrian access is available. Vegetation marks the road boundary on Dudley Road, from which is accessed a shared drive and carport.

MATERIALS/STRUCTURE

Timber, aluminium joinery, corrugated steel.

ALTERATIONS

Removal of earlier dwelling at 28 Cunningham Terrace (c.1980).

RATING

Neutral

REASON FOR RATING

Modern dwelling that maintains residential use and is designed to fit the site and take in harbour views.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19<sup>th</sup> century until the present day.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

#### CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

#### ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19<sup>th</sup> century, the area has potential archaeological values relating to its historic use and occupation.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

#### REFERENCES

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REPORT COMPLETED

21 October 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
LYTTELTON RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME Cottage  
ADDRESS 19 Dudley Road / 28A Cunningham Terrace  
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	Late 19 <sup>th</sup> century

STYLE

Vernacular cottage

PHYSICAL DESCRIPTION

Single-storey dwelling with irregular rectangular footprint and gabled roof. Casement type fenestration.

CONTEXT/SETTING/LANDSCAPE FEATURES

The building stands on the south side of Dudley Road; the road boundary is marked by hedging and there is pedestrian only access to the site. The house can be glimpsed from both Dudley Road and Cunningham Terrace.

MATERIALS/STRUCTURE

Timber, corrugated metal.

ALTERATIONS

Extended to south (c.2000?).

RATING

Contributory

REASON FOR RATING

A modified colonial cottage that is built to fit the site and take in the views.



#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19<sup>th</sup> century until the present day.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

#### CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

#### ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19<sup>th</sup> century, the area has potential archaeological values relating to its historic use and occupation.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

#### REFERENCES

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REPORT COMPLETED

21 October 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
LYTTELTON RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME House  
ADDRESS 21 Dudley Road  
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	c.1985

STYLE

Modern vernacular

PHYSICAL DESCRIPTION

Single-storey dwelling with rectangular footprint and gabled roof. Casement windows, veranda shelters entry on north elevation.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house stands on the south side of Dudley Road, close by its western terminus. Trellis fencing and driveway giving access to an integrated garage are located on the road boundary of the property.

MATERIALS/STRUCTURE

Timber, aluminium joinery, corrugated steel.

ALTERATIONS

Unknown, if any.

RATING

Neutral

REASON FOR RATING

Late-20th century cottage built to fit the site and take in the views.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19<sup>th</sup> century until the present day.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

#### CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

#### ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19<sup>th</sup> century, the area has potential archaeological values relating to its historic use and occupation.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

#### REFERENCES

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REPORT COMPLETED

21 October 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
LYTTELTON RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME House  
ADDRESS 23 Dudley Road  
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	c.1995

STYLE

Contemporary

PHYSICAL DESCRIPTION

Single-storey dwelling with H-shaped footprint and flat roof forms. Casement windows.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house stands on the south side of Dudley Road at its western terminus. A detached, single-car gabled garage, which appears to have been built to serve the dwelling at 34 Cunningham Terrace, is located at north-west corner of the property.

MATERIALS/STRUCTURE

Timber, corrugated metal.

ALTERATIONS

Erection of garage (c.1970).

RATING

Neutral

REASON FOR RATING

Modern house that was built to fit the site and take in harbour views.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19<sup>th</sup> century until the present day.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

#### CONTEXTUAL SIGNIFICANCE

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#### ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19<sup>th</sup> century, the area has potential archaeological values relating to its historic use and occupation.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

#### REFERENCES

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REPORT COMPLETED

21 October 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
LYTTELTON RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME former Lyttelton Gaol warder's house / former Willman house

ADDRESS 1 Exeter Street  
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS

N/A

ARCHITECT/DESIGNER

DATE OF CONSTRUCTION

STYLE

Square-plan villa

PHYSICAL DESCRIPTION

A single-storey dwelling with an irregular rectangular footprint and centre-gutter hipped roof. Principal, north-facing elevation has a straight veranda with decorative valance sheltering central entry and paired sash windows. Integrated garage to the west has a pyramidal roof.

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling stands on the south side of Exeter Street; the east boundary is formed by St Davids Street. The Exeter Street road frontage is marked by a picket fence; on the St Davids Street boundary is a masonry wall into which is set a timber gate. There is a gabled outbuilding in the south-east corner of the lot.

MATERIALS/STRUCTURE

Timber, corrugated metal.

ALTERATIONS

Garage addition to west; extension to south (c.2000?).

RATING

Contributory

REASON FOR RATING

A modified villa that contributes to the area's historic, architectural and contextual values.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19<sup>th</sup> century until the present day. Lyttelton Gaol warders Edward Walsh and Henry Hamilton lived in this house in the later 1890s and c.1910 respectively. The first title for this property was issued to William Willman, a fisherman, in 1922; it remained in Willman family ownership until 1995.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

#### CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

#### ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19<sup>th</sup> century, the area has potential archaeological values relating to its historic use and occupation.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

#### REFERENCES

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

REPORT COMPLETED

5 December 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
LYTTELTON RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME former England house

ADDRESS 2 Exeter Street  
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS

N/A

ARCHITECT/DESIGNER

DATE OF CONSTRUCTION

STYLE

Colonial vernacular

PHYSICAL DESCRIPTION

A single-storey dwelling with an irregular rectangular footprint and saltbox roof. Principal, south-facing elevation has partially enclosed veranda that returns to the east. Casement windows.

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling stands on the north side of Exeter Street; the eastern boundary of the lot is formed by St Davids Street. The road boundary is marked by a low masonry wall and hedging; there is only pedestrian access to the site.

MATERIALS/STRUCTURE

Timber, corrugated metal.

ALTERATIONS

Veranda enclosed, lean-to extended (c.1990?). Veranda roof altered (pre-2010).

RATING

Defining

REASON FOR RATING

A mid-19th century colonial dwelling that has been modified but is associated with a notable Lyttelton contractor and upholds the historic and contextual values of the area.



#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19<sup>th</sup> century until the present day. This lot was transferred from England and others to England in 1864; Town Section 168, which encompassed this lot and the one to the north, had been transferred from Josling to England in 1862. Ownership passed to Darling (1864), to Hollis (1865), to Messiter (1866), to Bennington (1877), to Jamieson (1893) and thence to Bell in 1926. Robert England and his family appear to have been still in residence in the late 1860s and James T Norton was in residence by the late 1890s; subsequent occupants included Edwin Boyd, an engineer, and William White, a labourer. The first title for this property was issued to Charles Frederick Bell, a marine engineer, in 1927, the year after the lot was transferred to him. The property remained in Bell family ownership until 1941 and has since passed through other hands.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

#### CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

#### ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19<sup>th</sup> century, the area has potential archaeological values relating to its historic use and occupation.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

#### REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

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REPORT COMPLETED

5 December 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
LYTTELTON RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME former Lyttelton Gaol warder's house

ADDRESS 3 Exeter Street  
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS

N/A

ARCHITECT/DESIGNER

DATE OF CONSTRUCTION

STYLE

Modified square-plan villa

PHYSICAL DESCRIPTION

A single-storey dwelling with a rectangular footprint and pyramidal roof. Principal, north-facing elevation has a glazed entrance porch flanked by bungalow-era casement and fanlight type windows with sunhoods.

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling stands on the south side of Exeter Street west of its intersection with St Davids Street. The road boundary is marked by a decorative bent metal fence. There is pedestrian only access to the site.

MATERIALS/STRUCTURE

Cement plaster, timber, corrugated metal.

ALTERATIONS

Windows altered and house stuccoed (1920s?).

RATING

Contributory

REASON FOR RATING

A modified villa that contributes to the area's historic, architectural and contextual values.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19<sup>th</sup> century until the present day. Lyttelton Gaol warders Thomas Bell and Stewart Spiers lived in this house in the late 19<sup>th</sup> and early 20<sup>th</sup> centuries respectively. The property was cross-leased with 3A Exeter Street in 1994.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

#### CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

#### ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19<sup>th</sup> century, the area has potential archaeological values relating to its historic use and occupation.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

#### REFERENCES

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

5 December 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
LYTTELTON RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME House  
ADDRESS 3A Exeter Street  
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	c.2000

STYLE

Contemporary vernacular

PHYSICAL DESCRIPTION

A one-and-a-half storey dwelling with a rectangular footprint and two-part gabled roof. The principal, north-facing elevation has an integrated garage and inset entrance porch with a gable end window and balcony above. The sloping site accommodates a lower level to the south. Casement windows.

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling stands on the south side of Exeter Street to the east of its intersection with St Davids Street. The road boundary is formed by the house's north wall.

MATERIALS/STRUCTURE

Corrugated steel.

ALTERATIONS

N/A

RATING

Neutral

REASON FOR RATING

A modern home on a cross-leased site that was formerly the garden and garage site of the villa at 3 Exeter Street.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19<sup>th</sup> century until the present day.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

#### CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

#### ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19<sup>th</sup> century, the area has potential archaeological values relating to its historic use and occupation.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

#### REFERENCES

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

26 November 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
LYTTELTON RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME House  
ADDRESS 4 Exeter Street  
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	Late 1970s?

STYLE

Modern bungalow

PHYSICAL DESCRIPTION

A single-storey dwelling with an irregular rectangular footprint and broken gable roof forms. Casement windows and glazed doors. On principal, south-facing elevation the side wings flank a balcony with timber railing.

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling stands on a terraced site on the north side of Exeter Street; St Davids Street is to the east and Oxford Street to the west. The road boundary is marked by a concrete block retaining wall and two-car garage; there is also a brick retaining wall on a terrace between the house and road frontage.

MATERIALS/STRUCTURE

Concrete block, timber, corrugated metal.

ALTERATIONS

Unknown, if any.

RATING

Neutral

REASON FOR RATING

A later 20<sup>th</sup> century house that replaced an earlier dwelling on the site.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19<sup>th</sup> century until the present day. By 1877 there was a house on this lot occupied by HJV Rogers who later lived at 76 Oxford Street.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

#### CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

#### ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19<sup>th</sup> century, the area has potential archaeological values relating to its historic use and occupation.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

#### REFERENCES

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REPORT COMPLETED

26 November 2022

AUTHOR

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CHRISTCHURCH DISTRICT PLAN  
LYTTELTON RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME former Mutton rental house

ADDRESS 9 Exeter Street  
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS

N/A

ARCHITECT/DESIGNER

DATE OF CONSTRUCTION

STYLE

Square-plan villa

PHYSICAL DESCRIPTION

A multi-level dwelling with a rectangular footprint and pyramidal roof. Principal, north-facing elevation has central entry flanked by paired sash windows that are sheltered by a straight veranda. Sash and casement windows with glazed doors; sloping site accommodates a lower level at the rear.

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling is set below the roadway on the south side of Exeter Street west of its intersection with Oxford Street. The road boundary is marked by a paling fence and there is only pedestrian access to the site.

MATERIALS/STRUCTURE

Timber, long-run steel.

ALTERATIONS

Extended to east (pre-1965). Reroofed (1980s?).

RATING

Contributory

REASON FOR RATING

A modified villa that contributes to the historic, architectural and contextual values of the area.



#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19<sup>th</sup> century until the present day. The lot on which 9 and 9A Exeter Street are located was held as one parcel until 1940. Town Section 93 was in possession of the Anglican Church Property Trustees between 1856 and 1880. It was then held by Thomas Mutton and, later, his son William and daughter-in-law Maria; the latter subdivided the lot in 1940. Thomas and William Mutton were both contractors and the latter's obituary records that he built several houses in the town and let them at a low rental to support port workers.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

#### CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

#### ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19<sup>th</sup> century, the area has potential archaeological values relating to its historic use and occupation.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

#### REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>  
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

6 December 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
LYTTELTON RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME House  
ADDRESS 9B Exeter Street  
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	c.2015

STYLE

Vernacular

PHYSICAL DESCRIPTION

A single dwelling with an L-shaped footprint and saltbox roof. South-facing elevation has monopitch extension. Casement windows.

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling stands on an internal lot on the south side of Exeter Street west of its intersection with Oxford Street. There is pedestrian access to the site via a path to the east of 9 Exeter Street.

MATERIALS/STRUCTURE

Timber, corrugated steel.

ALTERATIONS

N/A

RATING

Neutral

REASON FOR RATING

A dwelling on an internal lot that maintains the residential character of the area.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19<sup>th</sup> century until the present day. The lot on which 9 and 9A Exeter Street are located was held as one parcel until 1940. Town Section 93 was in possession of the Anglican Church Property Trustees between 1856 and 1880. It was then held by Thomas Mutton and, later, his son William and daughter-in-law Maria; the latter subdivided the lot in 1940. Thomas and William Mutton were both contractors and the latter's obituary records that he built several houses in the town and let them at a low rental to support port workers. It appears that the house at 9B was originally a mid-19<sup>th</sup> [?] century saltbox cottage that was remodelled/rebuilt in c.2015.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

#### CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

#### ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19<sup>th</sup> century, the area has potential archaeological values relating to its historic use and occupation.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

#### REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>  
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

6 December 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
LYTTELTON RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME former Thurlow house

ADDRESS 10 Exeter Street  
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS

N/A

ARCHITECT/DESIGNER

DATE OF CONSTRUCTION

STYLE

Square-plan villa

PHYSICAL DESCRIPTION

A single-storey dwelling with a rectangular footprint and centre-gutter hipped roof. Principal, south-facing elevation has flared veranda with decorative brackets and X-pattern balustrading sheltering a central entry with glazed insets and fanlight that is framed by paired sash windows. West elevation clad in corrugated metal.

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling stands on the north side of Exeter Street; the eastern boundary is formed by Oxford Street. The house is built to the road boundaries with a shallow garden bed on the Exeter Street frontage and a tall paling fence on the Oxford Street boundary, the latter provides access to a carport attached to the south wall of 57 Oxford Street.

MATERIALS/STRUCTURE

Timber, corrugated metal.

ALTERATIONS

Carport added (later 1990s?).

RATING

Defining

REASON FOR RATING

An early 20<sup>th</sup> century villa that upholds the area's historic, architectural and contextual values.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19<sup>th</sup> century until the present day. This property was owned by local contractors Thomas and/or William Mutton between 1881 and 1917. FL Gilray was in possession between 1917 and 1920 and then the property was owned and occupied by Arthur and Sarah Thurlow, the former a stevedore, between 1920 and 1956; it has since passed through other hands.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

#### CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

#### ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19<sup>th</sup> century, the area has potential archaeological values relating to its historic use and occupation.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

#### REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>  
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

6 December 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
LYTTELTON RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME House  
ADDRESS 11 Exeter Street  
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	c.2015

STYLE

Contemporary bungalow

PHYSICAL DESCRIPTION

A multi-level dwelling with an irregular L-shaped footprint and hipped and gabled roof forms. Upper floor balcony on south wall, casement windows and glazed doors.

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling stands below the level of the roadway on the south side of Exeter Street west of its intersection with Oxford Street. The road boundary is marked by a metal balustrade style fence and a short length of asphalt drive that provides access to a detached garage.

MATERIALS/STRUCTURE

Timber, corrugated steel.

ALTERATIONS

N/A

RATING

Neutral

REASON FOR RATING

A modern house that replaced an earlier dwelling on the site and maintains the area's residential character.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19<sup>th</sup> century until the present day.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

#### CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

#### ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19<sup>th</sup> century, the area has potential archaeological values relating to its historic use and occupation.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

#### REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>  
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

5 December 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
LYTTELTON RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME House  
ADDRESS 11A Exeter Street  
Lyttelton

PHOTO



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

STYLE

Bungalow

PHYSICAL DESCRIPTION

A single-storey dwelling with an L-shaped footprint and hipped roof forms. Outbuildings in north-west corner of the lot. Casement and fanlight type fenestration.

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling stands on an internal lot on the south side of Exeter Street west of its intersection with Oxford Street. There is pedestrian access to the site via a flight of steps to the east of 11 Exeter Street.

MATERIALS/STRUCTURE

Timber, corrugated metal.

ALTERATIONS

Unknown.

RATING

Neutral

REASON FOR RATING

An interwar dwelling on an internal lot that maintains the area's residential character.



#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19<sup>th</sup> century until the present day.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

#### CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

#### ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19<sup>th</sup> century, the area has potential archaeological values relating to its historic use and occupation.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

#### REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>  
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

6 December 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
LYTTELTON RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME former Perry house

ADDRESS 12 Exeter Street  
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS

N/A

ARCHITECT/DESIGNER

DATE OF CONSTRUCTION

STYLE

Square-plan villa

PHYSICAL DESCRIPTION

A single-storey dwelling with a square footprint and centre-gutter hipped roof; partial lean-to at rear (north elevation). Central entry framed by paired sash windows is sheltered by straight veranda with plain posts.

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling stands on the north side of Exeter Street west of its intersection with Oxford Street. The road boundary is marked by a pipe railing and wire mesh fence and there is only pedestrian access to the site.

MATERIALS/STRUCTURE

Timber, decramastic tiles & corrugated metal.

ALTERATIONS

Reroofed (1970s).

RATING

Contributory

REASON FOR RATING

A modified villa that contributes to the area's historic, architectural and contextual values.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19<sup>th</sup> century until the present day. Stevedore Thomas Perry was in residence in the mid-1920s.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

#### CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

#### ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19<sup>th</sup> century, the area has potential archaeological values relating to its historic use and occupation.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

#### REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>  
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

6 December 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy  
Services

CHRISTCHURCH DISTRICT PLAN  
LYTTELTON RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME House  
ADDRESS 13 Exeter Street  
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	John Haigh, owner/builder?
DATE OF CONSTRUCTION	c.1900?

STYLE

Square-plan villa

PHYSICAL DESCRIPTION

A multi-level dwelling with a rectangular footprint and pyramidal roof. The principal, north-facing elevation has a flared veranda that shelters a central entry with side and fanlights. Bracketed eaves, double-hung sash and casement and fanlight type windows. Sloping site accommodates a lower level at the rear (south elevation).

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling is set below the roadway on the south side of Exeter Street to the west of its intersection with Oxford Street. The road boundary is marked by a picket fence and there is only pedestrian access to the site.

MATERIALS/STRUCTURE

Timber, corrugated metal.

ALTERATIONS

Rear-lean remodelled? (1930s?).

RATING

Defining

REASON FOR RATING

A villa that upholds the historic, architectural and contextual values of the area.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19<sup>th</sup> century until the present day. The first title for this property was issued to Margaret Jane McDowell in 1898. Margret McIver had married James McDowell, a Fernside farmer, in 1878. McDowell transferred the property to local butcher George Gray in 1905, who then transferred it to John Haigh, a Christchurch builder, in 1908. Between 1917 and 1950 it was held by the Moir family, since that time it has passed through other hands.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

#### CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

#### ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19<sup>th</sup> century, the area has potential archaeological values relating to its historic use and occupation.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

#### REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>  
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

6 December 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
LYTTELTON RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME former CPT rental / former Roder house

ADDRESS 14 Exeter Street  
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS

HNZPT LIST ENTRY STATUS

N/A

N/A

ARCHITECT/DESIGNER

Unknown

DATE OF CONSTRUCTION

1860s

STYLE

Colonial vernacular

PHYSICAL DESCRIPTION

A small, single-storey dwelling with a rectangular footprint and saltbox roof. Principal, south-facing elevation has straight veranda carried on simple posts sheltering a central entry flanked by sash windows.

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling stands on the north side of Exeter Street west of its intersection with Oxford Street. The road boundary is marked by a picket fence and there is only pedestrian access to the site.

MATERIALS/STRUCTURE

Timber, corrugated metal.

ALTERATIONS

Extended to the rear/north (late 1980s).

RATING

Defining

REASON FOR RATING

A mid-19th century cottage that upholds the area's historic, architectural and contextual values.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19<sup>th</sup> century until the present day. Before title was issued, this property was held by the Anglican Church Property Trustees, which rented the cottage in the later 1890s to Francis and Lucy (nee Miller) Gillard. The first title for this property was issued to Frank Lufaro, an Italian-born fishmonger, in 1898. Lufaro transferred it to Albert Roder, a sailor, in 1900, and it remained in Roder family ownership until 1927.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

#### CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

#### ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19<sup>th</sup> century, the area has potential archaeological values relating to its historic use and occupation.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

#### REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>  
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

6 December 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
LYTTELTON RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME 'Collett Court'  
ADDRESS 1-6 / 15 Exeter Street  
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Ian Krause, architect?
DATE OF CONSTRUCTION	1975

STYLE

Neo-colonial

PHYSICAL DESCRIPTION

Two, three-unit, single-storey buildings with rectangular footprints and saltbox roof forms. Finials and gable end battens, entrance porches formed by roof extension; casement windows.

CONTEXT/SETTING/LANDSCAPE FEATURES

A 6-unit development located on an internal site that is accessed from the south side of Exeter Street west of its intersection with Oxford Street. The road boundary is open to allow access to the site.

MATERIALS/STRUCTURE

Timber, concrete block, decramastic tiles.

ALTERATIONS

Unknown, if any.

RATING

Neutral

REASON FOR RATING

A later 20<sup>th</sup> century multi-unit development that maintains the residential character of the area.



#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19<sup>th</sup> century until the present day. Collett Court is a social housing complex owned by Christchurch City Council.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

#### CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

#### ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19<sup>th</sup> century, the area has potential archaeological values relating to its historic use and occupation.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

#### REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>  
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

5 December 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
LYTTELTON RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME House  
ADDRESS 16 Exeter Street  
Lyttelton

PHOTO



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

STYLE

Contemporary vernacular

PHYSICAL DESCRIPTION

A two-and-a-half storey dwelling with a rectangular footprint and gabled roof. Balconies on north and principal, south-facing elevation; casement windows and glazed doors. Integrated garaging on lowest level.

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling is located on the north side of Exeter Street west of its intersection with Oxford Street. The house occupies almost the full width of the site and is close to the road boundary, which is open to provide access to the garages. Site access is via a footpath that accommodates vehicles.

MATERIALS/STRUCTURE

Concrete blocks, brick, timber and long-run steel.

ALTERATIONS

Reroofed (c.2021).

RATING

Neutral

REASON FOR RATING

A late 20th century dwelling that replaced a colonial cottage on the site and maintains the residential character of the area.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19<sup>th</sup> century until the present day.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

#### CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

#### ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19<sup>th</sup> century, the area has potential archaeological values relating to its historic use and occupation.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

#### REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>  
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

5 December 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
LYTTELTON RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME            Garage  
ADDRESS             16A Exeter Street  
                         Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	Pre-1965?

STYLE

Utilitarian

PHYSICAL DESCRIPTION

A single-storey building with a rectangular footprint and low-pitched gable roof. Access doors at south end.

CONTEXT/SETTING/LANDSCAPE FEATURES

The building stands on the north side of Exeter Street; Oxford Street is to the east.

MATERIALS/STRUCTURE

Timber, corrugated metal.

ALTERATIONS

Unknown.

RATING

Neutral

REASON FOR RATING

An auxiliary building that is in keeping with the area's residential use and development.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19<sup>th</sup> century until the present day.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

#### CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

#### ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19<sup>th</sup> century, the area has potential archaeological values relating to its historic use and occupation.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

#### REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>  
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

26 November 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
LYTTELTON RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

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ITEM NAME former Dennis house

ADDRESS 16B Exeter Street  
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS HNZPT LIST ENTRY STATUS

N/A N/A

ARCHITECT/DESIGNER Unknown

DATE OF CONSTRUCTION Mid-19<sup>th</sup> century?

STYLE

Colonial vernacular

PHYSICAL DESCRIPTION

A small, single-storey dwelling with a rectangular footprint and saltbox roof. Principal, south-facing elevation has decorative brackets atop veranda posts and central glazed entry flanked by windows.

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling stands on the north side of Exeter Street west of its intersection with Oxford Street. The house is set back from the roadway and the boundary, accessed via a footpath that accommodates vehicles, is open to allow access to a parking area in front of a modern garage.

MATERIALS/STRUCTURE

Timber, corrugated metal.

ALTERATIONS

Main entry replaced (mid-20<sup>th</sup> century?). Garage erected (later 1990s?).

RATING

Defining

REASON FOR RATING

A 19<sup>th</sup> century dwelling that upholds the historic, architectural and contextual values of the area.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19<sup>th</sup> century until the present day. Edward Johns Dennis, a local grocer, was in possession of this property by 1900. Dennis transferred the property to Charles Smith, a cook, in 1903 and since 1913 it has passed through other hands.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

#### CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

#### ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19<sup>th</sup> century, the area has potential archaeological values relating to its historic use and occupation.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

#### REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>  
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

6 December 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
LYTTELTON RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

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ITEM NAME House  
ADDRESS 18 Exeter Street  
Lyttelton

PHOTO



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

STYLE

Modified square-plan villa

PHYSICAL DESCRIPTION

A single-storey dwelling with a rectangular footprint and pyramidal roof. Principal, south-facing elevation has straight veranda, central entry and framing windows. Gabled wing extends from north-east corner of the house. Casement windows and modern doors.

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling is built close to the boundary on the north side of Exeter Street, in the middle of the block bounded by Canterbury Street in the west and Oxford Street in the east. The house is at the east end of a slip road providing access to houses in this section of the street; there is a detached garage in the south-east corner of the lot. The road boundary is marked by the garage and a timber retaining wall.

MATERIALS/STRUCTURE

Timber, corrugated metal.

ALTERATIONS

Windows replaced, eaves brackets removed, veranda reinstated (2010s).

RATING

Neutral

REASON FOR RATING

A substantially modified villa that maintains the residential character of the area.



#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19<sup>th</sup> century until the present day.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

#### CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

#### ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19<sup>th</sup> century, the area has potential archaeological values relating to its historic use and occupation.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

#### REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>  
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

6 December 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
LYTTELTON RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME former Lyttelton Wesleyan Parsonage

ADDRESS 19 Exeter Street  
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS

N/A

ARCHITECT/DESIGNER

DATE OF CONSTRUCTION

STYLE

Villa

PHYSICAL DESCRIPTION

A two-storey dwelling with a rectangular footprint and centre-gutter hipped roof. Principal, north-facing elevation has partially enclosed, flared veranda with cast-iron lacework. Veranda shelters an entry with side and fanlights and a Chicago type window. Modern casement windows.

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling stands on the south side of Exeter Street east of its intersection with Canterbury Street. The road boundary is marked by a post and rail fence and there is access to an attached garage in the north-east corner of the lot.

MATERIALS/STRUCTURE

Timber, corrugated metal.

ALTERATIONS

Veranda partly enclosed, windows replaced, garage erected (later 1970s?).

RATING

Defining

REASON FOR RATING

A slightly modified later 19<sup>th</sup> century dwelling that upholds the historic, architectural and contextual values of the area.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19<sup>th</sup> century until the present day. A new ten-roomed Wesleyan parsonage was erected on the site of the previous church residence, built in 1862 and then advertised for sale for removal, in 1881. The property was sold to the Catholic Bishop of Christchurch in 1963 and has been privately owned since 1982. The building is a significant reminder of the development of both the Methodist and Catholic churches in Lyttelton, particularly with the loss of so many religious buildings, including the neighbouring Sisters of Mercy convent, after the Canterbury earthquakes.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

#### CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

#### ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19<sup>th</sup> century, the area has potential archaeological values relating to its historic use and occupation.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

#### REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>  
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

6 December 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
LYTTELTON RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME House  
ADDRESS 20 Exeter Street  
Lyttelton

PHOTO



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

STYLE

Modified square-plan villa

PHYSICAL DESCRIPTION

A single-storey dwelling with a rectangular footprint and pyramidal roof. Principal, south-facing elevation has enclosed veranda that returns to the east. Casement windows, lean-to at rear (north elevation).

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling stands on an elevated site on the north side of Exeter Street east of its intersection with Canterbury Street. Access is via a slip road and the road boundary is marked by an inset garage and remnant volcanic stone retaining walls. Two sets of concrete steps provide pedestrian access to the house.

MATERIALS/STRUCTURE

Timber, decramastic tiles.

ALTERATIONS

Veranda enclosed/built out; reroofed, reclad (1970s?).

RATING

Neutral

REASON FOR RATING

A highly modified villa that maintains the residential character of the area.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19<sup>th</sup> century until the present day.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

#### CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

#### ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19<sup>th</sup> century, the area has potential archaeological values relating to its historic use and occupation.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

#### REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>  
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

6 December 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
LYTTELTON RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME House  
ADDRESS 20A Exeter Street  
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	c.1915?

STYLE

Modified square-plan villa

PHYSICAL DESCRIPTION

A single-storey dwelling with a rectangular footprint and hipped roof. Principal, south-facing elevation has cross-gabled bay with shingled end and bay window and enclosed veranda. Sash and casement and fanlight type windows.

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling stands on a rear lot on the north side of Exeter Street; Canterbury Street is to the west. Access to the site is via a path that runs between 22 and 20 Exeter Street.

MATERIALS/STRUCTURE

Timber, corrugated steel.

ALTERATIONS

Bungalow-era remodelling, including gabled bay and new windows (1930s?).

RATING

Contributory

REASON FOR RATING

An early 20th century dwelling that appears to have been remodelled during the interwar period and contributes to the area's historic, architectural and contextual values.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19<sup>th</sup> century until the present day.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

#### CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

#### ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19<sup>th</sup> century, the area has potential archaeological values relating to its historic use and occupation.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

#### REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>  
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

6 December 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services



**DISTRICT PLAN – LISTED HERITAGE PLACE  
HERITAGE ASSESSMENT – STATEMENT OF SIGNIFICANCE  
HERITAGE ITEM NUMBER 1102  
*FORMER DWELLING AND SETTING –  
21 EXETER STREET, LYTTELTON***



**PHOTOGRAPH: BRENDAN SMYTH, 2014**

**HISTORICAL AND SOCIAL SIGNIFICANCE**

*Historical and social values that demonstrate or are associated with: a particular person, group, organisation, institution, event, phase or activity; the continuity and/or change of a phase or activity; social, historical, traditional, economic, political or other patterns.*

The building at 21 Exeter Street has historical and social significance as the former presbytery for St Joseph's Roman Catholic Church. The building is particularly associated with Fr. Patrick Cooney, St Joseph's parish priest from 1900 until 1939. In 1860 wealthy runholder and politician Frederick Weld gave a Lyttelton Town Section for the purposes of a Roman Catholic church. St Joseph's Church was built in 1865, followed by a two-room cottage for the first resident priest, Fr Boibieux, in 1871. This first presbytery was located on high ground at the rear of the church. With additions and alterations it served its purpose for thirty years until in 1877, Town Section 89, behind the presbytery, was acquired for the eventual construction of a replacement building. Nothing was constructed on the site however, and in 1887 the diocese purchased the nearby former home of harbour master Frederick Gibson to serve as a new presbytery. When the Sisters of Mercy arrived to take charge of St Joseph's School in 1890, incumbent Fr. Laverty placed the parochial house at their disposal and moved back into the old presbytery. His successor Fr. diMatthia Salvador



was clearly unimpressed with the arrangement and in 1896 had local contractors Hollis and Brown build a new presbytery on the Town Section acquired for that purpose twenty years before. Fr. Salvador did not get the opportunity to enjoy his new home however, as it was leased to Ada Cleary on completion and probably served as a boarding house for the next seven years.

After a couple of relieving priests, Fr. Patrick Cooney (1872-1940) was appointed in 1900. Cooney was born in Limerick, Ireland, and educated by the Christian Brothers. Whilst studying theology in Rome, he discovered a gift for languages and became fluent in Italian, French and German. The young priest was ordained in 1897 and came to New Zealand the following year. Cooney served in Rangiora and Kumara before coming to Lyttelton. His command of languages was particularly suited to the port town, as he was not infrequently called upon to interpret for and minister to foreign seamen. Fr. Cooney served as Lyttelton's parish priest for nearly forty years until his death in 1940. He remains Lyttelton's longest serving parish priest. Fr. Cooney began his ministry in Lyttelton living in the old presbytery, but in 1903 or 1904 he shifted into the 'new' Exeter St presbytery, where he remained for the duration of his pastorate. The house remained in use as a presbytery for the next sixty years, until 2004, when it was decided that Lyttelton no longer required a resident parish priest. The redundant presbytery was then altered to become the St Joseph's parish centre, combining meeting space with the parish office and a flat.

## **CULTURAL AND SPIRITUAL SIGNIFICANCE**

*Cultural and spiritual values that demonstrate or are associated with the distinctive characteristics of a way of life, philosophy, tradition, religion, or other belief, including: the symbolic or commemorative value of the place; significance to Tangata Whenua; and/or associations with an identifiable group and esteemed by this group for its cultural values.*

The former presbytery has cultural and spiritual significance as the former presbytery for St Joseph's Catholic Church. As the current Parish Centre, 21 Exeter Street continues to play a significant role in the cultural and spiritual life of Lyttelton's Roman Catholic community.

## **ARCHITECTURAL AND AESTHETIC SIGNIFICANCE**

*Architectural and aesthetic values that demonstrate or are associated with: a particular style, period or designer, design values, form, scale, colour, texture and material of the place.*

The former St Joseph's Presbytery has architectural and aesthetic significance as a late Victorian square-plan hipped-roof villa. The bell-cast veranda is a little old-fashioned for a house of this period, and may have been selected to match that on the Wesleyan parsonage (1881) next door. The house has a high degree of exterior originality, although both chimneys have been removed. The builders of the house were prominent local contractors Hollis and Brown. The firm began as Hollis and Green, a partnership between Henry Green and William Hollis. After Green retired in 1894, Hollis took his son-in-law William Brown into partnership. The firm built many Lyttelton buildings in the late 19<sup>th</sup> and early 20<sup>th</sup> centuries.

## **TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE**

*Technological and craftsmanship values that demonstrate or are associated with: the nature and use of materials, finishes and/or technological or constructional methods which were innovative, or of notable quality for the period.*

The former St Joseph's Presbytery at 21 Exeter Street has technological and craftsmanship significance for its ability to demonstrate villa construction techniques from the mid-19<sup>th</sup> century. Its construction, materials and detailing evidence the period in which it was built.

## **CONTEXTUAL SIGNIFICANCE**

*Contextual values that demonstrate or are associated with: a relationship to the environment (constructed and natural), a landscape, setting, group, precinct or streetscape; a degree of consistency in terms of type, scale, form, materials, texture, colour, style and/or detail; recognised landmarks and landscape which are recognised and contribute to the unique identity of the environment.*

The former presbytery and its setting have contextual significance for the contribution it makes to the historic streetscape of Exeter Street. It is located close to the Exeter Street frontage of a comparatively long, narrow section which slopes away from the roadway. The house occupies nearly the full width of the property. In front of the house is a small garden and a plastered concrete wall topped with a wrought-iron balustrade. The wall appears contemporary with the house. Behind the house is an area of lawn and informal garden. When the presbytery was built, it was part of a large complex of Catholic institutional buildings, which included St Joseph's Church, St Joseph's School, St Joseph's Convent and St Mary's School. Most of these institutions and buildings are now gone, leaving the former presbytery as one of the few reminders of the long Roman Catholic history of the site. Adjacent to the house is the former Methodist parsonage, a two-storey villa occupied since the early 1980s by the Sisters of Mercy (formerly of St Joseph's Convent). The former parsonage is also a listed heritage item. This section of Exeter Street contains a number of villas similar to and roughly contemporary with the former presbytery.

## **ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE**

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

The former St Joseph's Presbytery and its setting have archaeological significance because of the potential to provide archaeological evidence relating to past building construction methods and materials, and human activity on the site, including that which occurred prior to 1900. The former presbytery predates 1900 and development of neighbouring sites commenced in the 1860s.

## **ASSESSMENT STATEMENT**

The former St Joseph's Presbytery and its setting has overall heritage significance to Banks Peninsula and Christchurch. The building has historical and social significance as the presbytery for St Joseph's Catholic Church for over a century and for its association with

long-serving Lyttelton clergyman, Fr. Patrick Cooney. The former presbytery has cultural and spiritual significance for its role in the life of Lyttelton's Roman Catholic community. The former presbytery has architectural significance as a late Victorian square-plan villa and technological and craftsmanship significance for its ability to demonstrate cottage construction techniques from the mid-19<sup>th</sup> century. The former St Joseph's Presbytery and its setting has contextual significance for its relationship with the former Methodist parsonage at 19 Exeter Street and as a reminder of the extensive Catholic precinct that once stood in the vicinity. The former presbytery and its setting has archaeological significance in view of the date at which development first occurred on this property.

**REFERENCES:**

Christchurch City Council Heritage File *21 Exeter Street, Lyttelton*

**REPORT DATED: 26 FEBRUARY, 2015**

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

PLEASE USE IN CONJUNCTION WITH THE CCC HERITAGE FILES.

CHRISTCHURCH DISTRICT PLAN  
LYTTELTON RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

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ITEM NAME House  
ADDRESS 22 Exeter Street  
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	c.1915?

STYLE

Transitional bay villa

PHYSICAL DESCRIPTION

A single-storey dwelling with a rectangular footprint and centre-gutter hipped roof. Principal, south-facing elevation has a gabled bay with shingled end and faceted bay window. Exposed rafters, main entry has glazed inset, side and fanlights. Sash and casement windows, veranda has Clearlite roof, east elevation party wall is clad in corrugated metal.

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling stands on an elevated site on the north side of Exeter Street east of its intersection with Canterbury Street. Access is via a slip road and the building occupies almost the full width of the lot. The road boundary is open to provide access to a parking bay with concrete block retaining walls and a set of concrete steps providing access to the house.

MATERIALS/STRUCTURE

Timber, corrugated steel.

ALTERATIONS

Veranda reroofed, some windows replaced (date unknown). Picket style balustrading erected (c.2009).

RATING

Contributory

REASON FOR RATING

A modified early 20<sup>th</sup> century dwelling that contributes to the area's historic, architectural and contextual values.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19<sup>th</sup> century until the present day.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

#### CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

#### ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19<sup>th</sup> century, the area has potential archaeological values relating to its historic use and occupation.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

#### REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>  
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

6 December 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
LYTTELTON RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

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ITEM NAME House  
ADDRESS 23 Exeter Street  
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	2020-21

STYLE

Contemporary

PHYSICAL DESCRIPTION

A multi-level building with a U-shaped footprint and gabled roof forms. Casement windows and glazed doors.

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling stands on the south side of Exeter Street and the lot is bounded to the west by Canterbury Street. The road boundary is marked by cement rendered concrete walls; vehicle access to an integrated garage is off Canterbury Street.

MATERIALS/STRUCTURE

Concrete, timber, long-run steel.

ALTERATIONS

N/A

RATING

Neutral

REASON FOR RATING

An early 21st century dwelling that was built on the former Sisters of Mercy convent site and maintains the residential character of the area.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19<sup>th</sup> century until the present day.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

#### CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

#### ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19<sup>th</sup> century, the area has potential archaeological values relating to its historic use and occupation.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

#### REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>  
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

5 December 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
LYTTELTON RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

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ITEM NAME                      Parkinson house  
ADDRESS                        23A Exeter Street  
   Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Tobin Smith, designer; Bryce Allen, builder
DATE OF CONSTRUCTION	c.2019

STYLE

Contemporary

PHYSICAL DESCRIPTION

A multi-level building with an L-shaped footprint and gabled and flat roof forms. Casement windows and glazed doors.

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling stands on the south side of Exeter Street east of its intersection with Canterbury Street. The road boundary is marked by stone clad concrete walls; there is an integrated garage at the east end of the lot.

MATERIALS/STRUCTURE

Stone, concrete, timber, long-run steel.

ALTERATIONS

N/A

RATING

Neutral

REASON FOR RATING

An early 21st century dwelling that was built on the former Sisters of Mercy convent site and maintains the residential character of the area.



#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19<sup>th</sup> century until the present day.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

#### CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

#### ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19<sup>th</sup> century, the area has potential archaeological values relating to its historic use and occupation.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

#### REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>  
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

<https://www.stuff.co.nz/life-style/homed/nz-house-garden/300647480/new-home-and-garden-look-right-at-home-in-lyttelton-heritage-area>

REPORT COMPLETED

5 December 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
LYTTELTON RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME House  
ADDRESS 24 Exeter Street  
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	c.1950?

STYLE

Mid-century bungalow

PHYSICAL DESCRIPTION

A multi-level dwelling with an irregular rectangular footprint and hipped roof forms. Principal, south-facing elevation has large casement windows; overhanging eaves and side (east) entry.

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling stands on an elevated site on the north side of Exeter Street; Canterbury Street is to the west. There is pedestrian only access, via a slip road, to the site. The road boundary is marked by a volcanic scoria stone retaining wall into which is set a short flight of concrete steps.

MATERIALS/STRUCTURE

Timber, corrugated metal.

ALTERATIONS

Rear house removed from site (c.1970).

RATING

Neutral

REASON FOR RATING

A mid-20th century dwelling erected in the front garden of an earlier house that has since been removed.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19<sup>th</sup> century until the present day.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

#### CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

#### ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19<sup>th</sup> century, the area has potential archaeological values relating to its historic use and occupation.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

#### REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>  
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

26 November 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
LYTTELTON RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

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ITEM NAME Duplex unit  
ADDRESS 26 Exeter Street  
Lyttelton

PHOTO



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

STYLE

Mid-century ranch

PHYSICAL DESCRIPTION

A two-storey duplex dwelling with a rectangular footprint and low-pitched gable roof. First floor balcony on south side, integrated garage. Casement windows and glazed doors.

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling stands on the north side of Exeter Street; Canterbury Street is to the west. The building shares a party wall with 46 Canterbury Street. The road boundary is marked by a metal balustrade type fence mounted on a concrete block wall.

MATERIALS/STRUCTURE

Timber, masonry, corrugated steel.

ALTERATIONS

Remodelled, including new balcony and fenestration (c.2020).

RATING

Neutral

REASON FOR RATING

A recently refurbished later 20th century residential unit.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19<sup>th</sup> century until the present day.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

#### CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

#### ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19<sup>th</sup> century, the area has potential archaeological values relating to its historic use and occupation.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

#### REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>  
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

21 November 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
LYTTELTON RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME House  
ADDRESS 31 Exeter Street  
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	Early 1850s?

STYLE

Colonial vernacular

PHYSICAL DESCRIPTION

A dwelling with a rectangular footprint and gabled roof forms. Principal, north-facing elevation has decorative veranda brackets and a central entry framed by large-multi-pane windows.

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling occupies almost the full extent of its lot, shares a party wall with 33 Exeter Street, and stands on the south side of Exeter Street west of its intersection with Canterbury Street. The road boundary is marked by concrete block walls and there is only pedestrian access to the site.

MATERIALS/STRUCTURE

Timber, corrugated metal.

ALTERATIONS

Rear (south) addition (mid-20<sup>th</sup> century). Reroofed (1970s). Windows replaced (date unknown). Reroofed (2010s).

RATING

Contributory

REASON FOR RATING

A modified mid-19th century cottage that contributes to the area's historic, architectural and contextual values.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19<sup>th</sup> century until the present day. The Canterbury Association transferred Town Section 85 to John Marshman in July 1851. Two years later, as evidence of his eligibility to vote, Marshman claimed Town Sections 85 and 86 and two cottages thereon. Marshman sold TS 85 to Hutchinson in 1855 and it then passed to Julian (1856-58) and was subdivided by Rhodes in the late 1860s and early 1870s. Subsequent owners were Thompson (1871-99), Bacon (1899-1903), Frank Ching, an artilleryman (1903-11), and Cook (1911-21). The first title for the property was issued to Annie Richardson, the wife of Samuel Richardson, an engineer, in 1927. The Richardson has owned the property since 1921 and they held it until 1932.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

#### CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

#### ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19<sup>th</sup> century, the area has potential archaeological values relating to its historic use and occupation.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

#### REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>  
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

6 December 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
LYTTELTON RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

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ITEM NAME House  
ADDRESS 32 Exeter Street  
Lyttelton

PHOTO



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

STYLE

Modified square-plan villa

PHYSICAL DESCRIPTION

A single-storey dwelling with a rectangular footprint and pyramidal roof. Principal, south-facing elevation has partly enclosed veranda; main entry has side and fanlights and is flanked by a large casement window.

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling stands on the north side of Exeter Street between Cornwall Road in the west and Canterbury Street in the east. There is a garage in the south-west corner of the lot and the rest of the road boundary is marked by a cement rendered brick fence mounted with wrought iron panels.

MATERIALS/STRUCTURE

Timber, corrugated metal.

ALTERATIONS

Veranda partly enclosed, windows replaced (pre-2008).

RATING

Contributory

REASON FOR RATING

A modified turn of the 20<sup>th</sup> century dwelling that contributes to the historic, architectural and contextual values of the area.



#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19<sup>th</sup> century until the present day.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

#### CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

#### ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19<sup>th</sup> century, the area has potential archaeological values relating to its historic use and occupation.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

#### REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>  
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

7 December 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
LYTTELTON RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME former Bacon house

ADDRESS 33 Exeter Street  
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS

HNZPT LIST ENTRY STATUS

N/A

N/A

ARCHITECT/DESIGNER

Unknown

DATE OF CONSTRUCTION

c.1870?

STYLE

Square-plan villa

PHYSICAL DESCRIPTION

A two-storey dwelling with an L-shaped footprint and hipped roof; monopitch addition to the south. Principal, north-facing elevation has a straight veranda carried on bracketed posts which shelters a central entry flanked by paired sash windows. Sloping site accommodates a lower level at the rear (south elevation).

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling is built to the road boundary on the south side of Exeter Street west of its intersection with Canterbury Street. The house occupies almost the full width of the lot and the road boundary is marked by the veranda balustrading; there is only pedestrian access to the site.

MATERIALS/STRUCTURE

Timber, decramastic tiles.

ALTERATIONS

Reroofed & reclad, windows replaced (1970s?). Rear addition (2000s).

RATING

Contributory

REASON FOR RATING

A modified mid-19<sup>th</sup> century dwelling that upholds the historic, architectural and contextual values of the area.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19<sup>th</sup> century until the present day. The Canterbury Association transferred Town Section 85 to John Marshman in July 1851. Two years later, as evidence of his eligibility to vote, Marshman claimed Town Sections 85 and 86 and two cottages thereon. Marshman sold TS 85 to Hutchinson in 1855 and it then passed to Julian (1856-58) and was subdivided by Rhodes in the late 1860s and early 1870s. Rhodes transferred the subject lot to Miller in 1868, subsequent owners were Thomas Bacon, a customs officer (1870-1906), Harris (1906-08), Richard Fenton, a stevedore (1908-21), and Frederick Illingsworth, a wharf labourer, from 1921.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

#### CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

#### ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19<sup>th</sup> century, the area has potential archaeological values relating to its historic use and occupation.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

#### REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>  
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

7 December 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
LYTTELTON RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

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ITEM NAME                    House  
ADDRESS                    34 Exeter Street  
                                  Lyttelton

PHOTO



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

STYLE

Modified square-plan villa

PHYSICAL DESCRIPTION

A one-and-a-half storey dwelling with a rectangular footprint and pyramidal roof. Principal, south-facing elevation has partly enclosed veranda with solid balustrade and entry with fanlight flanked by French doors. Hipped dormers on south and west roofs with inset balcony on north roof.

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling stands on the north side of Exeter Street east of its intersection with Cornwall Road. There is a carport in the south-west corner of the lot and the rest of the road boundary is marked by a brick and cement rendered fence mounted with pipe railing and wire mesh panels.

MATERIALS/STRUCTURE

Timber, corrugated metal.

ALTERATIONS

Veranda partly enclosed, windows replaced (date unknown). Dormer windows and attic balcony addition (pre-2010).

RATING

Contributory

REASON FOR RATING

A modified turn of the 20<sup>th</sup> century dwelling that contributes to the historic, architectural and contextual values of the area.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19<sup>th</sup> century until the present day.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

#### CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

#### ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19<sup>th</sup> century, the area has potential archaeological values relating to its historic use and occupation.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

#### REFERENCES

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Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>  
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

7 December 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
LYTTELTON RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME House  
ADDRESS 35 Exeter Street  
Lyttelton

PHOTO



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

STYLE

Square-plan villa

PHYSICAL DESCRIPTION

A multi-level dwelling with a rectangular footprint and hipped roof. Principal, north-facing elevation has a straight veranda carried on bracketed posts which shelters a central entry flanked by paired sash windows. Sloping site accommodates a lower level at the rear (south elevation); first floor balcony on same elevation.

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling is built to the road boundary on the south side of Exeter Street west of its intersection with Canterbury Street. The house occupies almost the full width of the lot and the road boundary is marked by the veranda balustrading; there is only pedestrian access to the site.

MATERIALS/STRUCTURE

Timber, corrugated metal.

ALTERATIONS

Veranda reroofed (2010s).

RATING

Defining

REASON FOR RATING

A slightly modified later 19<sup>th</sup> century dwelling that upholds the historic, architectural and contextual values of the area.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19<sup>th</sup> century until the present day.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

#### CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

#### ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19<sup>th</sup> century, the area has potential archaeological values relating to its historic use and occupation.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

#### REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>  
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

7 December 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
LYTTELTON RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME House  
ADDRESS 35A Exeter Street  
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS

N/A

ARCHITECT/DESIGNER

DATE OF CONSTRUCTION

STYLE

Vernacular

PHYSICAL DESCRIPTION

A dwelling with an irregular rectangular footprint and gabled roof. Lean-to on east side, shed dormer addition on west.

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling stands on an internal lot with pedestrian access off the south side of Exeter Street east of its intersection with Dublin Street.

MATERIALS/STRUCTURE

Timber, corrugated steel?

ALTERATIONS

North-west addition (later 1970s).

RATING

Neutral

REASON FOR RATING

A modified pre-1930 dwelling on an internal site that maintains the residential character of the area.

HNZPT LIST ENTRY STATUS

N/A

Unknown

Pre-1930



#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19<sup>th</sup> century until the present day.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

#### CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

#### ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19<sup>th</sup> century, the area has potential archaeological values relating to its historic use and occupation.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

#### REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

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

6 December 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
LYTTELTON RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME former Wallace house

ADDRESS 37 Exeter Street  
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS

N/A

ARCHITECT/DESIGNER

DATE OF CONSTRUCTION

STYLE

Square-plan villa

PHYSICAL DESCRIPTION

A multi-level dwelling with a rectangular footprint and pyramidal roof. Principal, north-facing elevation has a straight veranda carried on plain posts which shelters a central entry flanked by paired sash windows. Sloping site accommodates a lower level at the rear (south elevation).

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling stands on the south side of Exeter Street west of its intersection with Canterbury Street. The house occupies almost the full width of the lot and the road boundary is marked by a picket fence; there is only pedestrian access to the site.

MATERIALS/STRUCTURE

Timber, corrugated metal.

ALTERATIONS

Veranda roof altered with Clearlite panels (pre-2008).

RATING

Defining

REASON FOR RATING

A slightly modified later 19th century dwelling that upholds the historic, architectural and contextual values of the area.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19<sup>th</sup> century until the present day.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

#### CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

#### ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19<sup>th</sup> century, the area has potential archaeological values relating to its historic use and occupation.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

#### REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

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

7 December 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
LYTTELTON RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME House  
ADDRESS 39 Exeter Street  
Lyttelton

PHOTO



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

STYLE

Vernacular

PHYSICAL DESCRIPTION

A multi-level dwelling with a rectangular footprint and hipped and gabled roof forms. North-facing elevation has casement windows; east wall entry set in inset porch.

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling stands on the south side of Exeter Street opposite its intersection with Cornwall Road. Set below the level of the road, the house is built close to the road boundary, which is marked by a picket fence. Pedestrian access is via a footpath separated from the roadway by a pipe railing and wire mesh fence.

MATERIALS/STRUCTURE

Fibre cement board, timber, corrugated metal.

ALTERATIONS

Reroofed, reclad, windows replaced (mid-20<sup>th</sup> century?). Reroofed (c.2015?).

RATING

Neutral

REASON FOR RATING

A highly modified early 20th century dwelling that maintains the area's residential character.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19<sup>th</sup> century until the present day.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

#### CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

#### ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19<sup>th</sup> century, the area has potential archaeological values relating to its historic use and occupation.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

#### REFERENCES

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REPORT COMPLETED

6 December 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
LYTTELTON RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME House  
ADDRESS 40 Exeter Street  
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	2016

STYLE

Contemporary vernacular

PHYSICAL DESCRIPTION

A two-storey dwelling with an irregular rectangular footprint and multiple gabled roof forms. Principal, south-facing elevation is symmetrical with cross-gable over inset entrance porch. Casement windows. Single-storey, flat-roofed garage located very close to east wall.

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling is located on the north side of Exeter Street, west of its intersection with Cornwall Road. The road boundary is marked by a volcanic scoria stone wall and hedging.

MATERIALS/STRUCTURE

Timber, corrugated steel.

ALTERATIONS

N/A

RATING

Neutral

REASON FOR RATING

A modern house that replaced an earlier dwelling on the site.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19<sup>th</sup> century until the present day.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

#### CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

#### ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19<sup>th</sup> century, the area has potential archaeological values relating to its historic use and occupation.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

#### REFERENCES

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REPORT COMPLETED

26 November 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
LYTTELTON RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME former Newton house

ADDRESS 41 Exeter Street  
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS

HNZPT LIST ENTRY STATUS

N/A

N/A

ARCHITECT/DESIGNER

Unknown

DATE OF CONSTRUCTION

1860s

STYLE

Colonial vernacular

PHYSICAL DESCRIPTION

A multi-level dwelling with a rectangular footprint and double-gable roof. Principal, north-facing elevation has roof extending to form a veranda with plain posts; central entry is flanked by multi-pane casement windows. Extended lean-to at rear (south elevation).

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling is set below road level on the south side of Exeter Street opposite its intersection with Cornwall Road. The road boundary is marked by a picket and trellis fence and there is only pedestrian access to the site.

MATERIALS/STRUCTURE

Timber, corrugated steel.

ALTERATIONS

Extended at rear/south (pre-2010). Reroofed (c.2015).

RATING

Defining

REASON FOR RATING

A mid-19<sup>th</sup> century cottage that upholds the historic, architectural and contextual values of the area.



#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19<sup>th</sup> century until the present day. The first title for this property was issued to Thomas Alfred Newton (died 1948), a watchman, in 1922; it remained in Newton family ownership until 1949 and has passed through other hands since that time. According to Heritage NZPT the cottage dates to the 1860s. Thomas's father John Henry Newton, a retired pilot and waterman with the Harbour Board, was said to be Lyttelton's oldest resident when he died at 41 Exeter Street in 1918. Newton senior had arrived in Lyttelton in 1859 and was survived by seven children, 28 grandchildren and 45 great-grandchildren when he died aged 93.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

#### CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

#### ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19<sup>th</sup> century, the area has potential archaeological values relating to its historic use and occupation.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

#### REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>  
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

7 December 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
LYTTELTON RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME Water reservoir  
ADDRESS 42A Exeter Street  
Lyttelton

PHOTO



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

STYLE

Utilitarian

PHYSICAL DESCRIPTION

Circular reservoir with pipe railing mounted on top.

CONTEXT/SETTING/LANDSCAPE FEATURES

The property is one of two that accommodates two water reservoirs near the intersection of Dublin and Exeter Streets. This site is located on the north side of Exeter Street and the road boundary is marked by a low stone wall on which is mounted a pipe railing and wire mesh fence. Grassed area between reservoir and the street; a rebuilt volcanic scoria stone wall runs along the driveway on the eastern boundary.

MATERIALS/STRUCTURE

Concrete.

ALTERATIONS

Unknown, if any.

RATING

Neutral

REASON FOR RATING

An infrastructure site that supports the functioning of the town, including its provision of housing.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19<sup>th</sup> century until the present day. There has been a reservoir in Exeter Street since 1898, if not earlier.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

#### CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

#### ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19<sup>th</sup> century, the area has potential archaeological values relating to its historic use and occupation.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

#### REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>  
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

26 November 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
LYTTELTON RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME Water reservoir  
ADDRESS 42B Exeter Street  
Lyttelton

PHOTO



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

STYLE

Utilitarian

PHYSICAL DESCRIPTION

Circular reservoir with pipe railing mounted on top.

CONTEXT/SETTING/LANDSCAPE FEATURES

The property is one of two that accommodates two water reservoirs near the intersection of Dublin and Exeter Streets. This site is located below road level on the east side of Dublin Street; access is from Exeter Street. The road boundary is marked by a pipe railing and wire mesh fence.

MATERIALS/STRUCTURE

Concrete.

ALTERATIONS

Unknown, if any.

RATING

Neutral

REASON FOR RATING

An infrastructure site that supports the functioning of the town, including its provision of housing.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19<sup>th</sup> century until the present day. There has been a reservoir in Exeter Street since 1898, if not earlier.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

#### CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

#### ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19<sup>th</sup> century, the area has potential archaeological values relating to its historic use and occupation.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

#### REFERENCES

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

REPORT COMPLETED

26 November 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
LYTTELTON RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME House  
ADDRESS 43 Exeter Street  
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS HNZPT LIST ENTRY STATUS

N/A N/A

ARCHITECT/DESIGNER Unknown

DATE OF CONSTRUCTION c.1900?

STYLE

Square-plan villa

PHYSICAL DESCRIPTION

A multi-level dwelling with a rectangular footprint and pyramidal roof. Principal, north-facing elevation has straight veranda with cast-iron lacework, central entry and paired sash windows. Veranda at rear (south elevation).

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling is set below road level on the south side of Exeter Street east of its intersection with Dublin Street. The road boundary is marked by a picket fence and there is only pedestrian access to the site.

MATERIALS/STRUCTURE

Timber, decramastic tiles.

ALTERATIONS

Reroofed (1970s).

RATING

Contributory

REASON FOR RATING

A modified villa that contributes to the area's historic, architectural and contextual values.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19<sup>th</sup> century until the present day.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

#### CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

#### ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19<sup>th</sup> century, the area has potential archaeological values relating to its historic use and occupation.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

#### REFERENCES

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REPORT COMPLETED

6 December 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
LYTTELTON RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME former Wham house

ADDRESS 43A Exeter Street  
Lytelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS

N/A

HNZPT LIST ENTRY STATUS

N/A

ARCHITECT/DESIGNER

Unknown

DATE OF CONSTRUCTION

c.1860?

STYLE

Colonial vernacular

PHYSICAL DESCRIPTION

A dwelling with a rectangular footprint and saltbox roof. Principal elevation faces south and has a veranda with decorative brackets.

CONTEXT/SETTING/LANDSCAPE FEATURES

A single-storey dwelling on an internal lot that is accessed via a footpath, on a separate title, off the south side of Exeter Street midway between Dublin Street in the west and Canterbury Street in the east.

MATERIALS/STRUCTURE

Timber, corrugated metal?

ALTERATIONS

Unknown.

RATING

Contributory

REASON FOR RATING

A mid-19th century cottage on an internal lot that contributes to the historic, architectural and contextual values of the area.



#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19<sup>th</sup> century until the present day. According to Heritage NZPT this dwelling was built in c.1860. The first title for the property was issued to Robert Wham, formerly of Okains Bay, in 1897. Wham transferred the property, which included the pathway off Exeter Street, to Arthur Foster, a grain sampler, in 1907. Between 1920 and 1954 the property was held by Laura Carson, the wife of William Carson, a plumber; it has passed through other hands.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

#### CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

#### ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19<sup>th</sup> century, the area has potential archaeological values relating to its historic use and occupation.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

#### REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>  
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

6 December 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
LYTTELTON RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME House  
ADDRESS 45 Exeter Street  
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	2015

STYLE

Contemporary vernacular

PHYSICAL DESCRIPTION

A one-and-a-half storey dwelling with a rectangular footprint and gabled roof. Principal, north-facing elevation has shallow veranda sheltering central entry and paired windows; window in gable end above.

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling stands on the south side of Exeter Street; Dublin Street it to the west. The road boundary, which is adjacent to a footpath below the level of the road, is marked by a timber vertical lath fence. There is pedestrian only access to the site.

MATERIALS/STRUCTURE

Timber, corrugated steel.

ALTERATIONS

N/A

RATING

Neutral

REASON FOR RATING

A modern home of the site of an earlier dwelling.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19<sup>th</sup> century until the present day.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

#### CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

#### ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19<sup>th</sup> century, the area has potential archaeological values relating to its historic use and occupation.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

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

REPORT COMPLETED

26 November 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
LYTTELTON RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME Pathway  
ADDRESS 45A Exeter Street  
Lyttelton

PHOTO



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

STYLE

Utilitarian

PHYSICAL DESCRIPTION

A paved footpath.

CONTEXT/SETTING/LANDSCAPE FEATURES

This narrow land parcel provides pedestrian access to 43A Exeter Street on the south side of the road; Dublin Street is to the west.

MATERIALS/STRUCTURE

Concrete pavers.

ALTERATIONS

N/A

RATING

Contributory

REASON FOR RATING

A pathway that contributes to the area's historic and contextual values.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19<sup>th</sup> century until the present day.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

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#### ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19<sup>th</sup> century, the area has potential archaeological values relating to its historic use and occupation.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

#### REFERENCES

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Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>  
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

26 November 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
LYTTELTON RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME House  
ADDRESS 47 Exeter Street  
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	c.2010

STYLE

Neo-colonial

PHYSICAL DESCRIPTION

A single-storey dwelling with an additive plan form and gabled roof forms. Principal, north-facing elevation has partially enclosed veranda with decorative brackets. Casement windows.

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling stands on the south side of Exeter Street, Dublin Street is to the west. The road boundary, which is adjacent to a footpath below the level of the road, is marked by a quarry stone and woven rush fence. There is a garage in the north-west corner of the lot.

MATERIALS/STRUCTURE

Timber, corrugated and long-run steel.

ALTERATIONS

East extension (c.2015).

RATING

Neutral

REASON FOR RATING

A modern home that replaced an earlier dwelling on the site.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19<sup>th</sup> century until the present day.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

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#### CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

#### ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19<sup>th</sup> century, the area has potential archaeological values relating to its historic use and occupation.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

#### REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>  
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

26 November 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
LYTTELTON RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME House  
ADDRESS 47A Exeter Street  
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	1860s?

STYLE

Vernacular

PHYSICAL DESCRIPTION

A dwelling with an L-shaped footprint and gable roof forms. Casement windows and glazed doors.

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling stands on an internal lot with pedestrian access off the south side of Exeter Street east of its intersection with Dublin Street.

MATERIALS/STRUCTURE

Timber, corrugated steel.

ALTERATIONS

South wing addition (c.2000?).

RATING

Neutral

REASON FOR RATING

A modified colonial cottage on an internal site that maintains the residential character of the area.



#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19<sup>th</sup> century until the present day. According to Heritage NZPT this dwelling was built in the 1860s.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

#### CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

#### ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19<sup>th</sup> century, the area has potential archaeological values relating to its historic use and occupation.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

#### REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>  
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

6 December 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
LYTTELTON RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME House  
ADDRESS 49 Exeter Street  
Lyttelton

PHOTO



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

STYLE

Contemporary bungalow

PHYSICAL DESCRIPTION

A multi-level dwelling with a rectangular footprint and low-pitched gable roof. The principal, north-facing elevation has a gabled entrance porch with trellised walls. Balcony at south end of east wall; casement windows.

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling stands on a large lot at the west end of Exeter Street; the house is closest to the Dublin Street frontage and there is a detached, two-car garage near the north-east corner of the lot. The road boundary is marked by a picket fence.

MATERIALS/STRUCTURE

Fibre cement board, decramastic tiles.

ALTERATIONS

Unknown, if any.

RATING

Neutral

REASON FOR RATING

A late 20<sup>th</sup> century dwelling that maintains the area's residential character.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19<sup>th</sup> century until the present day.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

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#### CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

#### ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19<sup>th</sup> century, the area has potential archaeological values relating to its historic use and occupation.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

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Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>  
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

5 December 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
LYTTELTON RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME House  
ADDRESS 1A Foster Terrace  
Lytelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	c.1995

STYLE

Contemporary

PHYSICAL DESCRIPTION

Multi-level building with basement garage, rectangular footprint and hipped roof. Access to a single-car garage with gabled roof is from Foster Terrace. Casement windows and decks on both living levels.

CONTEXT/SETTING/LANDSCAPE FEATURES

Dual site access from both Foster Terrace and Randolph Street. Timber retaining wall along Randolph Terrace driveway; mature garden plantings.

MATERIALS/STRUCTURE

Timber, cement plaster render, aluminium joinery, steel roofing.

ALTERATIONS

Unknown, if any.

RATING

Neutral

REASON FOR RATING

Modern home built for views from elevated site.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19<sup>th</sup> century until the present day.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

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As development has occurred in the area since the mid-19<sup>th</sup> century, the area has potential archaeological values relating to its historic use and occupation.

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

REPORT COMPLETED

21 October 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
LYTTELTON RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME House  
ADDRESS 1C Foster Terrace  
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	pre-1965

STYLE

Vernacular bungalow

PHYSICAL DESCRIPTION

Single-storey dwelling with L-shaped footprint and hipped roof forms. Return deck.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house is located on the south side of Foster Terrace; the Lyttelton Catholic and Public Cemetery is immediately to the north. A paling fence marks the road boundary and there is only pedestrian access to the site.

MATERIALS/STRUCTURE

Timber, corrugated metal.

ALTERATIONS

Unknown, if any.

RATING

Neutral

REASON FOR RATING

Original port-war house on cross-lease property (see also 28 Randolph Street).

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19<sup>th</sup> century until the present day.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

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#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

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

REPORT COMPLETED

21 October 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
LYTTELTON RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME House site  
ADDRESS 4 Godley Quay  
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	c.2022

STYLE

Unknown

PHYSICAL DESCRIPTION

Vacant site currently being redeveloped.

CONTEXT/SETTING/LANDSCAPE FEATURES

The property is located on the north-west side of Godley Quay, close by its intersection with Simeon Quay. On the opposite side of the road is the Lyttelton Marina and Sutton Quay.

MATERIALS/STRUCTURE

Timber piles and retaining walls.

ALTERATIONS

Demolition/removal of previous house on site (c.2015).

RATING

Neutral

REASON FOR RATING

A vacant site being redeveloped for residential use.



#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19<sup>th</sup> century until the present day.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

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#### ARCHAEOLOGICAL SIGNIFICANCE

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

REPORT COMPLETED

21 October 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

**DISTRICT PLAN – LISTED HERITAGE PLACE  
HERITAGE ASSESSMENT – STATEMENT OF SIGNIFICANCE  
HERITAGE ITEM NUMBER 677  
*DWELLING AND SETTING -  
6 GODLEY QUAY, LYTTELTON***



**PHOTOGRAPH : BRENDAN SMYTH, 2014**

**HISTORICAL AND SOCIAL SIGNIFICANCE**

*Historical and social values that demonstrate or are associated with: a particular person, group, organisation, institution, event, phase or activity; the continuity and/or change of a phase or activity; social, historical, traditional, economic, political or other patterns.*

6 Godley Quay has high historical and social significance as one of Lyttelton's (and Canterbury's) oldest surviving dwellings, and for its association with prominent early merchants and/or ship owners Henry LeCren, John Thomas Peacock, Joseph Dransfield, Beverley Buchanan, David Davis, the Cameron family, and shipwright Malcolm Miller. It is also significant for its association with one of early Canterbury's most notable business failures, the bankruptcy of J. T. Peacock & Co. in 1867. The property has been widely known as *Captain Simeon's House*, but there is no evidence to date that Simeon ever had any connection with it.

The house at 6 Godley Quay is located on Town Section 278 in what was known as Dampier's Bay. This section was originally selected by John Christie Aitkin in July 1851, but

an agreement to purchase it from him by the holder of the adjacent TS 280, Edward Merson Templar, was made later the same year. In October 1851 Templar offered TS 278 on long term lease. The contract to purchase must have fallen through however, for TS 278 was back on the market in August 1852. In June 1853 Aitkin auctioned the vacant section. Templar was the successful bidder, but only in the capacity of agent, acting for the Sydney-based merchants George Griffiths and William Fanning (Griffiths and Fanning). Griffiths and Fanning also acquired the adjacent TS 280 from Templar at the same time. At some point over the next few years, the pair sold both sections to merchant Henry John LeCren – undetermined as the transaction was not officially recorded. LeCren built the present house as a family home at some point between 1853 and August 1857, when a LeCren child was born in Dampier's Bay.

Henry John LeCren was an agent for the Canterbury Association before coming to Canterbury in 1850, where he established the mercantile firm of Longden and LeCren with his cousin Joseph Longden. He married in 1853. The LeCren family departed for greener pastures in the new settlement of Timaru in 1859, where Henry became prominent in business and the formation of that town. Their 'quite new' home in Lyttelton was subsequently offered for let by leading Canterbury merchant, shipowner and politician John Thomas Peacock, although he did not actually own the property until October 1860. At the time of his purchase, the property was occupied by merchant Joseph Dransfield. Peacock himself lived in a cottage high on the Bridle Path (now the site of 2 Cunningham Terrace) where he could see the shipping movements below at his own (Peacock's) wharf.

Peacock did well for himself in the young settlement, and by 1862 was in a position to sell the assets and goodwill of his shipping business (by then called J. T. Peacock and Co.) to Beverley Buchanan and Charles Turner, and retire. In 1863 he also sold his Bridle Path and Godley Quay properties (amongst others) to Buchanan, and moved over the hill to Christchurch, building a large new house, *Hawkesbury*, on Papanui Rd.

Beverley (actual name Beavan) Buchanan (1827-70) had been an employee of the Peacocks' in Sydney, and visited Lyttelton on company business in 1855 and 1857 before finally settling in the port town in 1859. That year he became a member of the new Lyttelton Chamber of Commerce. Buchanan subsequently sat on committees for the regatta, the Canterbury Loan Building and Investment Society, and the rebuilding of the Wesleyan Chapel (1861). In 1866 he was elected to the Provincial Council for Lyttelton. The merchant was known for kindness to the poor, and served as secretary to the Lyttelton Benevolent Society.

The late 1860s were a period of economic depression in New Zealand. In April 1867 Beverley Buchanan mortgaged twenty, mainly Lyttelton, town and rural sections to Peacock for £3,500 to invest in his and Turner's company. This included the Godley Quay property. Despite this cash injection, J. T. Peacock and Co. declared bankruptcy in June 1867, and all Buchanan and Turner's assets were assigned to their creditors. The partners owed the massive sum of £226,025, but fortunately their assets amounted to £215,039, and both men were soon back in business again – although not together.

As a consequence of the bankruptcy, John Peacock found himself back in possession of his old company, and of those of Buchanan's properties for which he held mortgages. In November 1867 many of these properties, including TS 278 and 280, were put on the market. The Godley Quay property, which was then in the occupation of David Davis, was not however sold at this time. Davis was a Jewish merchant who established himself in Lyttelton in the early 1860s and built a large warehouse on Norwich quay in 1866. He was bankrupt in 1869.

After confirming the title of the property with Griffiths and Fanning in 1870, Peacock sold 6 Godley Quay to steam lighterman William de Lacy Cameron in 1875. The Cameron family owned the property for forty years until 1914. Cameron was the popular captain of the ss *Akaroa*, a coastal trader that serviced the Peninsula's bays through the 1870s and 1880s. His sons Peter and John Cameron were also mariners and owned the ss *Mullogh*, which plied the coastal trade between 1860 and 1916.

The owners from 1914 were Malcolm and Eliza Miller. Malcolm Miller was the principal of shipwrights J. Miller Ltd, and a prominent Lyttelton citizen – serving as mayor in 1901. The Millers lived at *Lochranza* at 14 Godley Quay, but owned many other properties in the vicinity. They subdivided 6 Godley Quay substantially before selling the house in 1931 to Mary Kearne. The house has changed hands many times in the years since. Following his purchase of the property in 1954, Gordon McLennan constructed a corrugated iron building on the frontage for use as a fruit and vegetable shop. This is no longer extant. In 1991, then owners Barry and Wendy Fairburn established a pottery shop in the house. The property is now however in solely residential use.

### **CULTURAL AND SPIRITUAL SIGNIFICANCE**

*Cultural and spiritual values that demonstrate or are associated with the distinctive characteristics of a way of life, philosophy, tradition, religion, or other belief, including: the symbolic or commemorative value of the place; significance to Tangata Whenua; and/or associations with an identifiable group and esteemed by this group for its cultural values.*

6 Godley Quay has cultural significance for the capacity it has to illustrate the lifestyle of businessmen and professionals in early colonial Lyttelton. Godley Quay, and more generally the area formerly known as Dampier's Bay (now West Lyttelton), was considered the more affluent and desirable area of the port town from settlement through to the mid twentieth century.

### **ARCHITECTURAL AND AESTHETIC SIGNIFICANCE**

*Architectural and aesthetic values that demonstrate or are associated with: a particular style, period or designer, design values, form, scale, colour, texture and material of the place.*

6 Godley Quay has high architectural and aesthetic significance as a rare-surviving example of a comparatively original larger house of the 1850s. This first generation of colonial Canterbury homes reflected the limited resources and materials available at the time. They characteristically featured one and a half floors under a steeply-gabled roof with wide cross-gables and/or dormers, board and batten cladding, French doors and chaste Regency-type (if any) decoration. Early Lyttelton (and Christchurch) featured a number of homes and commercial premises that resembled 6 Godley Quay, but today only a handful (such as Ilay Cottage in Ticehurst Road and 3 Winchester Street) remain. 6 Godley is a comparatively large home for its period, as befitted the status and resources of its first owner. The house has undergone extensive restoration at various points in its history, but essentially retains its early colonial appearance.

### **TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE**

*Technological and craftsmanship values that demonstrate or are associated with: the nature and use of materials, finishes and/or technological or constructional methods which were innovative, or of notable quality for the period.*

6 Godley Quay is of high technological and craftsmanship significance as an example of a substantial dwelling of the mid-1850s, using materials in a manner characteristic of the early colonial period. The board and batten cladding (for example) used in the gables was common in the 1850s, but fell from favour in the 1860s. There would also be an expectation of an absence of evidence of machine work, with framing (for example) predominately morticed rather than nailed.

## **CONTEXTUAL SIGNIFICANCE**

*Contextual values that demonstrate or are associated with: a relationship to the environment (constructed and natural), a landscape, setting, group, precinct or streetscape; a degree of consistency in terms of type, scale, form, materials, texture, colour, style and/or detail; recognised landmarks and landscape which are recognised and contribute to the unique identity of the environment.*

6 Godley Quay has high contextual significance on its site and within its setting and wider context. The setting of the house is its immediate parcel. 6 Godley Quay is located on a long narrow section that descends from the rear boundary to the road frontage. The elevated mid-site location of the house – which contrasts with the street-front location of the other homes in Godley Quay – points to the venerable age of the property and the fact that it once sat on a much larger site. *Dampier House/Waicliffe* at 26 Godley Quay dates from a similar period, and is similarly elevated and set back. 6 Godley Quay is a key element in the West Lyttelton area. Despite its proximity to the port, Godley Quay (and Dampier's Bay/West Lyttelton more generally) was considered one of Lyttelton's more desirable residential areas for a century from settlement. Consequently there is a concentration of larger and grander residences, dating from the 1850s through to the 1930s. Besides 6 Godley Quay, listed homes in the street include *Lochranza* (1892), *Dalcroy House* (1866) and *Dampier House/Waicliffe* (1851). Although 6 Godley Quay is now hemmed in by early twentieth dwellings, its elevated site and distinctive triple-gabled appearance combine to give the property considerable street presence and thus landmark significance in Lyttelton.

## **ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE**

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

6 Godley Quay and its setting are of archaeological significance because they have the potential to provide archaeological evidence relating to past building construction methods and materials, and human activity on the site, including that which occurred prior to 1900. The house is one of the oldest remaining dwellings in Lyttelton, and is comparatively unmodified.

## **ASSESSMENT STATEMENT**

6 Godley Quay is of high overall significance to the Christchurch District including Banks Peninsula. The dwelling has high historical and social significance as one of Lyttelton's and Canterbury's oldest homes, and for its association with Henry Le Cren, William Cameron, John Peacock and a number of other prominent early merchants and ship owners. The dwelling has cultural significance for the capacity it has to illustrate the lifestyle of businessmen and professionals in early colonial Lyttelton. The dwelling has high architectural and aesthetic significance as a rare surviving example of a comparatively intact

and original larger home of the 1850s, illustrating characteristic design features of the period. The dwelling is of high technological and craftsmanship significance for the capacity it has to demonstrate the simple 'handcrafted' manner in which early colonial buildings were constructed. The dwelling has high contextual significance as a key element of West Lyttelton, one of Lyttelton's more affluent areas through the nineteenth century. Its slightly elevated site and distinctive triple-gabled appearance combine to give the property landmark significance in the port town. It has archaeological significance for the potential it has to provide archaeological evidence relating to past building construction methods and materials, and human activity on the site.

**REFERENCES:** CCC Heritage File: 6 Godley Quay  
CCC Heritage File: 2 Cunningham Terrace

**REPORT DATED:** 15/12/14

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

PLEASE USE IN CONJUNCTION WITH THE CCC HERITAGE FILES.

CHRISTCHURCH DISTRICT PLAN  
LYTTELTON RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

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ITEM NAME House  
ADDRESS 8 Godley Quay  
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	c.1919

STYLE

Arts & Crafts

PHYSICAL DESCRIPTION

Two-storey dwelling with rectangular footprint and gabled roof; single-storey gabled wing at rear (north). Casement-and-fanlight type fenestration, inset porch at east corner with glazed sunroom above. Leadlights in some fanlights and in stair windows on north-east elevation; faceted bay window on principal (south-east) elevation. Shingled gable end and exposed rafters.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house stands on the north-west side of Godley Quay overlooking over the Lyttelton Marina. The boundary is marked by a tall paling fence and a detached, single-car garage stands at the east corner of the lot.

MATERIALS/STRUCTURE

Timber, corrugated metal.

ALTERATIONS

Unknown.

RATING

Defining

REASON FOR RATING

An early 20th century dwelling that maintains the architectural values of Godley Quay.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19<sup>th</sup> century until the present day.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

#### CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

#### ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19<sup>th</sup> century, the area has potential archaeological values relating to its historic use and occupation.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

#### REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>  
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

21 October 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services



CHRISTCHURCH DISTRICT PLAN  
LYTTELTON RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

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ITEM NAME former Mary Ann and Captain Joseph McLean house

ADDRESS 10 Godley Quay  
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS

N/A

ARCHITECT/DESIGNER

DATE OF CONSTRUCTION

STYLE

Square-plan villa

PHYSICAL DESCRIPTION

A single-storey dwelling with irregular rectangular footprint and hipped roof. Extended to the rear (west) and featuring paired eaves brackets, decorative valance at the veranda and quins. Paired double-hung sash windows flank a central entry with side and fanlights. Windows on north elevation are also paired and have decorative architraves.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house stands on the north-west side of Godley Quay overlooking the Lyttelton Marina. A detached garage is located in the north corner of the lot and a gabled outbuilding is immediately to the south-west of the house. The road boundary is marked by a brick wall with balustrade style metal panels.

MATERIALS/STRUCTURE

Timber, corrugated metal.

ALTERATIONS

Auxiliary building remodelled (2000s).

RATING

Defining

REASON FOR RATING

An early 20<sup>th</sup> century house that maintains the historic and architectural values of Godley Quay.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19<sup>th</sup> century until the present day.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

#### CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

#### ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19<sup>th</sup> century, the area has potential archaeological values relating to its historic use and occupation.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

#### REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>  
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

21 October 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

**DISTRICT PLAN – LISTED HERITAGE PLACE  
HERITAGE ASSESSMENT – STATEMENT OF SIGNIFICANCE  
HERITAGE ITEM NUMBER 676  
*DWELLING AND SETTING, LOCHRANZA -  
14 GODLEY QUAY, LYTTELTON***



**PHOTOGRAPH : S. DAISLEY, 2013**

**HISTORICAL AND SOCIAL SIGNIFICANCE**

*Historical and social values that demonstrate or are associated with: a particular person, group, organisation, institution, event, phase or activity; the continuity and/or change of a phase or activity; social, historical, traditional, economic, political or other patterns.*

*Lochranza* has historical and social significance for its connection with shipwright and local body politician James Miller and his family, and as the home of a successful Edwardian businessman.

The section on which *Lochranza* is located was originally purchased in 1851 by prominent early Canterbury personality, politician and farmer Richard Westenra, who sold it to his son Arthur in 1873. In 1874 Arthur was appointed to manage a bank in Akaroa, and sold his Godley Quay section to neighbour the Rev. James Fergusson in 1875. A strict Presbyterian, Fergusson arrived in Lyttelton in 1860 to take charge of the Presbyterian School in the town, but was forced to resign in 1865 after being charged with assault for over use of his cane. The following year Fergusson opened his own boarding and day school *Dalcroy House* at what is now 16 Godley Quay. After Fergusson died in 1883, the management of his estate was left to well-known local businessman and fellow Scot, Peter Cunningham. Cunningham sold *Dalcroy House* and the adjacent section to his brother-in-law, ship owner and exporter Captain Daniel McIntyre in 1886. McIntyre died the following year however, and the property was sold to Malcolm and Mary Miller in 1889.

Malcolm Miller was a shipwright with premises off Godley Quay. *Dalcroy House* was rented out by the Millers. In about 1892, Malcolm and Mary's son Malcolm James Miller built a house on the vacant section at 14 Godley Quay. This he named *Lochranza* after the family's ancestral home in Scotland. Malcolm J. Miller was also a boat builder, and served as Mayor of Lyttelton 1910-1913. *Lochranza* remained his home until his death in 1945; the house was sold out of the Miller family in 1947.

The property was restored in the 1980s by then owners Barry and Ruth Thackwell. *Lochranza* sustained some damage in the Canterbury Earthquakes of 2010-2011, and the chimneys have been removed.

## **CULTURAL AND SPIRITUAL SIGNIFICANCE**

*Cultural and spiritual values that demonstrate or are associated with the distinctive characteristics of a way of life, philosophy, tradition, religion, or other belief, including: the symbolic or commemorative value of the place; significance to Tangata Whenua; and/or associations with an identifiable group and esteemed by this group for its cultural values.*

*Lochranza* has cultural significance for the capacity it has to illustrate the lifestyle of professional/business families in late Victorian and Edwardian Lyttelton. Godley Quay, and more generally West Lyttelton, was considered the 'better' area of the port town and a number of larger homes were built there through until the mid twentieth century. The house highlights the often close proximity of workplace and home in this period, even for a comparatively well-off family such as the Millers. *Lochranza's* ownership profile also reflects a characteristic feature of Lyttelton life, where properties were commonly retained in and passed down through families from the late nineteenth to the mid twentieth centuries. The Miller family owned *Lochranza* for 45 years, and its site for nearly 60. The lengthy periods of single family ownership ensured that properties such as this maintained much of their authenticity and integrity.

## **ARCHITECTURAL AND AESTHETIC SIGNIFICANCE**

*Architectural and aesthetic values that demonstrate or are associated with: a particular style, period or designer, design values, form, scale, colour, texture and material of the place.*

*Lochranza* has architectural and aesthetic significance as a highly embellished large Edwardian villa. Lyttelton was growing rapidly in the early years of the twentieth century, with peak population reached in 1915. Consequently there are many villas in the town, including a number of a similar form and scale to *Lochranza*. What makes *Lochranza* noteworthy however is the exceptional architectural decoration - perhaps an appropriate expression of the achievements of a its successful small town businessman owner. The extensive use of cast iron filigree is uncommon in Canterbury.

## **TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE**

*Technological and craftsmanship values that demonstrate or are associated with: the nature and use of materials, finishes and/or technological or constructional methods which were innovative, or of notable quality for the period.*

*Lochranza* has technological and craftsmanship significance for the high degree of architectural embellishment that the house features, including elaborate architraves and the unusually extensive use of cast iron filigree work.

## **CONTEXTUAL SIGNIFICANCE**

*Contextual values that demonstrate or are associated with: a relationship to the environment (constructed and natural), a landscape, setting, group, precinct or streetscape; a degree of consistency in terms of type, scale, form, materials, texture, colour, style and/or detail; recognised landmarks and landscape which are recognised and contribute to the unique identity of the environment.*

*Lochranza* has contextual significance on its site, in its setting and within a broader Lyttelton context. The dwelling is located at the front of a long narrow section that descends in a series of terraces to the house. The nature of the site encouraged the location of the house close to the front boundary. A stone wall capped with a cast iron balustrade fronts the roadside. The proximity of the house to the street, its slightly elevated site and its distinctive appearance combine to give the property considerable street presence and thus landmark significance in Lyttelton. Godley Quay, and West Lyttelton more generally, served as Lyttelton's elite 'suburb' for a century from settlement. Consequently there are a number of superior residences in the area, dating from the 1850s to the 1930s. Listed homes in the neighbourhood of *Lochranza* include *Dalcroy House* (1866) and 6 Godley Quay (c1852). An unlisted villa is located immediately to the north.

## **ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE**

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

*Lochranza* and its setting are of archaeological significance because they have the potential to provide archaeological evidence relating to past building construction methods and materials, and human activity on the site, including that which occurred prior to 1900.

## **ASSESSMENT STATEMENT**

*Lochranza* has heritage significance to the Christchurch district including Banks Peninsula. The dwelling has historical and social significance for its connection with shipwright and local body politician James Miller and his family, and as the home of a successful late Victorian businessman. The dwelling has cultural significance for the capacity it has to illustrate the lifestyle of professional/business families in late Victorian and Edwardian Lyttelton, to highlight the often close proximity of workplace and home in this period, and to underline a characteristic feature of Lyttelton life, where properties were commonly retained in and passed down through families from the late nineteenth to the mid twentieth centuries. The dwelling has architectural and aesthetic significance as a highly decorative large late Victorian villa, notable particularly for its extensive cast iron work. *Lochranza* has technological and craftsmanship significance for the high degree of architectural embellishment that the house features, including elaborate architraves and the unusually extensive use of cast iron filigree work. The dwelling has contextual significance particularly in relation to the larger homes of the neighbourhood of West Lyttelton, in which it is located. It is a well-known Lyttelton landmark. *Lochranza* and its setting are of archaeological significance because they have the potential to provide archaeological evidence relating to past building construction methods and materials, and human activity on the site, including that which occurred prior to 1900.

## **REFERENCES:**

CCC Heritage File: 14 Godley Quay (*Lochranza*)

**REPORT DATED:** 22/05/14

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

PLEASE USE IN CONJUNCTION WITH THE CCC HERITAGE FILES.

**DISTRICT PLAN – LISTED HERITAGE PLACE  
HERITAGE ASSESSMENT – STATEMENT OF SIGNIFICANCE  
HERITAGE ITEM NUMBER 768  
*DWELLING AND SETTING, DALCROY HOUSE -  
16 GODLEY QUAY, LYTTELTON***



**PHOTOGRAPH: S. DAISLEY 2013**

**HISTORICAL AND SOCIAL SIGNIFICANCE**

*Historical and social values that demonstrate or are associated with: a particular person, group, organisation, institution, event, phase or activity; the continuity and/or change of a phase or activity; social, historical, traditional, economic, political or other patterns.*

*Dalcroy House* has high historical and social significance as a substantial early Lyttelton home, as a former purpose-built private school, as a former boarding house, for its WWII connections with the Wrens, and for its various notable owners or tenants including educationalist James Fergusson, the boat-building Miller family, and a number of notable local sea-farers. It is also of interest that many of the owners and tenants of the house have had Scottish origins.

The vacant Town Section 272, on which 16 Godley Quay is located, was purchased by James Fergusson in 1864. A strict Presbyterian, Fergusson arrived in Lyttelton in 1860 to take charge of the Presbyterian School in the town, but was forced to resign in 1865 after being charged with assault for over-use of his cane. The following year Fergusson opened his own boarding and day school at the Godley Quay address. The new purpose-built school building was known as *Dalcroy House* after Fergusson's home town in Scotland. There were many such small private academies in the period before a comprehensive public education system was developed in the late 1870s. Fergusson retired in 1880 and *Dalcroy House* was leased as a boarding house until 1886. The property briefly belonged to merchant Captain



Daniel McIntyre (a Scot) before being sold to Godley Quay shipwright Malcolm Miller (also a Scot) and his wife Mary in 1889.

The Millers did not live in the house, leasing it out to a succession of high status tenants over the next thirty five years. Many of these tenants had maritime connections and included Captain Harold Dillner, master of the Blackball Coal Company's vessel *Hesketh*, local post master Paul Lucas, harbour pilot Captain Archibald Brown (a Scot) and Captain Matthew Sillars (a Scot), the local manager of the Westport Coal Company. The Sillars family leased the house from 1911, and then bought it outright in 1926, retaining it until 1942. The next owner was the Ministry of Defence who billeted female naval ratings and stenographers there. The house was known consequently as the 'Wrenery' during this period – 'Wrens' being the common abbreviation of the Women's Royal New Zealand Naval Service. After the war, the property was sold to drain layer Cecil Craig and his family. The Craigs were followed in 1967 by the large extended McAllister family, who remained there until 1991. More recently the house has been operated as a bed and breakfast hotel, presently known as Shonagh O'Hagan's Guest House. The building sustained some damage in the Canterbury Earthquakes of 2010-2011.

## **CULTURAL AND SPIRITUAL SIGNIFICANCE**

*Cultural and spiritual values that demonstrate or are associated with the distinctive characteristics of a way of life, philosophy, tradition, religion, or other belief, including: the symbolic or commemorative value of the place; significance to Tangata Whenua; and/or associations with an identifiable group and esteemed by this group for its cultural values.*

*Dalcroy House* has cultural significance for the capacity it has to highlight the nature of and importance placed upon education by some sectors of society in mid Victorian New Zealand. Many private schools like *Dalcroy House* existed until a fully public state-funded education system was developed. The house also illustrates the lifestyle of the business and professional classes in Victorian and Edwardian Lyttelton. Godley Quay, and more generally West Lyttelton, was considered the 'better' area of the port town through until the mid twentieth century and contained a number of more substantial homes. *Dalcroy House's* ownership profile also reflects a characteristic feature of Lyttelton life, where properties were commonly retained in and passed down through families from the late nineteenth to the mid twentieth centuries. The Miller family owned *Dalcroy House* for thirty seven years. The lengthy periods of single family ownership ensured that properties such as this maintained much of their integrity.

## **ARCHITECTURAL AND AESTHETIC SIGNIFICANCE**

*Architectural and aesthetic values that demonstrate or are associated with: a particular style, period or designer, design values, form, scale, colour, texture and material of the place.*

*Dalcroy House* has architectural and aesthetic significance as a typical large dwelling of the period 1860-80 and for its connection with prominent architect Samuel Farr.

The house is a typical two-storey 'T' plan house, a form that was characteristic of many larger houses across New Zealand between about 1860 and 1880. Although comparatively plain, the building displays features of the Carpenter Gothic style, such as scalloped barges and segmental arched and bay windows, which were also characteristic of houses from this period. The verandah-balcony on the front elevation is considered to be a particular hallmark of the work of the house's architect, Samuel Farr. Farr also extended the house in 1877 to provide Fergusson's school with more space.



Samuel Farr arrived in Akaroa in 1850 and developed a long and productive career as an architect and builder across Canterbury, which included several houses in Lyttelton in the 1860s and 1870s. The Old Vicarage in Ripon St, a stone house destroyed by the 2011 Canterbury Earthquakes, was designed by Farr the year before *Dalcroy* (in 1865) and had similarities in its stylistic conventions. Whilst comparatively little has been done to alter *Dalcroy*, the roof has been replaced with faux slate and the front elevation stuccoed. *Dalcroy House* sustained some damage in the Canterbury Earthquakes of 2010-2011.

## **TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE**

*Technological and craftsmanship values that demonstrate or are associated with: the nature and use of materials, finishes and/or technological or constructional methods which were innovative, or of notable quality for the period.*

*Dalcroy House* has technological and craftsmanship significance as an example of a large timber house of the period 1860-1880, exhibiting technology and craftsmanship typical of the period.

## **CONTEXTUAL SIGNIFICANCE**

*Contextual values that demonstrate or are associated with: a relationship to the environment (constructed and natural), a landscape, setting, group, precinct or streetscape; a degree of consistency in terms of type, scale, form, materials, texture, colour, style and/or detail; recognised landmarks and landscape which are recognised and contribute to the unique identity of the environment.*

*Dalcroy House* has contextual significance in its setting and within a wider Lyttelton context. The house is located close to the road frontage of a comparatively narrow 'L'-shaped section. The sloping nature of the site encouraged the location of the house close to the front boundary. Prior to nineteenth century subdivision, there would have been more space to the west and south of the property. A late nineteenth century house sits close by the south elevation of *Dalcroy*. A stone wall capped with a cast iron balustrade fronts the roadside; this is common to all three former Miller family-owned properties along Godley Quay and is therefore likely to have been built during their period of ownership (after 1889). The proximity of the house to the street and its slightly elevated site combine to give the property considerable street presence and thus landmark significance in Lyttelton. Godley Quay, and West Lyttelton more generally, served as Lyttelton's professional/business family suburb for a century from settlement. Consequently there are a number of superior residences in the area, dating from the 1850s to the 1930s. Listed homes in the neighbourhood of *Dalcroy House* include *Lochranza* (1892) and 6 Godley Quay (c1852). An unlisted late nineteenth century villa is located immediately to the south.

## **ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE**

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

*Dalcroy House* and its setting are of archaeological significance because they have the potential to provide archaeological evidence relating to past building construction methods and materials, and human activity on the site, including that which occurred prior to 1900. This house, the first on the site, was constructed in 1865-1866.

## ASSESSMENT STATEMENT

*Dalcroy House* is of high significance to the Christchurch district including Banks Peninsula. The house has high historical and social significance as a substantial early Lyttelton home, as a former purpose-built private school, as a former boarding house, for its WWII connections with the Wrens, and for its various notable owners or tenants including educationalist James Fergusson, the boat-building Miller family, and a number of notable local sea-farers. The house has cultural significance for the capacity it has to illustrate the lifestyle of the business/professional classes in Victorian and Edwardian Lyttelton and the importance placed on education in the period before a fully public school system was developed. The house's ownership profile also reflects a characteristic feature of Lyttelton life, where properties were commonly retained in and passed down through families from the late nineteenth to the mid twentieth centuries. The house has architectural and aesthetic significance as a typical larger 'T' shape Carpenter Gothic dwelling of the period 1860 to 1880, by prominent Canterbury architect Samuel Farr. The house has contextual significance in relation to its garden site, and in relation to the grander homes of the 'better' neighbourhood of West Lyttelton – particularly the two homes either side which shared a common owner (and a common front wall) for a significant portion of their history. *Dalcroy House* and its setting are of archaeological significance because they have the potential to provide archaeological evidence relating to past building construction methods and materials, and human activity on the site, including that which occurred prior to 1900. This house, the first on the site, was constructed in 1865-1866.

### REFERENCES:

CCC Heritage File: 16 Godley Quay (*Dalcroy House*)

**REPORT DATED:** 30/05/14

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

PLEASE USE IN CONJUNCTION WITH THE CCC HERITAGE FILES.

CHRISTCHURCH DISTRICT PLAN  
LYTTELTON RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

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ITEM NAME former Nicholl house

ADDRESS 18 Godley Quay  
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS

N/A

ARCHITECT/DESIGNER

DATE OF CONSTRUCTION

STYLE

Bay villa

PHYSICAL DESCRIPTION

Single-storey dwelling with rectangular footprint and gabled roof forms. Paired eaves brackets, double-hung sash windows, faceted bay window and straight veranda with cast iron lacework. Main entrance door has glazed panels and side and fanlights.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house stands at the intersection of Godley Quay and Voelas Road overlooking the Lyttelton Marina. The boundary is marked by a scoria and metal picket fence on the Godley Quay frontage and by a low paling fence on Voelas Road.

MATERIALS/STRUCTURE

Timber, decramastic tiles.

ALTERATIONS

Reroofed (1970s?).

RATING

Defining

REASON FOR RATING

A slightly modified late 19<sup>th</sup> century dwelling that maintains the architectural values of Godley Quay.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19<sup>th</sup> century until the present day. By the early 1920s the house was occupied by James Nicholl, an engine driver.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

#### CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

#### ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19<sup>th</sup> century, the area has potential archaeological values relating to its historic use and occupation.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

#### REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>  
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

21 October 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
LYTTELTON RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME House  
ADDRESS 22 Godley Quay  
Lyttelton

PHOTO



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

STYLE

Bay villa

PHYSICAL DESCRIPTION

A single-storey dwelling with rectangular footprint and gabled roof forms. Double-hung sash windows, faceted bay window terminates straight veranda with cast-iron lacework. Main entrance door has glazed panels and side and fanlights.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house is elevated above the road on the north side of Godley Quay. There is pedestrian access only via a concrete walkway coming off Godley Quay. The road boundary is retained by volcanic scoria.

MATERIALS/STRUCTURE

Timber, corrugated metal.

ALTERATIONS

Reroofed (date unknown). Chimney removed (post-Canterbury EQs).

RATING

Defining

REASON FOR RATING

A late 19th century villa that contributes to the historic and architectural values of Godley Quay.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19<sup>th</sup> century until the present day.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

#### CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

#### ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19<sup>th</sup> century, the area has potential archaeological values relating to its historic use and occupation.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

#### REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>  
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

21 October 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
LYTTELTON RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME House  
ADDRESS 24 Godley Quay  
Lyttelton

PHOTO



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

STYLE

Bay villa

PHYSICAL DESCRIPTION

A single-storey dwelling with irregular rectangular footprint and hipped and gabled roof forms. Double-hung sash windows, faceted bay terminates veranda with cast-iron lacework. Main entrance door has glazed panels and side and fanlights.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house is elevated above the road on the north side of Godley Quay. There is pedestrian access only to the site; a concrete block garage and boundary wall are located close by the roadway.

MATERIALS/STRUCTURE

Timber, corrugated metal.

ALTERATIONS

Unknown.

RATING

Defining

REASON FOR RATING

A late 19th century villa that contributes to the historic and architectural values of Godley Quay.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19<sup>th</sup> century until the present day.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

#### CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

#### ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19<sup>th</sup> century, the area has potential archaeological values relating to its historic use and occupation.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

#### REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>  
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

21 October 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services



**DISTRICT PLAN – LISTED HERITAGE PLACE  
HERITAGE ASSESSMENT – STATEMENT OF SIGNIFICANCE  
HERITAGE ITEM NUMBER 1134  
*DWELLING AND SETTING - 26 GODLEY QUAY, LYTTELTON***



PHOTOGRAPH: BRENDAN SMYTH 2014

### **HISTORICAL AND SOCIAL SIGNIFICANCE**

*Historical and social values that demonstrate or are associated with: a particular person, group, organisation, institution, event, phase or activity; the continuity and/or change of a phase or activity; social, historical, traditional, economic, political or other patterns.*

26 Godley Quay has high historical and social significance as one of the earliest surviving residences in Canterbury; for its connection with the earliest development of Lyttelton for the Canterbury Association settlers; for its supposed connection with Association Surveyor Joseph Thomas, and its confirmed connection with Association Solicitor Christopher Dampier, early runholder Thomas Parkinson, and prominent shipwright William Miller.

The earliest portion of the dwelling is reputed to have been constructed by Canterbury Association Surveyor Captain Joseph Thomas. Thomas was appointed in 1848, and had identified a site for and begun survey work on the Canterbury Settlement by mid-1849. When Resident Agent John Godley arrived in April 1850, he found Thomas had exceeded his budget and work was suspended. On-going tensions between the men led to Thomas's dismissal in January 1851.

On Godley's arrival, Thomas was living in one of two buildings on Oxford Street: either the agent's office or the boat crew house. He was ordered by Godley to vacate his residence for a room in the store. Once the settlers arrived in Lyttelton in late 1850, it is recorded that Thomas departed for Sumner. Later he was reportedly living with fellow surveyor Edward Jollie before leaving Canterbury in February 1851. There is no record of Thomas having squatted in what would become Dampier's Bay. The story persists however that Association solicitor Christopher Dampier acquired the house in the bay from Thomas soon after his arrival in November 1850.

Dampier officially purchased Town Sections 240 and 241 from the Association at auction on 19 April 1851. By July of that year Dampier and his family were living in a house on the property they named *Waicliffe*. As one of the earliest residents in western Lyttelton, Dampier gave his name to Dampier's Bay. Through the 1850s Dampier worked as a solicitor and served as a provincial councillor. In 1858 however he drew a large mortgage on his Lyttelton estate and moved to a new property he called *Northlands* at Saltwater Creek in North Canterbury. The mortgage document shows the footprint of the Godley Quay house, which is identical to the building as it exists today. After the Dampiers vacated *Waicliffe*, it was leased to George Buckley of the stock and station agency Dalgety, Buckley and Co. Buckley left the house in August 1861. In 1863 it was let to former wine and spirit merchant Stephen Gundry and his wife, who opened a boarding house there. Mrs Gundry died in early 1864 but Mr Gundry ran the boarding house on into 1865. In early 1867, Dampier's property was offered for mortgagee auction but later withdrawn. In early 1868 it was offered again. In 1871 the mortgage was foreclosed upon, and mortgagee Thomas Hodgson Parkinson became the owner of the property.

Thomas Parkinson arrived in Canterbury in 1852 and became the overseer for Robert Heaton Rhodes on Kaituna Station. Later he bought a large portion of the station from Rhodes, and built a large house in c.1880 known as *Park Hill*. When he died in 1883 however, it was at his house in Dampier's Bay. After Parkinson's death, the house remained in and appears to have been periodically occupied by family members to the turn of the century. The property was subdivided in 1900 and the house was sold to labourer Charles Warren and his wife Winifred. In 1923 the property was purchased by master shipwright William Alexander Miller and his wife Mary. The substantial shipwright business of J. Miller Ltd, operated by members of the Miller family, was based in Godley Quay. William's brother, Malcolm James, lived at nearby *Lochranza* and the Miller family had significant property holdings across Lyttelton. William died in 1946; the property was sold in 1952. It has had many owners in the intervening half century.

### **CULTURAL AND SPIRITUAL SIGNIFICANCE**

*Cultural and spiritual values that demonstrate or are associated with the distinctive characteristics of a way of life, philosophy, tradition, religion, or other belief, including: the symbolic or commemorative value of the place; significance to Tangata Whenua; and/or associations with an identifiable group and esteemed by this group for its cultural values.*

26 Godley Quay has cultural significance for the capacity it has to illustrate the lifestyle of a member of the Canterbury Settlement's governing elite at the very beginning of the colonial period. Godley Quay, and more generally the area originally known as Dampier's Bay, was considered the exclusive residential area of the port town through until the mid twentieth century.

### **ARCHITECTURAL AND AESTHETIC SIGNIFICANCE**

*Architectural and aesthetic values that demonstrate or are associated with: a particular style, period or designer, design values, form, scale, colour, texture and material of the place.*

26 Godley Quay has architectural and aesthetic significance as an early colonial dwelling, dating from Lyttelton's earliest days. This is most evident in the two-storey northern section of the house, which is likely to be the earliest part of the building (c.1851). This wing features narrow casement windows with hoods, eaves brackets, and an upper storey partially clad in board-and-batten and crowned with a wrought iron finial. The cottage was significantly altered at later dates - most notably in the mid 1920s after William Miller had purchased the property. Many windows were replaced at this time, and the verandah was enclosed. As a consequence much of the house appears superficially to date from this later period.

### **TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE**

*Technological and craftsmanship values that demonstrate or are associated with: the nature and use of materials, finishes and/or technological or constructional methods which were innovative, or of notable quality for the period.*

26 Godley Quay has technological and craftsmanship significance for the capacity it has to reveal materials, finishes and constructional methods characteristic of the 1850s.

### **CONTEXTUAL SIGNIFICANCE**

*Contextual values that demonstrate or are associated with: a relationship to the environment (constructed and natural), a landscape, setting, group, precinct or streetscape; a degree of consistency in terms of type, scale, form, materials, texture, colour, style and/or detail; recognised landmarks and landscape which are recognised and contribute to the unique identity of the environment.*

26 Godley Quay has contextual significance for the contribution it makes to the historic residential area of Godley Quay and more broadly, the domestic heritage of Lyttelton. West Lyttelton served as Lyttelton's premier residential area for a century from settlement. Consequently there are a number of superior residences in the area, dating from the 1850s to the 1930s. Heritage-listed homes in the immediate neighbourhood include 16 Godley Quay (*Dalcroy House*, 1866), 14 Godley Quay (*Lochranza*, 1892) and 6 Godley Quay (c.1852). The low profile of 26 Godley Quay and its elevated location ensure that it has little landmark significance.

The setting of the dwelling is its immediate parcel. This is a large essentially rectangular section parallel to Godley Quay. The dwelling is located on a terrace towards the back of the section and is oriented roughly north-south, at an angle to the street. The section slopes away steeply in front of the house down to Godley Quay, where a low stone retaining wall borders the footpath. Access is provided by a flight of steps. The house was originally situated on a very large section but subdivision, particularly in the early twentieth century, reduced the size of the property so that the north, south and west boundaries are now close to the house.

### **ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE**

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

26 Godley Quay and its setting are of archaeological significance because they have the potential to provide archaeological evidence relating to past building construction methods and materials, and human activity on the site, including that which occurred prior to 1900. The earliest part of the house dates conclusively from 1851, with a small possibility of an earlier provenance.

### **ASSESSMENT STATEMENT**

26 Godley Quay has overall heritage significance to the Christchurch district including Banks Peninsula. The dwelling has high historical and social significance as one of the earliest surviving residences in Canterbury, for its association with Canterbury Association solicitor Christopher Dampier, and later owners runholder Thomas Parkinson and prominent shipwright William Miller. It also has possible connections with Association Surveyor Captain Thomas. The dwelling has cultural significance for the capacity it has to illustrate the lifestyle of settlers in early colonial Lyttelton. The dwelling has architectural and aesthetic significance as an early colonial dwelling, although considerably modified in the early twentieth century. The dwelling has technological and craftsmanship significance for the capacity of the earlier portions of the dwelling to reveal materials, finishes and constructional methods characteristic of the 1850s. The dwelling has contextual significance in relation to the historic streetscapes of Godley Quay and more broadly West Lyttelton, a suburban area which contained the homes of many of Lyttelton's more prosperous citizens from settlement through to the mid twentieth century. The house is also a contributor to Lyttelton's extensive colonial domestic heritage. 26 Godley Quay and its setting are of archaeological significance because they have the potential to provide archaeological evidence relating to past building construction methods and materials, and human activity on the site, including that which occurred prior to 1900. The earliest part of the house dates conclusively from 1851, with a small possibility of an earlier provenance.

**REFERENCES:**

CCC Heritage File: 26 Godley Quay (Dampier House)

*Lyttelton Times* 26 July 1851 p 1

**REPORT DATED:** 25/02/2015

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

PLEASE USE IN CONJUNCTION WITH THE CCC HERITAGE FILES.

CHRISTCHURCH DISTRICT PLAN  
LYTTELTON RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME Whakaraupō Carving Centre

ADDRESS 28/30 Godley Quay  
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS

N/A

ARCHITECT/DESIGNER

DATE OF CONSTRUCTION

STYLE

Modern

PHYSICAL DESCRIPTION

Multi-level, three-part building with irregular rectangular footprint and flat and gabled roof forms. Timber external stairs at east end lead to office level. Casement and fixed pane fenestration.

CONTEXT/SETTING/LANDSCAPE FEATURES

The building is located on the north-west side of Godley Quay; it appears that half of it is situated on the road reserve. Low quarried stone walls mark the road boundary of the site, which also features mature vegetation.

MATERIALS/STRUCTURE

Timber, corrugated metal.

ALTERATIONS

North wing addition (c.1990).

RATING

Neutral

REASON FOR RATING

Non-residential building that does relate to maritime/light industrial buildings and uses in the neighbouring marina.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19<sup>th</sup> century until the present day. The Whakaraupō Carving Centre was founded by hapu of Ngāti Wheke in 2010.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

#### CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

#### ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19<sup>th</sup> century, the area has potential archaeological values relating to its historic use and occupation.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

#### REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>  
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

21 October 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
LYTTELTON RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME Vacant lot  
ADDRESS 30 Godley Quay  
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	N/A
DATE OF CONSTRUCTION	N/A
STYLE	
N/A	
PHYSICAL DESCRIPTION	
Vacant lot.	
CONTEXT/SETTING/LANDSCAPE FEATURES	
Vacant lot.	
MATERIALS/STRUCTURE	
Grass, vegetation.	
ALTERATIONS	
N/A	
RATING	
Neutral	
REASON FOR RATING	
Undeveloped lot on back section.	

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19<sup>th</sup> century until the present day.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

#### CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

#### ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19<sup>th</sup> century, the area has potential archaeological values relating to its historic use and occupation.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

#### REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>  
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

23 September 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services



CHRISTCHURCH DISTRICT PLAN  
LYTTELTON RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME former Sinclair house

ADDRESS 32 Godley Quay  
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS HNZPT LIST ENTRY STATUS

N/A N/A

ARCHITECT/DESIGNER Unknown

DATE OF CONSTRUCTION c.1907

STYLE

Villa

PHYSICAL DESCRIPTION

A single-storey dwelling with rectangular footprint and hipped gable roof. Sunhoods supported by brackets shelter east-facing windows. Deck has timber balustrading.

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling stands on the west side of Godley Quay and is the most southerly of the residential buildings lining this road. The lot almost extends through to Brittan Terrace; pedestrian access is via a pathway from Godley Quay. A small garage is located on the road reserve close by the path entry.

MATERIALS/STRUCTURE

Timber, corrugated metal.

ALTERATIONS

Dormer installed in gable end (date unknown).

RATING

Defining

REASON FOR RATING

An early 20th century dwelling that contributes to the historic and architectural values of Godley Quay.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19<sup>th</sup> century until the present day. James (Sonny) Sinclair (died 1962) was a ship builder, as was his father James senior, who resided in Brittan Terrace.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

#### CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

#### ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19<sup>th</sup> century, the area has potential archaeological values relating to its historic use and occupation.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

#### REFERENCES

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Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>  
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

21 October 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
LYTTELTON RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME House  
ADDRESS 1 Hawkhurst Road  
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	Later 19 <sup>th</sup> century?

STYLE

Colonial vernacular

PHYSICAL DESCRIPTION

A one-and-a-half-storey dwelling with a rectangular footprint and saltbox roof. Principal, east-facing elevation has modern casement windows and glazed doors. Secondary entry in south wall of rear (west) lean-to.

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling is built close to the road boundary on the west side of Hawkhurst Road north of its intersection with Bridle Path; access is via a slip road and the property extends through to Ticehurst Road. The road boundary is marked by a volcanic stone retaining wall on which is mounted timber balustrading; there is pedestrian access to the site at the north-east corner of the lot and a concrete parking space to the south of the house.

MATERIALS/STRUCTURE

Timber, decramastic tiles.

ALTERATIONS

Reroofed (1970s). Veranda partially enclosed, reclad [?], doors and windows replaced (pre-2008).

RATING

Contributory

REASON FOR RATING

A modified colonial cottage that contributes to the area's contextual values.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19<sup>th</sup> century until the present day.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

#### CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

#### ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19<sup>th</sup> century, the area has potential archaeological values relating to its historic use and occupation.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

#### REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>  
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

5 December 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
LYTTELTON RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME House  
ADDRESS 3 Hawkhurst Road  
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	Later 19 <sup>th</sup> century?

Colonial vernacular

PHYSICAL DESCRIPTION

A single-storey dwelling with a rectangular footprint and double-gable roof. Principal, east-facing elevation has access stairs leading to central entry sheltered by straight veranda. Door has fanlight, windows are casement type.

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling is built close to the road boundary on the west side of Hawkhurst Road north of its intersection with Bridle Path; access is via a slip road. The road boundary is marked by a volcanic stone retaining wall; there is pedestrian access to the site at the north-east corner of the lot.

MATERIALS/STRUCTURE

Timber, decramastic tiles.

ALTERATIONS

Veranda built out and enclosed, building stuccoed, reroofed (mid-20<sup>th</sup> century). Boxed bay window under veranda replaced with glazed French doors (c.2020).

RATING

Neutral

REASON FOR RATING

A highly modified colonial dwelling that maintains the area's residential character.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19<sup>th</sup> century until the present day.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

#### CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

#### ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19<sup>th</sup> century, the area has potential archaeological values relating to its historic use and occupation.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

#### REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>  
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

5 December 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
LYTTELTON RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME former Page Bros rental cottage

ADDRESS 5 Hawkhurst Road  
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS

N/A

ARCHITECT/DESIGNER

DATE OF CONSTRUCTION

STYLE

Colonial vernacular

PHYSICAL DESCRIPTION

A single-storey dwelling with a rectangular footprint and saltbox roof. Principal, east-facing elevation has straight veranda sheltering central entry with glazed door flanked by bungalow-era windows.

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling is built close to the road boundary on the west side of Hawkhurst Road opposite its intersection with Coleridge Terrace; access is via a slip road. The road boundary is marked by a concrete block retaining wall on which is mounted an open paling fence; there is pedestrian access to the site at the north-east corner of the lot.

MATERIALS/STRUCTURE

Timber, corrugated metal.

ALTERATIONS

Main entry and windows replaced (1930s?).

RATING

Defining

REASON FOR RATING

A colonial cottage that upholds the historic, architectural and contextual values of the area.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19<sup>th</sup> century until the present day. The two lots on which this property and 7 Hawkhurst Road are located were transferred by the Anglican Church Property Trustees to Francis and David Page, produce merchants and champion rowers, in 1910 (#5) and 1912 (#7). The CPT had been gifted Town Section 309 in 1859 and they then entered into various leases that led to the construction of dwellings on the section, including the subject lot. The two lots were held jointly by the Pages until they were sold separately in 1948.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

#### CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

#### ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19<sup>th</sup> century, the area has potential archaeological values relating to its historic use and occupation.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

#### REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>  
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

5 December 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services



CHRISTCHURCH DISTRICT PLAN  
LYTTELTON RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME former Page Bros rental cottage

ADDRESS 7 Hawkhurst Road  
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS HNZPT LIST ENTRY STATUS

N/A N/A

ARCHITECT/DESIGNER Unknown

DATE OF CONSTRUCTION 1860s/1870s?

STYLE

Colonial vernacular

PHYSICAL DESCRIPTION

A single-storey dwelling with a rectangular footprint and mansard roof. Principal, east-facing elevation has veranda with central entry with glass insets framed by triple casement windows. Modern decking in front of house with timber balustrading.

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling is built close to the road boundary on the west side of Hawkhurst Road opposite its intersection with Coleridge Terrace; access is via a slip road. The road boundary is marked by a concrete block retaining wall and there is pedestrian access via a flight of timber stairs

MATERIALS/STRUCTURE

Timber, decramastic tiles.

ALTERATIONS

Windows replaced (date unknown). Reroofed (1970s).

RATING

Contributory

REASON FOR RATING

A modified colonial cottage that supports the historic and contextual values of the area.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19<sup>th</sup> century until the present day. The two lots on which this property and 5 Hawkhurst Road are located were transferred by the Anglican Church Property Trustees to Francis and David Page, produce merchants and champion rowers, in 1910 (#5) and 1912 (#7). The CPT had been gifted Town Section 309 in 1859 and they then entered into various leases that led to the construction of dwellings on the section, including the subject lot. The two lots were held jointly by the Pages until they were sold separately in 1948.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

#### CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

#### ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19<sup>th</sup> century, the area has potential archaeological values relating to its historic use and occupation.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

#### REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>  
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

5 December 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
LYTTELTON RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME former Healey [Healy] rental cottage

ADDRESS 8 Hawkhurst Road  
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS HNZPT LIST ENTRY STATUS

N/A N/A

ARCHITECT/DESIGNER Unknown

DATE OF CONSTRUCTION 1870s?

STYLE

Colonial vernacular

PHYSICAL DESCRIPTION

A small, single-storey dwelling with a rectangular footprint and saltbox roof. Principal, west-facing elevation has central entry with glazed door flanked by two casement windows. South wall is clad in corrugated metal.

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling stands close to the roadway on the east side of Hawkhurst Road south of its intersection with Jacksons Road. The road boundary is marked by a paling fence and there is pedestrian access only to the site.

MATERIALS/STRUCTURE

Timber, corrugated metal.

ALTERATIONS

Windows and doors replaced (1930s?).

RATING

Contributory

REASON FOR RATING

A modified colonial cottage that supports the historic, architectural and contextual values of the area.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19<sup>th</sup> century until the present day. The first title for this property was issued to Patrick Healey [aka Healy], a labourer, in 1878. The property was transferred by Healey's widow Georgina (nee Belneves) to Fred Wheeler, a butcher, in 1921. Since 1945 the property has passed through other hands.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

#### CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

#### ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19<sup>th</sup> century, the area has potential archaeological values relating to its historic use and occupation.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

#### REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>  
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

5 December 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
LYTTELTON RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

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ITEM NAME Vacant lot  
ADDRESS 8A Hawkhurst Road  
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	N/A
DATE OF CONSTRUCTION	N/A
STYLE	
N/A	
PHYSICAL DESCRIPTION	
Vacant lot.	
CONTEXT/SETTING/LANDSCAPE FEATURES	
Vacant lot.	
MATERIALS/STRUCTURE	
Earth, vegetation.	
ALTERATIONS	
N/A	
RATING	
Neutral	
REASON FOR RATING	
Undeveloped lot on back section.	

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19<sup>th</sup> century until the present day.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

#### CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

#### ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19<sup>th</sup> century, the area has potential archaeological values relating to its historic use and occupation.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

#### REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>  
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

23 September 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
LYTTELTON RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

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ITEM NAME House  
ADDRESS 9 Hawkhurst Road  
Lytelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS N/A  
HNZPT LIST ENTRY STATUS N/A  
ARCHITECT/DESIGNER Unknown  
DATE OF CONSTRUCTION Late 19<sup>th</sup> / early 20<sup>th</sup> century?

STYLE

Modified vernacular

PHYSICAL DESCRIPTION

A multi-level dwelling with a rectangular footprint and gabled roof forms. Principal, east-facing elevation has basement garage, enclosed veranda on main floor, and first floor attic dormer spanning ridgeline. Double-hung sash and casement windows.

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling is built to the road boundary on the west side of Hawkhurst Road opposite its intersection with Coleridge Terrace; access is via a slip road. The road boundary is marked by random rubble stonework and the base of the house, into which is set a garage; there is pedestrian access to the site via concrete steps in the north-east corner of the lot.

MATERIALS/STRUCTURE

Timber, concrete block, corrugated metal.

ALTERATIONS

Veranda enclosed, garage installed in base (mid-20<sup>th</sup> century?). Attic dormer addition (1990s?).

RATING

Neutral

REASON FOR RATING

A highly modified colonial dwelling that maintains the area's residential character.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19<sup>th</sup> century until the present day.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

#### CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

#### ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19<sup>th</sup> century, the area has potential archaeological values relating to its historic use and occupation.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

#### REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>  
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

5 December 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy  
Services



CHRISTCHURCH DISTRICT PLAN  
LYTTELTON RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME House  
ADDRESS 10 Hawkhurst Road  
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS HNZPT LIST ENTRY STATUS

N/A N/A

ARCHITECT/DESIGNER Unknown

DATE OF CONSTRUCTION 1870s?

STYLE

Colonial vernacular

PHYSICAL DESCRIPTION

A small, two-storey dwelling with a rectangular footprint and gabled roof. Principal, west-facing elevation has first floor lean-to porch, glazed entry and timber balustrade. Casement windows and ground-floor lean-to on south elevation.

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling stands on the east side of Hawkhurst Road south of its intersection with Jacksons Road. The road boundary is marked by a pipe railing and wire mesh fence and there is pedestrian access only to the site.

MATERIALS/STRUCTURE

Timber, decramastic tiles.

ALTERATIONS

Stuccoed, windows replaced & reroofed (1970s?).

RATING

Contributory

REASON FOR RATING

A modified colonial cottage that supports the historic and contextual values of the area.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19<sup>th</sup> century until the present day.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

#### CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

#### ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19<sup>th</sup> century, the area has potential archaeological values relating to its historic use and occupation.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

#### REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>  
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

5 December 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
LYTTELTON RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME House  
ADDRESS 11 Hawkhurst Road  
Lyttelton

PHOTO



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

STYLE

Bungalow

PHYSICAL DESCRIPTION

A multi-level dwelling with an L-shaped footprint and pyramidal roof. Principal, east-facing elevation is symmetrical with boxed oriel windows on the first floor and small, two-part casement windows below. Sunhoods over oriels have exposed rafters. Overhanging eaves, side entry on north elevation.

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling stands on the west side of Hawkhurst Road south of its intersection with Jacksons Road, access is via a slip road. The road boundary is marked by a masonry wall and there is pedestrian access to the site via concrete steps in the north-east corner of the lot.

MATERIALS/STRUCTURE

Timber, decramastic tiles.

ALTERATIONS

Reroofed (1970s?). Windows replaced (c.2020?).

RATING

Contributory

REASON FOR RATING

An interwar dwelling that contributes to the area's architectural and contextual values.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19<sup>th</sup> century until the present day.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

#### CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

#### ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19<sup>th</sup> century, the area has potential archaeological values relating to its historic use and occupation.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

#### REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>  
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

5 December 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
LYTTELTON RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME former Ericksson/Webb rental cottage

ADDRESS 12 Hawkhurst Road  
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS

N/A

ARCHITECT/DESIGNER

DATE OF CONSTRUCTION

STYLE

Colonial vernacular

PHYSICAL DESCRIPTION

A small, single-storey dwelling with a rectangular footprint and saltbox roof. Principal, west-facing elevation has central entry with glazed door and fanlight flanked by two casement and fanlight type windows. Multi-pane French doors on north elevation.

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling stands on the east side of Hawkhurst Road south of its intersection with Jacksons Road. The road boundary is marked by a picket fence and there is pedestrian access only to the site.

MATERIALS/STRUCTURE

Timber, corrugated metal.

ALTERATIONS

Windows and doors replaced (1930s?).

RATING

Defining

REASON FOR RATING

A slightly modified colonial cottage that upholds the historic, architectural and contextual values of the area.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19<sup>th</sup> century until the present day. The first title for this property, which was originally bounded by Jacksons Road to the north, was issued to John Ericksson, a carpenter, in 1878. Ericksson and, after his death in 1899, his estate held the property until 1903, when it was transferred to Samuel Rollin Webb. Webb, a fruiterer and Lyttelton mayor, died in 1933 and his widow Sophie (nee Dohrmann) transferred the property to Richard Wright in 1937; since 1960 it has passed through other hands.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

#### CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

#### ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19<sup>th</sup> century, the area has potential archaeological values relating to its historic use and occupation.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

#### REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>  
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

5 December 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
LYTTELTON RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME former Lester house

ADDRESS 13 Hawkhurst Road  
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS

N/A

ARCHITECT/DESIGNER

DATE OF CONSTRUCTION

STYLE

Modified square-plan villa

PHYSICAL DESCRIPTION

A multi-level dwelling with an L-shaped footprint and hipped roof forms. House stands on tall base; principal, east-facing elevation has enclosed veranda. Casement windows, glazed doors and lean-to at rear (west elevation).

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling stands on the west side of Hawkhurst Road south of its intersection with Jacksons Road, access is via a slip road. The road boundary is marked by a timber retaining wall and there is an interwar-era garage in the north-east corner of the lot.

MATERIALS/STRUCTURE

Timber, decramastic tiles.

ALTERATIONS

Veranda enclosed (1930s?); reroofed (1970s?).

RATING

Neutral

REASON FOR RATING

A highly modified villa that maintains the area's residential character.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19<sup>th</sup> century until the present day. The first title to the land parcel that encompassed what are now 13, 15 and 17 Hawkhurst Road and 18 and 20 Ticehurst Road was issued to James Talbot Norton in 1910. Norton was a grocer and borough councillor and in the period 1919 through 1921 he subdivided and sold six sections from his original holding. Norton transferred the subject lot to Walter David Lester, a painter, in 1919. Lester married Jemima Dunbar Hill in 1924 and he died at their home in 1970.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

#### CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

#### ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19<sup>th</sup> century, the area has potential archaeological values relating to its historic use and occupation.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

#### REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>  
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

5 December 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services



CHRISTCHURCH DISTRICT PLAN  
LYTTELTON RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                      Footpath  
ADDRESS                        13A Hawkhurst Road  
Lyttelton

PHOTO



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

STYLE

Utilitarian

PHYSICAL DESCRIPTION

A narrow L-shaped footpath with concrete steps that leads from Hawkhurst Road to the house at 20 Ticehurst Road.

CONTEXT/SETTING/LANDSCAPE FEATURES

The footpath is located on the west side of Hawkhurst Road between the houses at #s 13 and 15.

MATERIALS/STRUCTURE

Concrete.

ALTERATIONS

Unknown, if any.

RATING

Contributory

REASON FOR RATING

A walkway that provides access to 20 Ticehurst Road and contributes to the contextual values of the area.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19<sup>th</sup> century until the present day.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

#### CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

#### ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19<sup>th</sup> century, the area has potential archaeological values relating to its historic use and occupation.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

#### REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>  
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

28 November 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
LYTTELTON RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME former Stenson house

ADDRESS 15 Hawkhurst Road  
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS

N/A

HNZPT LIST ENTRY STATUS

N/A

ARCHITECT/DESIGNER

Unknown

DATE OF CONSTRUCTION

c.1910

STYLE

Bay villa

PHYSICAL DESCRIPTION

A single-storey dwelling with a rectangular footprint and hipped roof. Principal, east-facing elevation has cross-gabled bay with shingled end and brackets over faceted bay with interwar window. Main entry has side and fanlights; enclosed veranda is largely glazed.

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling stands on the west side of Hawkhurst Road south of its intersection with Jacksons Road. The road boundary is marked by a cement rendered retaining wall and there is pedestrian only access to the site. Concrete steps in the north-west corner of the lot also provide access to 17 Hawkhurst Road.

MATERIALS/STRUCTURE

Timber, decramastic tiles.

ALTERATIONS

Veranda enclosed (1930s?). Reroofed (1970s).

RATING

Contributory

REASON FOR RATING

A modified bay villa that contributes to the area's historic, architectural and contextual values of the area.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19<sup>th</sup> century until the present day. The first title to the land parcel that encompassed what are now 13, 15 and 17 Hawkhurst Road and 18 and 20 Ticehurst Road was issued to James Talbot Norton in 1910. Norton was a grocer and borough councillor and in the period 1919 through 1921 he subdivided and sold six sections from his original holding. Norton transferred the subject lot to Russell Frederick Stenson, a labourer, in 1921. Stenson married Gladys Fenton in 1922 and he died at their home in 1970.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

#### CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

#### ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19<sup>th</sup> century, the area has potential archaeological values relating to its historic use and occupation.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

#### REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>  
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

5 December 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy  
Services

CHRISTCHURCH DISTRICT PLAN  
LYTTELTON RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

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ITEM NAME former Marshman house

ADDRESS 17 Hawkhurst Road  
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS HNZPT LIST ENTRY STATUS

N/A N/A

ARCHITECT/DESIGNER Unknown

DATE OF CONSTRUCTION 1910s

STYLE

Square-plan villa

PHYSICAL DESCRIPTION

A single-storey dwelling with a rectangular footprint and pyramidal roof. Principal, east-facing elevation has boxed bay windows framing a central entry with side and fanlights. Double-hung sash windows.

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling stands on the west side of Hawkhurst Road south of its intersection with Jacksons Road. The road boundary is marked by a brick retaining wall and there is pedestrian only access to the site. Concrete steps in the south-west corner of the lot also provide access to 15 Hawkhurst Road.

MATERIALS/STRUCTURE

Timber, cement plaster, corrugated steel.

ALTERATIONS

Partially stuccoed (1950s?).

RATING

Defining

REASON FOR RATING

A slightly modified early 20<sup>th</sup> century villa that upholds the historic, architectural and contextual values of the area.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19<sup>th</sup> century until the present day. The first title to the land parcel that encompassed what are now 13, 15 and 17 Hawkhurst Road and 18 and 20 Ticehurst Road was issued to James Talbot Norton in 1910. Norton was a grocer and borough councillor and in the period 1919 through 1921 he subdivided and sold six sections from his original holding. Norton transferred the subject lot to Clara Louise Marshman, a widow, in 1920. Clare Ferris had married Samuel Marshman in 1916 and they had one child in 1917, the same year in which Samuel was killed at Messines during World War I.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

#### CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

#### ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19<sup>th</sup> century, the area has potential archaeological values relating to its historic use and occupation.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

#### REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>  
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

5 December 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
LYTTELTON RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME House  
ADDRESS 18 Hawkhurst Road  
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	c1900?

STYLE

Square-plan villa

PHYSICAL DESCRIPTION

A single-storey dwelling with a square footprint and pyramidal roof; partial lean-to at rear (north-west elevation). Principal, south-west elevation has straight veranda with timber balustrading; central entry framed by casement windows.

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling stands on the east side of Hawkhurst Road at its intersection with Jacksons Road. The road boundary is marked by a concrete retaining wall into which are set two flights of concrete steps leading to the house.

MATERIALS/STRUCTURE

Timber, corrugated steel.

ALTERATIONS

Remodelled, including new cladding, eaves brackets removed, new windows including oriel on south-east wall installed, and boarded base (2010s).

RATING

Neutral

REASON FOR RATING

A highly modified villa that maintains the area's residential character.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19<sup>th</sup> century until the present day.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

#### CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

#### ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19<sup>th</sup> century, the area has potential archaeological values relating to its historic use and occupation.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

#### REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>  
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

5 December 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services



CHRISTCHURCH DISTRICT PLAN  
LYTTELTON RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME former Nelson house

ADDRESS 19 Hawkhurst Road  
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS

N/A

ARCHITECT/DESIGNER

DATE OF CONSTRUCTION

STYLE

Square-plan villa

PHYSICAL DESCRIPTION

A single-storey dwelling with a rectangular footprint and hipped roof. Principal, east-facing elevation has a straight veranda with central entry flanked by paired double-hung sash windows. Main entry has side and fanlights.

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling stands on the west side of Hawkhurst Road overlooking its intersection with Jacksons Road. The road boundary is marked by a timber retaining wall on which is mounted a picket fence; a detached garage stands at the east corner of the lot.

MATERIALS/STRUCTURE

Timber, corrugated steel.

ALTERATIONS

Unknown, if any.

RATING

Defining

REASON FOR RATING

An early 20<sup>th</sup> century villa that upholds the historic, architectural and contextual values of the area.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19<sup>th</sup> century until the present day. This land parcel was transferred from Dudley to Jessamine in 1864. William Jessamine was a shipwright and carpenter, and he had a house on his Hawkhurst Road property by 1863. The property was held by Bennett from 1877 until 1895, when it was transferred to WG Shephard, a grocer. In 1913 the lot was transferred by Shephard's estate to George Anton Nelson, who then subdivided it and transferred the northern parcel (21 Hawkhurst Road) to Margaret Manihera in 1924. George Nelson was a master mariner who married Emily Manihera in 1912; the couple and three children. The Nelsons moved to Ticehurst Terrace in the later 1940s.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

#### CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

#### ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19<sup>th</sup> century, the area has potential archaeological values relating to its historic use and occupation.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

#### REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>  
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

5 December 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
LYTTELTON RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME former Thornley house/rental

ADDRESS 20 Hawkhurst Road  
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS

N/A

ARCHITECT/DESIGNER

DATE OF CONSTRUCTION

STYLE

Colonial vernacular

PHYSICAL DESCRIPTION

A one-and-a-half storey dwelling with a rectangular footprint and gabled roof forms. Principal, south-east elevation has gabled bay with faceted bay window and entry with glazed insets. Casement and sash windows and glazed doors.

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling stands on an elevated site on the east side of Hawkhurst Road; the intersection with Jacksons Road is to the south. The road boundary is marked by vegetation and allows vehicle access to a detached garage, beyond which are brick steps leading to the house site.

MATERIALS/STRUCTURE

Timber, corrugated metal.

ALTERATIONS

Attic dormer addition (c.1980). South-west addition (c.2022).

RATING

Contributory

REASON FOR RATING

A modified later 19<sup>th</sup> century dwelling that contributes to the area's historic and contextual values.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19<sup>th</sup> century until the present day. This property was transferred to [?] Thornley in 1873. Thomas Thornley was in residence in Salt's Gully [Hawkhurst Road] by 1869, in which year he was offering two houses for sale; by 1886 he was living in Christchurch. The subject lot remained in the Thornley family until 1896, when it was transferred to [?] Radcliffe. Two years later it was transferred to Cox and thence to Peterson in 1901. Between 1906 and 1912 it passed through a number of hands until, in 1926 it was transferred to Flora and John McNeill. Since 1940 the property has changed hands a number of times.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

#### CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

#### ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19<sup>th</sup> century, the area has potential archaeological values relating to its historic use and occupation.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

#### REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>  
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

5 December 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
LYTTELTON RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME former Jessamine / Manihera house

ADDRESS 21 Hawkhurst Road  
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS

N/A

ARCHITECT/DESIGNER

DATE OF CONSTRUCTION

STYLE

Colonial vernacular

PHYSICAL DESCRIPTION

A single-storey dwelling with an irregular rectangular footprint and gabled roof forms. Principal, east-facing elevation has a central entry flanked by double-hung sash windows. Gabled addition at south end with casement windows and multi-pane French doors.

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling stands on the west side of Hawkhurst Road north of its intersection with Jacksons Road. The road boundary is marked by a concrete retaining wall on which is mounted a wire fence. There is a concrete parking pad at the east corner of the lot.

MATERIALS/STRUCTURE

Timber, corrugated steel.

ALTERATIONS

Extended to the south (2000s?).

RATING

Defining

REASON FOR RATING

A sensitively modified colonial cottage that upholds the historic, architectural and contextual values of the area.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19<sup>th</sup> century until the present day. This land parcel was transferred from Dudley to Jessamine in 1864. William Jessamine was a shipwright and carpenter, and he had a house on his Hawkhurst Road property by 1863. The property was held by Bennett from 1877 until 1895, when it was transferred to Shephard. In 1913 the property was transferred by Shephard's estate to [George?] Nelson, who then transferred it to Margaret Manihera in 1924. The widow of Teieti (Edward) Manihera of Rapaki (died 1911), Margaret Manihera was in residence in Hawkhurst Road by 1918, if not earlier. In 1960 the property was transferred by Henry Whaitira Manihera to Arthur Beckett, a local carpenter; since 1966 the property has passed through other hands.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

#### CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

#### ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19<sup>th</sup> century, the area has potential archaeological values relating to its historic use and occupation.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

#### REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>  
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

5 December 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
LYTTELTON RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

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ITEM NAME House  
ADDRESS 22 Hawkhurst Road  
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	Later 19 <sup>th</sup> century?

STYLE

Modified colonial vernacular

PHYSICAL DESCRIPTION

A single-storey dwelling with a rectangular footprint and saltbox roof. Principal, west-facing elevation has partially enclosed veranda with conservatory addition. Casement and fanlight type windows.

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling stands on the east side of Hawkhurst Road north of its intersection with Jacksons Road. The road boundary is marked by a concrete block garage and concrete block retaining wall.

MATERIALS/STRUCTURE

Timber, corrugated metal.

ALTERATIONS

Windows replaced; veranda enclosed and extended to the north (1930s?); conservatory added and garage erected (later 1970s).

RATING

Neutral

REASON FOR RATING

A highly modified colonial cottage that contributes to the area's historic, architectural and contextual values.



#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19<sup>th</sup> century until the present day.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

#### CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

#### ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19<sup>th</sup> century, the area has potential archaeological values relating to its historic use and occupation.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

#### REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>  
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

5 December 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services



CHRISTCHURCH DISTRICT PLAN  
LYTTELTON RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME Houses [2]  
ADDRESS 23 Hawkhurst Road  
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS HNZPT LIST ENTRY STATUS

N/A N/A

ARCHITECT/DESIGNER Unknown

DATE OF CONSTRUCTION Later 1980s

STYLE

Neo-colonial

PHYSICAL DESCRIPTION

Two single-storey dwellings with rectangular footprints and gabled roofs. Building closest to the street has saltbox roof, casement windows and glazed doors.

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwellings stand on the west side of Hawkhurst Road; access is via a slip road. The road boundary is marked by a remnant brick retaining wall and vegetation that largely screens the houses from view. Pedestrian access only is provided by two flights of concrete steps.

MATERIALS/STRUCTURE

Timber, corrugated steel.

ALTERATIONS

Unknown, if any.

RATING

Neutral

REASON FOR RATING

Two late 20<sup>th</sup> century dwellings that maintain the residential character of the area.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19<sup>th</sup> century until the present day.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

#### CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

#### ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19<sup>th</sup> century, the area has potential archaeological values relating to its historic use and occupation.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

#### REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>  
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

5 December 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
LYTTELTON RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME House  
ADDRESS 24 Hawkhurst Road  
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	Later 19 <sup>th</sup> century?

STYLE

Colonial vernacular

PHYSICAL DESCRIPTION

A single-storey dwelling with a rectangular footprint and saltbox roof. Principal, west-facing elevation has partially enclosed veranda with strip windows framing inset porch. Casement windows and multi-pane French doors.

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling stands on the east side of Hawkhurst Road north of its intersection with Jacksons Road. The road boundary is marked by a low stone/concrete wall with a section of trellis fencing. There is a contemporary outbuilding in the west corner of the lot.

MATERIALS/STRUCTURE

Timber, corrugated steel.

ALTERATIONS

Veranda enclosed (1910/20s?). Reroofed & partially reclad (c.2015).

RATING

Contributory

REASON FOR RATING

A modified colonial cottage that contributes to the area's historic, architectural and contextual values.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19<sup>th</sup> century until the present day.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

#### CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

#### ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19<sup>th</sup> century, the area has potential archaeological values relating to its historic use and occupation.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

#### REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>  
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

5 DECEMBER

5 December 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy  
Services

CHRISTCHURCH DISTRICT PLAN  
LYTTELTON RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME House  
ADDRESS 25 Hawkhurst Road  
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	2005

STYLE

Contemporary modernism

PHYSICAL DESCRIPTION

A multi-level dwelling with an irregular rectangular footprint and hipped roof. Cross-gabled bay on south-west elevation and roof extends on principal, north-east elevation to form a sunhood over a projecting bay. Casement windows; first floor balcony on north elevation.

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling stands on the south-west side of Hawkhurst Road, north of its intersection with Jacksons Road. The property is accessed via a slip road and the road boundary is marked by hedging. A concrete drive provides access to a carport with pergola type roof.

MATERIALS/STRUCTURE

Corrugated steel, concrete block.

ALTERATIONS

Unknown, if any.

RATING

Neutral

REASON FOR RATING

A turn of the 21<sup>st</sup> century dwelling that was built on a previously undeveloped site.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19<sup>th</sup> century until the present day.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

#### CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

#### ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19<sup>th</sup> century, the area has potential archaeological values relating to its historic use and occupation.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

#### REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>  
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

28 November 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
LYTTELTON RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME House  
ADDRESS 26 Hawkhurst Road  
Lyttelton

PHOTO



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

STYLE

Transitional bungalow

PHYSICAL DESCRIPTION

A single-storey dwelling with a rectangular footprint and pyramidal roof. The principal west-facing elevation has a shingled cross-gable over an inset porch sheltering a door with side and fanlight. Exposed rafters, sash and casement windows, entry on north elevation has lean-to porch. Rear (east) lean-to.

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling is built to the road boundary on the east side of Hawkhurst Road. Vehicle access is via a driveway at the north-west corner of the lot and the road boundary is marked by a low concrete wall.

MATERIALS/STRUCTURE

Cement plaster, timber, corrugated metal.

ALTERATIONS

Partially stuccoed (1950s?).

RATING

Contributory

REASON FOR RATING

A modified early 20th century dwelling that contributes to the area's historic, architectural and contextual values.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19<sup>th</sup> century until the present day. The property was subdivided to its current extent in 2009.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

#### CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

#### ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19<sup>th</sup> century, the area has potential archaeological values relating to its historic use and occupation.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

#### REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>  
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

5 December 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy  
Services



CHRISTCHURCH DISTRICT PLAN  
LYTTELTON RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME Vacant lot & sheds  
ADDRESS 26A Hawkhurst Road  
Lyttelton

PHOTO



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

STYLE

Utilitarian (sheds)

PHYSICAL DESCRIPTION

Vacant lot with shedding and timber steps on northern boundary; latter provides access to upper terrace of site.

CONTEXT/SETTING/LANDSCAPE FEATURES

Vacant lot with auxiliary building on northern boundary.

MATERIALS/STRUCTURE

Grass, vegetation; timber & corrugated metal.

ALTERATIONS

Single-car garage (c.1970) at north-west corner replaced by staggered sheds (c.2015).

RATING

Neutral

REASON FOR RATING

Largely undeveloped site with auxiliary building on site of earlier garage/shed.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19<sup>th</sup> century until the present day.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

#### CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

#### ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19<sup>th</sup> century, the area has potential archaeological values relating to its historic use and occupation.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

#### REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>  
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

23 September 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
LYTTELTON RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

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ITEM NAME House  
ADDRESS 27 Hawkhurst Road  
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS N/A  
HNZPT LIST ENTRY STATUS N/A  
ARCHITECT/DESIGNER Unknown  
DATE OF CONSTRUCTION Late 19<sup>th</sup> century?

STYLE

Vernacular

PHYSICAL DESCRIPTION

A small, single-storey dwelling with a rectangular footprint and gabled roof. Principal, east-facing elevation has overhanging eaves and casement windows framing a glazed door accessed via concrete steps.

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling is accessed via a slip road on the west side of Hawkhurst Road. The road boundary is marked by a concrete retaining wall and there is pedestrian access only, via a flight of concrete steps, along the southern boundary of the lot.

MATERIALS/STRUCTURE

Timber, corrugated metal.

ALTERATIONS

Enlarged (c.1970). Main entry replaced (2010s).

RATING

Contributory

REASON FOR RATING

A remodelled colonial cottage that contributes to the architectural and contextual values of the area.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19<sup>th</sup> century until the present day.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

#### CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

#### ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19<sup>th</sup> century, the area has potential archaeological values relating to its historic use and occupation.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

#### REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>  
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

5 December 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
LYTTELTON RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

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ITEM NAME                    Garage  
ADDRESS                    28 Hawkhurst Road  
                                  Lyttelton

PHOTO



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

STYLE

Utilitarian

PHYSICAL DESCRIPTION

A single-storey building with a rectangular footprint and low-pitched gable roof. Garage doors on north wall.

CONTEXT/SETTING/LANDSCAPE FEATURES

The garage is built close to the road boundary on the east side of Hawkhurst Road. The boundary is partly open to allow access to the garage, beyond which is a brick wall and paling fence bordering a flat grassed area.

MATERIALS/STRUCTURE

Concrete block, timber, corrugated metal.

ALTERATIONS

N/A

RATING

Neutral

REASON FOR RATING

A later 20th building that largely maintains the area's residential character.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19<sup>th</sup> century until the present day. Until 1980 this lot was the rear half of the property at 11 Selwyn Road.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

#### CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

#### ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19<sup>th</sup> century, the area has potential archaeological values relating to its historic use and occupation.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

#### REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>  
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

5 December 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
LYTTELTON RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME House  
ADDRESS 29 Hawkhurst Road  
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Boyd Chamberlain, designers
DATE OF CONSTRUCTION	2008

STYLE

Neo-colonial

PHYSICAL DESCRIPTION

A four-storey dwelling with a rectangular footprint and hipped roof. Integrated garage on lowest level; balconies on the first and second floors, latter has bullnose veranda broken by chimney. Overhanging eaves, casement windows and glazed doors.

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling stands on the west side of Hawkhurst Road south of Flimwell Lane. Access is via a slip road and the house is built to the road boundary with volcanic scoria steps in the north corner of the lot.

MATERIALS/STRUCTURE

Concrete, linea weatherboards, corrugated steel.

ALTERATIONS

Reinstated, including like for like recladding (2014).

RATING

Intrusive

REASON FOR RATING

An early 21<sup>st</sup> century dwelling that replaced an earlier dwelling on the site and undermines the integrity of the streetscape.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19<sup>th</sup> century until the present day.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

#### CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

#### ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19<sup>th</sup> century, the area has potential archaeological values relating to its historic use and occupation.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

#### REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>  
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

28 November 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services



CHRISTCHURCH DISTRICT PLAN  
LYTTELTON RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME House  
ADDRESS 30 Hawkhurst Road  
Lytelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	Late 19 <sup>th</sup> /early 20 <sup>th</sup> century?

STYLE

Vernacular

PHYSICAL DESCRIPTION

A multi-level dwelling with an irregular rectangular footprint and gabled roof forms. Principal, west-facing elevation has large first floor balcony on two-storey southern wing with timber deck on front of single-storey wing. Casement windows and glazed doors.

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling stands on the east side of Hawkhurst Road south of its intersection with Ticehurst Terrace. The road boundary is marked by a picket fence mounted on a concrete retaining wall and a concrete block garage in the south-west corner of the lot.

MATERIALS/STRUCTURE

Fibre cement board, cement plaster, timber, corrugated steel.

ALTERATIONS

First floor addition (late 1970s?). Balcony addition (2009). Extended at north-west corner (c.2015).

RATING

Neutral

REASON FOR RATING

A highly modified dwelling that maintains the area's residential character.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19<sup>th</sup> century until the present day.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

#### CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

#### ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19<sup>th</sup> century, the area has potential archaeological values relating to its historic use and occupation.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

#### REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>  
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

5 December 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
LYTTELTON RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME former Demicheli house

ADDRESS 31 Hawkhurst Road  
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS

N/A

ARCHITECT/DESIGNER

DATE OF CONSTRUCTION

STYLE

Square-plan villa

PHYSICAL DESCRIPTION

A single-storey dwelling with a rectangular footprint and pyramidal roof. Principal, east-facing elevation has partially enclosed bullnose veranda and timber decking with plain balustrading. Main entry has glazed insets, casement windows with multi-pane fanlights.

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling is built to the road boundary on an elevated site on the west side of Hawkhurst Road; the site is accessed via a slip road and Flimwell Lane forms the northern boundary of the lot. The road boundary is marked by a timber retaining wall and vegetation and there is pedestrian only access via a flight of brick steps running along the southern boundary.

MATERIALS/STRUCTURE

Timber, corrugated metal.

ALTERATIONS

Veranda partially enclosed, windows replaced (1930s?). Balustrading and deck renewed (c.2015?).

RATING

Contributory

REASON FOR RATING

A modified villa that contributes to the area's historic, architectural and contextual values.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19<sup>th</sup> century until the present day. The first title for this property was issued to Thomas Mutton, a local builder, in 1898. Mutton, who lived in Oxford Street, transferred it to Bernard Ignatius Demicheli, a fisherman and, later, launch company owner, in 1915. Demicheli (died 1972) married Annie Florence Parish (died 1971) in 1912. The couple were in residence in Hawkhurst Road by January 1913, when the first of their two sons was born. In 1924 the Demichelis moved to Sumner Road and the property was transferred to Alexander Stewart, a wharf labourer; since 1931 it has passed through other hands.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

#### CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

#### ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19<sup>th</sup> century, the area has potential archaeological values relating to its historic use and occupation.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

#### REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>  
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

5 December 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
LYTTELTON RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME House  
ADDRESS 32 Hawkhurst Road  
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	Later 1860s?

STYLE

Colonial vernacular

PHYSICAL DESCRIPTION

A single-storey dwelling with an irregular rectangular footprint and saltbox roof. Principal, west-facing elevation has gabled wing at south end of veranda and projecting entrance porch. Casement windows.

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling stands on the east side of Hawkhurst Road south of its intersection with Ticehurst Terrace. The road boundary is marked by a low concrete strip on which is mounted a low paling fence that breaks at the north-west corner of the lot to provide vehicle access to the site.

MATERIALS/STRUCTURE

Cement plaster, timber, corrugated metal.

ALTERATIONS

Stuccoed (1950s?) and reroofed (1970s).

RATING

Contributory

REASON FOR RATING

A modified colonial dwelling that contributes to the area's historic, architectural and contextual values.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19<sup>th</sup> century until the present day.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

#### CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

#### ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19<sup>th</sup> century, the area has potential archaeological values relating to its historic use and occupation.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

#### REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>  
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

4 December 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
LYTTELTON RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME Auxiliary building & building platform

ADDRESS 33 Hawkhurst Road

Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS

N/A

HNZPT LIST ENTRY STATUS

N/A

ARCHITECT/DESIGNER

N/A

DATE OF CONSTRUCTION

c. 2005?

STYLE

Utilitarian

PHYSICAL DESCRIPTION

A potential house platform is bordered to the east by a metal balustrade that is mounted on an auxiliary building. Concrete block retaining walls frame a parking area in front of the building. Terraced planters run along southern boundary, concrete steps with metal balustrade along the northern. Casement windows and glazed doors.

CONTEXT/SETTING/LANDSCAPE FEATURES

The property is located on the west side of Hawkhurst Road; the southern boundary is formed by Flimwell Lane. The road boundary is largely open to allow access to the parking area; there is a remnant stone wall at the south-east end of the lot.

MATERIALS/STRUCTURE

Concrete block, cement board, metal.

ALTERATIONS

N/A

RATING

Intrusive

REASON FOR RATING

A partially developed site, which appears to have been the site of a dwelling before 1965, that detracts from the historic, architectural and contextual values of the area.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19<sup>th</sup> century until the present day.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

#### CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

#### ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19<sup>th</sup> century, the area has potential archaeological values relating to its historic use and occupation.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

#### REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>  
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

29 November 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services



CHRISTCHURCH DISTRICT PLAN  
LYTTELTON RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME former Thornley / McGinity house

ADDRESS 34 Hawkhurst Road

Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS

HNZPT LIST ENTRY STATUS

N/A

N/A

ARCHITECT/DESIGNER

Unknown

DATE OF CONSTRUCTION

Late 1860s

STYLE

Colonial villa

PHYSICAL DESCRIPTION

A single-storey dwelling with a rectangular footprint and gabled roof forms. Principal, west-facing elevation has gabled bay with faceted bay window framing slightly flared veranda and main entry, which has arched glazed insets.

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling stands on the east side of Hawkhurst Road south of its intersection with Ticehurst Terrace. The road boundary is marked by an open paling fence that breaks at the north-west corner of the lot to provide vehicle access to a stand-alone garage.

MATERIALS/STRUCTURE

Timber, corrugated metal.

ALTERATIONS

Some windows replaced (1950s?). Chimney replaced (post-2011).

RATING

Defining

REASON FOR RATING

A colonial dwelling that upholds the area's historic, architectural and contextual values.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19<sup>th</sup> century until the present day. This property was acquired by [Thomas?] Thornley in 1866; originally the lot extended through to Selwyn Road. Thornley held the property until 1879 when it was transferred to Elmes. Elmes transferred it to Langdon in 1884; it was then subdivided to its current extent and held by Cristofanini from 1887 until 1903. In 1919 William Patrick McGinity, a labourer, acquired the lot; since 1976 it has passed through other hands.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

#### CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

#### ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19<sup>th</sup> century, the area has potential archaeological values relating to its historic use and occupation.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

#### REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>  
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

4 December 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
LYTTELTON RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME House  
ADDRESS 35 Hawkhurst Road  
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	Late 1860s/1870s?

STYLE

Colonial vernacular

PHYSICAL DESCRIPTION

A single-storey dwelling with a rectangular footprint and saltbox roof. Principal, east-facing elevation has straight veranda and timber decking with glass balustrading. Finials, central entry with fanlight, casement windows.

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling stands on an elevated site on the west side of Hawkhurst Road and is accessed via a slip road. The road boundary is marked by a concrete retaining wall and vegetation and there is pedestrian only access via a flight of concrete steps running along the southern boundary.

MATERIALS/STRUCTURE

Cement plaster, timber, corrugated metal.

ALTERATIONS

Stuccoed (1950s?). Windows replaced (date unknown). Balustrading and deck erected (c.2020?).

RATING

Contributory

REASON FOR RATING

A modified colonial cottage that contributes to the area's historic, architectural and contextual values.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19<sup>th</sup> century until the present day.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

#### CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

#### ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19<sup>th</sup> century, the area has potential archaeological values relating to its historic use and occupation.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

#### REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>  
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

4 December 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
LYTTELTON RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME former Kay house / rental

ADDRESS 36 Hawkhurst Road  
Lytelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS

N/A

ARCHITECT/DESIGNER

DATE OF CONSTRUCTION

STYLE

Colonial vernacular

PHYSICAL DESCRIPTION

A small, single-storey dwelling with a rectangular footprint and saltbox roof. Principal, west-facing elevation has straight veranda and central entry flanked by modern window and glazed French doors.

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling stands on the east side of Hawkhurst Road south of its intersection with Ticehurst Terrace. The property extends through to Selwyn Road and the road boundary is largely open to allow vehicle access to the site.

MATERIALS/STRUCTURE

Timber, decramastic tiles.

ALTERATIONS

Reroofed & skylights installed (1970s). Façade windows replaced (date unknown).

RATING

Contributory

REASON FOR RATING

A modified mid-19<sup>th</sup> century cottage that contributes to the area's historic, architectural and contextual values.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19<sup>th</sup> century until the present day. Charles Kay, an engineman on the wharves, acquired this property in 1866 and it was held by his estate until 1908; thereafter it was transferred to Agar and then, in 1917, to Suddens. The property was transferred to William Bowden, a dairyman, in 1925. Since 1931 the house has passed through other hands.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

#### CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

#### ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19<sup>th</sup> century, the area has potential archaeological values relating to its historic use and occupation.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

#### REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>  
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

4 December 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
LYTTELTON RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME House  
ADDRESS 37 Hawkhurst Road  
Lyttelton

PHOTO



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

STYLE

Modified square-plan villa

PHYSICAL DESCRIPTION

A single-storey dwelling with a rectangular footprint and pyramidal roof. Partially enclosed veranda on principal, east-facing elevation and extended lean-to at rear (west). Casement windows.

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling stands on the west side of Hawkhurst Road and is accessed via a slip road. The road boundary is marked by a concrete retaining wall on which is mounted an open paling fence; there is pedestrian only access to the site via concrete steps in the north-west corner of the lot.

MATERIALS/STRUCTURE

Timber, corrugated metal.

ALTERATIONS

Lean-to extension (pre-1970?). Veranda partially enclosed, windows replaced (1970s?).

RATING

Contributory

REASON FOR RATING

A modified early 20th century dwelling that contributes to the area's historic and contextual values.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19<sup>th</sup> century until the present day. This property is associated with the garden lot at 39 Hawkhurst Road.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

#### CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

#### ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19<sup>th</sup> century, the area has potential archaeological values relating to its historic use and occupation.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

#### REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>  
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

4 December 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services



CHRISTCHURCH DISTRICT PLAN  
LYTTELTON RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME House  
ADDRESS 38 Hawkhurst Road  
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	Early 20 <sup>th</sup> century?

STYLE

Vernacular cottage

PHYSICAL DESCRIPTION

A small, single-storey dwelling with a rectangular footprint and gabled roof forms. Principal, west-facing elevation has inset entry with glazed doors. Casement windows; cross-gabled wing at rear (west).

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling stands on the east side of Hawkhurst Road south of its intersection with Ticehurst Terrace. The road boundary is largely open to the street to allow for onsite parking in front of the house.

MATERIALS/STRUCTURE

Timber, corrugated steel.

ALTERATIONS

Windows replaced (1980s?). Roof extension over entry (c.2015).

RATING

Neutral

REASON FOR RATING

A substantially modified cottage that maintains the residential character of the area.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19<sup>th</sup> century until the present day.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

#### CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

#### ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19<sup>th</sup> century, the area has potential archaeological values relating to its historic use and occupation.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

#### REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>  
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

4 December 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
LYTTELTON RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME Garden  
ADDRESS 39 Hawkhurst Road  
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS HNZPT LIST ENTRY STATUS

N/A N/A

ARCHITECT/DESIGNER Unknown

DATE OF CONSTRUCTION c.1980

STYLE

Informal

PHYSICAL DESCRIPTION

A sloping site with terraced beds, an outbuilding and varied fencing. Western half of the lot is undeveloped.

CONTEXT/SETTING/LANDSCAPE FEATURES

The site is located on the west side of Hawkhurst Road north of Flimwell Lane. The road boundary is marked by a rebuilt volcanic scoria stone wall into which are set concrete steps.

MATERIALS/STRUCTURE

Earth, timber, corrugated metal, concrete.

ALTERATIONS

House on site demolished (c.1980).

RATING

Neutral

REASON FOR RATING

A gardened lot, associated with 37 Hawkhurst Road, that is on the site of a pre-1930 dwelling.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19<sup>th</sup> century until the present day.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

#### CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

#### ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19<sup>th</sup> century, the area has potential archaeological values relating to its historic use and occupation.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

#### REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>  
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

28 November 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
LYTTELTON RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME House  
ADDRESS 40 Hawkhurst Road  
Lytelton

PHOTO



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

STYLE

Modified bungalow

PHYSICAL DESCRIPTION

A single-storey dwelling with a rectangular footprint and low pitched gable roof. Principal, south-facing elevation has central entry, suspended sunhood and gable end with shingles and triangular window. Casement windows and glazed doors.

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling stands on the east side of Hawkhurst Road south of its intersection with Ticehurst Terrace. The house is built to the road boundary, which is marked by a wire mesh fence. Vehicle access to garaging and a carport is via a driveway at the south-west corner of the lot.

MATERIALS/STRUCTURE

Timber, corrugated steel.

ALTERATIONS

Extended to north (2000s?). Remodelled (2009).

RATING

Neutral

REASON FOR RATING

A remodelled interwar dwelling that maintains the residential character of the area.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19<sup>th</sup> century until the present day.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

#### CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

#### ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19<sup>th</sup> century, the area has potential archaeological values relating to its historic use and occupation.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

#### REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>  
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

4 December 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
LYTTELTON RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME House  
ADDRESS 41 Hawkhurst Road  
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	c.2000?

STYLE

Contemporary vernacular

PHYSICAL DESCRIPTION

A multi-level dwelling with a rectangular footprint and gabled roof. Principal, east-facing elevation has deck with trellised balustrading mounted on garage. Casement windows and glazed doors.

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling stands on the west side of Hawkhurst Road north of Flimwell Lane. Access is via a slip road and the road boundary is marked by a timber retaining wall and garage wall with a concrete driveway in the northern corner of the lot.

MATERIALS/STRUCTURE

Timber, corrugated steel.

ALTERATIONS

Unknown, if any.

RATING

Neutral

REASON FOR RATING

A turn of the 21st century dwelling on a site that appears to have been undeveloped.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19<sup>th</sup> century until the present day.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

#### CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

#### ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19<sup>th</sup> century, the area has potential archaeological values relating to its historic use and occupation.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

#### REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>  
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

28 November 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services



CHRISTCHURCH DISTRICT PLAN  
LYTTELTON RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME former Derbidge house

ADDRESS 43 Hawkhurst Road  
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS

N/A

ARCHITECT/DESIGNER

DATE OF CONSTRUCTION

STYLE

Colonial vernacular

PHYSICAL DESCRIPTION

A one-and-a-half storey building with a rectangular footprint and gabled roof. Decorative bargeboards, finials, straight veranda, gabled dormers. Casement windows.

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling stands on the west side of Hawkhurst Road south of its intersection with Ticehurst Terrace. Vehicle access is via a driveway near the north corner of the triangular lot and the road boundary is marked by a timber retaining wall and balustrading. A modern outbuilding stands to the north of the house.

MATERIALS/STRUCTURE

Timber, decramastic tiles.

ALTERATIONS

Reclad, reroofed and dormers added (later 1970s?).

RATING

Contributory

REASON FOR RATING

A modified colonial dwelling that contributes to the area's historic, architectural and contextual values.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19<sup>th</sup> century until the present day. The first title for this property was issued in 1881 to Edwin [aka Edward] Derbidge (c.1845-1911), a carpenter and Lyttelton Harbour Board foreman. It appears that Derbidge was already in occupation by 1879. Later owners include William Suddens, a labourer, Alfred Sowden, a retired watersider, Philip Randle, a railway employee, and Joyce Mitchell, a clerk. Since 1976 the house has passed through other hands.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

#### CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

#### ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19<sup>th</sup> century, the area has potential archaeological values relating to its historic use and occupation.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

#### REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

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

4 December 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
LYTTELTON RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME Vacant lot  
ADDRESS 44 Hawkhurst Road  
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	N/A
DATE OF CONSTRUCTION	N/A
STYLE	
N/A	
PHYSICAL DESCRIPTION	
Vacant lot.	
CONTEXT/SETTING/LANDSCAPE FEATURES	
Vacant lot.	
MATERIALS/STRUCTURE	
Grass, vegetation.	
ALTERATIONS	
N/A	
RATING	
Neutral	
REASON FOR RATING	
Undeveloped lot on north-western fringe of township.	

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19<sup>th</sup> century until the present day.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

#### CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

#### ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19<sup>th</sup> century, the area has potential archaeological values relating to its historic use and occupation.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

#### REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

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

23 September 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
LYTTELTON RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME Duplex unit  
ADDRESS 46 Hawkhurst Road  
Lytelton

PHOTO



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

STYLE

Modern bungalow

PHYSICAL DESCRIPTION

A single-storey duplex unit with a rectangular footprint and hipped roof. Unit is at the south end of the building with timber steps leading to entry on west elevation. Casement windows and glazed doors.

CONTEXT/SETTING/LANDSCAPE FEATURES

The duplex stands on the east side of Hawkhurst Road close by its intersection with Ticehurst Terrace. The road boundary is marked by a concrete block retaining wall and vegetation.

MATERIALS/STRUCTURE

Timber, concrete brick, corrugated metal.

ALTERATIONS

Reclad (post-2011).

RATING

Neutral

REASON FOR RATING

A later 20<sup>th</sup> century duplex unit that maintains the residential character of the area.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19<sup>th</sup> century until the present day. The property was cross-leased in 1993.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

#### CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

#### ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19<sup>th</sup> century, the area has potential archaeological values relating to its historic use and occupation.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

#### REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

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

29 November 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
LYTTELTON RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME Duplex unit  
ADDRESS 46A Hawkhurst Road  
Lytelton

PHOTO



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

STYLE

Modern bungalow

PHYSICAL DESCRIPTION

A single-storey duplex unit with a rectangular footprint and hipped roof. Unit is at the north end of the building and entry on the west elevation is accessed via a short run of concrete steps. Casement windows and glazed doors.

CONTEXT/SETTING/LANDSCAPE FEATURES

The duplex stands on the east side of Hawkhurst Road close by its intersection with Ticehurst Terrace. The road boundary is marked by a low concrete block retaining wall and corrugated metal fence.

MATERIALS/STRUCTURE

Timber, concrete brick, corrugated metal.

ALTERATIONS

Reclad (post-2011).

RATING

Neutral

REASON FOR RATING

A later 20<sup>th</sup> century duplex unit that maintains the residential character of the area.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19<sup>th</sup> century until the present day. The property was cross-leased in 1993.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

#### CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

#### ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19<sup>th</sup> century, the area has potential archaeological values relating to its historic use and occupation.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

#### REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

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

29 November 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services



CHRISTCHURCH DISTRICT PLAN  
LYTTELTON RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME House  
ADDRESS 47 Hawkhurst Road  
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	c.1950

STYLE

Vernacular

PHYSICAL DESCRIPTION

A small, single-storey dwelling with a rectangular footprint and low pitched gabled roof. Principal, east-facing elevation has glazed doors and a timber pergola and deck.

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling is built close to the road boundary, marked by a stone retaining wall and vegetation, on the west side of Hawkhurst Road north of its intersection with Ticehurst Terrace. There is pedestrian only access to the site.

MATERIALS/STRUCTURE

Brick, corrugated metal.

ALTERATIONS

Doors, pergola and deck installed (late 2010s).

RATING

Neutral

REASON FOR RATING

A modified mid-20th century dwelling that contributes to the area's architectural and contextual values.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19<sup>th</sup> century until the present day. In 1888 the lot on which this dwelling stands was transferred by [Walter or Charles] Hedgman to [?] Power. Later transactions were to Ealau in 1892 and JH Johnson in 1907. The lot was still held by Johnson or his estate in 1926 when the first title was issued.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

#### CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

#### ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19<sup>th</sup> century, the area has potential archaeological values relating to its historic use and occupation.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

#### REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

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

4 December 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
LYTTELTON RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME House  
ADDRESS 48 Hawkhurst Road  
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	c.1995?

STYLE

Contemporary vernacular

PHYSICAL DESCRIPTION

A multi-level dwelling with an irregular U-shaped footprint and gabled roof forms. Principal, west-facing elevation has integrated garage with living space above and recessed entry set back from garage wing. No eaves, casement windows.

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling stands on the east side of Hawkhurst Road north of its intersection with Ticehurst Terrace. The road boundary is marked by timber retaining walls and paling and picket fencing.

MATERIALS/STRUCTURE

Timber, concrete block, long-run steel.

ALTERATIONS

Unknown, if any.

RATING

Neutral

REASON FOR RATING

A late 20<sup>th</sup> century dwelling on the site of an earlier (pre-1930) dwelling, which had been demolished by c.1970.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19<sup>th</sup> century until the present day.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

#### CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

#### ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19<sup>th</sup> century, the area has potential archaeological values relating to its historic use and occupation.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

#### REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>  
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

29 November 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy  
Services

CHRISTCHURCH DISTRICT PLAN  
LYTTELTON RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME former Hedgman house

ADDRESS 49 Hawkhurst Road  
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS

N/A

ARCHITECT/DESIGNER

DATE OF CONSTRUCTION

STYLE

Colonial vernacular

PHYSICAL DESCRIPTION

A one-and-a-half storey dwelling with a rectangular footprint and gabled roof. Principal, east-facing elevation has straight veranda and gabled dormers with a single-storey service wing at the north end. Double-hung sash and casement windows, main entry is a modern door with glazed insets.

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling is built to the road boundary, marked by a picket fence, on the west side of Hawkhurst Road north of its intersection with Ticehurst Terrace.

MATERIALS/STRUCTURE

Timber, corrugated metal.

ALTERATIONS

Veranda reroofed (date unknown).

RATING

Defining

REASON FOR RATING

A mid-19th century dwelling that upholds the area's historic, architectural and contextual values.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19<sup>th</sup> century until the present day. The property was held by [?] Hedgman between 1858 and 1889. Walter Hedgman was a dairyman resident in Sumner Road in the mid-1880s and his older brother Charles, a carpenter, lived in Oxford Street; this suggests the dwelling was or became a rental property for one of these men. Walter Hedgman married Elizabeth Webb in 1865 and the couple had nine children; Charles was married to Mary Oliver Smith in 1874 and they had 13 children. The property was transferred to [?] Madden in 1889 and thence to [?] Johnson in 1898. The property was then transferred to William John Jones, a mariner, in 1917; in 1928 Jones transferred it to Thomas Harold Hayward, a seaman. The property remained in Hayward family ownership until 1969, it has since passed through other hands.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

#### CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

#### ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19<sup>th</sup> century, the area has potential archaeological values relating to its historic use and occupation.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

#### REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>  
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

4 December 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
LYTTELTON RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME House  
ADDRESS 50 Hawkhurst Road  
Lyttelton

PHOTO



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

STYLE

Modified square-plan villa

PHYSICAL DESCRIPTION

A single-storey dwelling with an L-shaped footprint and pyramidal roof; lean-to at rear (east) extends to the north and south. Principal, west-facing elevation has veranda sheltering main entry that returns to the south. Casement windows and glazed doors.

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling stands on the east side of Hawkhurst Road south of its intersection with Selwyn Road. The road boundary is marked by a picket fence, vegetation and a two-car garage.

MATERIALS/STRUCTURE

Timber, corrugated steel.

ALTERATIONS

Lean-to extended, veranda returned on south side, windows replaced (c.1980?).

RATING

Contributory

REASON FOR RATING

A modified square-plan villa that contributes to the area's historic and contextual values.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19<sup>th</sup> century until the present day.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

#### CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

#### ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19<sup>th</sup> century, the area has potential archaeological values relating to its historic use and occupation.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

#### REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>  
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

4 December 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services



CHRISTCHURCH DISTRICT PLAN  
LYTTELTON RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME House  
ADDRESS 50A Hawkhurst Road  
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	c.1995?

STYLE

Neo-colonial

PHYSICAL DESCRIPTION

A multi-level dwelling with an irregular rectangular footprint and multiple gabled roof forms. Principal, west-facing elevation has two integrated garages and path leading to entry at the north end. Casement windows; glazed gable end on north elevation.

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling stands on a triangular lot formed by the intersection of Hawkhurst Road and Selwyn Road. The road boundary is marked by vegetation and, on the Selwyn Road frontage, a pipe railing and wire mesh fence.

MATERIALS/STRUCTURE

Timber, corrugated steel.

ALTERATIONS

Unknown, if any.

RATING

Neutral

REASON FOR RATING

A late 20<sup>th</sup> century dwelling on a site that accommodated auxiliary buildings by the early 1980s.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19<sup>th</sup> century until the present day.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

#### CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

#### ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19<sup>th</sup> century, the area has potential archaeological values relating to its historic use and occupation.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

#### REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>  
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

29 November 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
LYTTELTON RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME House  
ADDRESS 51 Hawkhurst Road  
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	c.1995?

STYLE

Contemporary modern

PHYSICAL DESCRIPTION

A multi-level dwelling with an irregular rectangular footprint and arched and flat roof forms. Principal, east-facing elevation has two-storey central wing with arched roof. Large windows and glazed doors.

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling stands on an elevated site on the west side of Hawkhurst Road north of its intersection with Ticehurst Terrace. The road boundary is marked by vegetation and a driveway leading to a parking area and access steps to the house.

MATERIALS/STRUCTURE

Timber, cement plaster, corrugated steel.

ALTERATIONS

Reclad (2022).

RATING

Neutral

REASON FOR RATING

A late 20<sup>th</sup> century dwelling on a previously undeveloped site.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19<sup>th</sup> century until the present day.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

#### CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

#### ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19<sup>th</sup> century, the area has potential archaeological values relating to its historic use and occupation.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

#### REFERENCES

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

29 November 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
LYTTELTON RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME House  
ADDRESS 52 Hawkhurst Road  
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	1860s

STYLE

Colonial vernacular

PHYSICAL DESCRIPTION

A single-storey dwelling with a rectangular footprint and saltbox roof. Principal, west-facing elevation has bullnosed veranda sheltering central entry framed by two, double-hung sash windows. Veranda has cast-iron lacework and trellised ends. Casement windows; bullnosed porch over side (north) entry.

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling is located on the east side of Hawkhurst Road adjacent to its intersection with Selwyn Road. The road boundary is marked by a paling fence, vegetation and the end wall of a modern garage.

MATERIALS/STRUCTURE

Timber, decramastic tiles.

ALTERATIONS

Reroofed (1970s). Stuccoed; rear extension (date unknown).

RATING

Contributory

REASON FOR RATING

A modified colonial cottage that contributes to the historic, architectural and contextual values of the area.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19<sup>th</sup> century until the present day.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

#### CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

#### ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19<sup>th</sup> century, the area has potential archaeological values relating to its historic use and occupation.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

#### REFERENCES

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REPORT COMPLETED

4 December 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
LYTTELTON RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME House  
ADDRESS 53 Hawkhurst Road  
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	c.1990

STYLE

Contemporary modern

PHYSICAL DESCRIPTION

A multi-level dwelling with an irregular footprint and monopitch roofs concealed by extended walls. Inset balcony at south-east corner. Casement windows and glazed doors, metal balustrading.

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling stands on the west side of Hawkhurst Road north of its intersection with Ticehurst Terrace. The road boundary is marked by timber retaining walls, a terraced garden and driveway leading to a parking area and access steps to the house.

MATERIALS/STRUCTURE

Corrugated steel, timber, concrete block.

ALTERATIONS

Rear addition with deck (c. 2000).

RATING

Neutral

REASON FOR RATING

A late 20<sup>th</sup> century dwelling on a previously undeveloped site.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19<sup>th</sup> century until the present day.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

#### CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

#### ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19<sup>th</sup> century, the area has potential archaeological values relating to its historic use and occupation.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

#### REFERENCES

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REPORT COMPLETED

29 November 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy  
Services



CHRISTCHURCH DISTRICT PLAN  
LYTTELTON RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME House  
ADDRESS 54 Hawkhurst Road  
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	Later 2000s?

STYLE

Contemporary vernacular

PHYSICAL DESCRIPTION

A single-storey dwelling with a rectangular footprint and gabled roof. Pergola at east end of south elevation. Inset entry on north wall, casement windows and glazed doors; balcony along south wall.

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling stands on the east side of Hawkhurst Road, the Selwyn Road intersection is to the south. The road boundary is marked by quarry stones and garden plantings. There is a stand-alone garage immediately to the south of the dwelling.

MATERIALS/STRUCTURE

Timber, corrugated steel.

ALTERATIONS

Unknown, if any.

RATING

Neutral

REASON FOR RATING

An early 21<sup>st</sup> century dwelling that may have been developed before 1965.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19<sup>th</sup> century until the present day.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

#### CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

#### ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19<sup>th</sup> century, the area has potential archaeological values relating to its historic use and occupation.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

#### REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

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

29 November 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
LYTTELTON RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME House  
ADDRESS 55 Hawkhurst Road  
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	Late 19 <sup>th</sup> century?

STYLE

Colonial vernacular

PHYSICAL DESCRIPTION

A single-storey dwelling with a L-shaped footprint and gabled roof forms. Casement windows and glazed doors.

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling stands on an elevated site on the west side of Hawkhurst Road south of its intersection with Selwyn Road. The road boundary is marked by stone and concrete retaining walls and there is vehicle access to a detached garage via a driveway at the north-east corner of the lot.

MATERIALS/STRUCTURE

Timber, corrugated metal.

ALTERATIONS

Veranda enclosed, extended to south-west and windows replaced (mid-20<sup>th</sup> century?); windows replaced (c.2021).

RATING

Contributory

REASON FOR RATING

A modified colonial cottage that contributes to the historic, architectural and contextual values of the area.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19<sup>th</sup> century until the present day.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

#### CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

#### ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19<sup>th</sup> century, the area has potential archaeological values relating to its historic use and occupation.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

#### REFERENCES

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REPORT COMPLETED

4 December 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
LYTTELTON RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME House  
ADDRESS 55A Hawkhurst Road  
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	c.1980 + later 2000s?

STYLE

Neo-colonial

PHYSICAL DESCRIPTION

A multi-level dwelling with a skewed L-shaped footprint and gabled roof forms. Balconies on principal, east-facing elevations, casement windows and multi-pane French doors.

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling stands on an elevated site on the west side of Hawkhurst Road to the south of its intersection with Selwyn Road. The road boundary is marked by vegetation and there is a concrete drive that leads to a parking area, garage and steps to access the house.

MATERIALS/STRUCTURE

Timber, corrugated steel.

ALTERATIONS

North-west wing added (later 2000s?).

RATING

Contributory

REASON FOR RATING

A late 20th century dwelling that contributes to the architectural and contextual values of the area.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19<sup>th</sup> century until the present day.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

#### CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

#### ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19<sup>th</sup> century, the area has potential archaeological values relating to its historic use and occupation.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

#### REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>  
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

29 November 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
LYTTELTON RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME House  
ADDRESS 56 Hawkhurst Road  
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	2020

STYLE

Contemporary neo-colonial

PHYSICAL DESCRIPTION

A small, one-and-a-half storey dwelling with a rectangular footprint and gabled roof. Timber deck sheltered by lean-to pergola-style veranda on principal, west-facing elevation. Casement windows and glazed doors.

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling stands on the east side of Hawkhurst Road north of its intersection with Selwyn Road. The road boundary is partly marked by a horizontal paling fence and partly open to allow access to a parking space.

MATERIALS/STRUCTURE

Timber, corrugated steel.

ALTERATIONS

Lean-to veranda added (c.2021).

RATING

Neutral

REASON FOR RATING

A modern dwelling on the site of an earlier colonial cottage that maintains the area's residential character.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19<sup>th</sup> century until the present day.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

#### CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

#### ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19<sup>th</sup> century, the area has potential archaeological values relating to its historic use and occupation.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

#### REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

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REPORT COMPLETED

4 December 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services



CHRISTCHURCH DISTRICT PLAN  
LYTTELTON RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME House  
ADDRESS 57 Hawkhurst Road  
Lyttelton

PHOTO



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

STYLE

Contemporary vernacular

PHYSICAL DESCRIPTION

A multi-level dwelling with an irregular L-shaped footprint and monopitch roof. First floor decking, multi-pane casement windows and glazed doors. Shed dormer on north-west side.

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling is located on an elevated site on the west side of Hawkhurst Road adjacent to its intersection with Selwyn Road. The road boundary is marked by vegetation and there is vehicle access to the site via a shared driveway beside 59A Hawkhurst Road.

MATERIALS/STRUCTURE

Timber, corrugated steel.

ALTERATIONS

Unknown, if any.

RATING

Neutral

REASON FOR RATING

A late 20th century dwelling on a site that maintains the area's residential character.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19<sup>th</sup> century until the present day. There was an earlier house on this site until c.1970.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

#### CONTEXTUAL SIGNIFICANCE

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#### ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19<sup>th</sup> century, the area has potential archaeological values relating to its historic use and occupation.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

#### REFERENCES

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REPORT COMPLETED

4 December 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
LYTTELTON RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME Garage & building platform

ADDRESS 58 Hawkhurst Road

Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS

N/A

HNZPT LIST ENTRY STATUS

N/A

ARCHITECT/DESIGNER

Unknown

DATE OF CONSTRUCTION

2000s?

STYLE

Utilitarian

PHYSICAL DESCRIPTION

A single-storey building with T-shaped footprint and gabled roof forms. Building platform behind the utility building has concrete block retaining walls.

CONTEXT/SETTING/LANDSCAPE FEATURES

The site is located on the east side of Hawkhurst Road. The road boundary is largely open to the street with the end wall of the auxiliary building at the north-west corner of the lot.

MATERIALS/STRUCTURE

Concrete blocks, timber, corrugated steel.

ALTERATIONS

Building extended to the north and building platform erected (c.2015).

RATING

Neutral

REASON FOR RATING

A partially developed residential site that maintains the scale of the streetscape.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19<sup>th</sup> century until the present day.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

#### CONTEXTUAL SIGNIFICANCE

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#### ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19<sup>th</sup> century, the area has potential archaeological values relating to its historic use and occupation.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

#### REFERENCES

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REPORT COMPLETED

4 December 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy  
Services

CHRISTCHURCH DISTRICT PLAN  
LYTTELTON RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME House  
ADDRESS 60 Hawkhurst Road  
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	Early 20 <sup>th</sup> century?

STYLE

Colonial vernacular

PHYSICAL DESCRIPTION

A single-storey dwelling with an irregular rectangular footprint and gabled roof forms. Principal, west-facing elevation has lower gabled wing at north end with secondary entry. Multi-pane casement windows and glazed main entry.

CONTEXT/SETTING/LANDSCAPE FEATURES

The building stands back from the road on the east side of Hawkhurst Road near its northern terminus. The road boundary is marked by a picket fence and there is pedestrian only access to the site.

MATERIALS/STRUCTURE

Timber, decramastic tiles.

ALTERATIONS

Extended to the north (mid-20<sup>th</sup> century?). Reroofed (1970s). Windows replaced, modern deck and balustrading (various dates).

RATING

Contributory

REASON FOR RATING

A modified colonial cottage that contributes to the historic, architectural and contextual values of the area.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19<sup>th</sup> century until the present day.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

#### CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

#### ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19<sup>th</sup> century, the area has potential archaeological values relating to its historic use and occupation.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

#### REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>  
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

4 December 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
LYTTELTON RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME House  
ADDRESS 62 Hawkhurst Road  
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	c.2015

STYLE

Contemporary bungalow

PHYSICAL DESCRIPTION

A multi-level dwelling with an L-shaped footprint and low-pitched gabled roof forms. Integrated garage beneath first floor addition, which has overhanging eaves. South-west wing contains main entry. Casement windows.

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling stands close to the roadway on the east side of Hawkhurst Road. The road boundary is marked by a concrete kerb and vegetation; an asphalt driveway provides access to the site.

MATERIALS/STRUCTURE

Timber, concrete block, corrugated steel.

ALTERATIONS

N/A

RATING

Neutral

REASON FOR RATING

A modern house built over a later 1960s garage that maintains the area's residential character.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19<sup>th</sup> century until the present day.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

#### CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

#### ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19<sup>th</sup> century, the area has potential archaeological values relating to its historic use and occupation.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

#### REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>  
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

4 December 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services



CHRISTCHURCH DISTRICT PLAN  
LYTTELTON RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME former Whitford house

ADDRESS 64 Hawkhurst Road  
Lytelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS

N/A

ARCHITECT/DESIGNER

DATE OF CONSTRUCTION

STYLE

Colonial vernacular

PHYSICAL DESCRIPTION

A single-storey dwelling with an L-shaped footprint and gabled roof; lean-to extends to the south. Casement windows and multi-pane French doors. Gabled cottage wing has central entry with sunhood.

CONTEXT/SETTING/LANDSCAPE FEATURES

The building stands back from the road on the east side of Hawkhurst Road near its northern terminus. The road boundary is marked by a paling fence and vegetation. There is pedestrian and vehicle access to the site; the garage at 66 Hawkhurst Road is associated with this property.

MATERIALS/STRUCTURE

Timber, corrugated metal.

ALTERATIONS

Extension to the south (mid-20<sup>th</sup> century). French doors installed in north elevation (2010s).

RATING

Contributory

REASON FOR RATING

A modified colonial cottage that contributes to the historic, architectural and contextual values of the area.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19<sup>th</sup> century until the present day. This dwelling stands on part of Rural Section 266, which was in colonial development from the mid-1860s. The property was transferred to [Reuben?] Whitford in 1907; Reuben Charles Whitford married Mary Ann Fenton in 1906 and the couple had seven children. The first title was issued in 1928 to the Whitfords' eldest son James Richard Whitford, a mariner, who was still in possession when the current title as issued in 1967; he was awarded an MBE in 1973.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

#### CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

#### ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19<sup>th</sup> century, the area has potential archaeological values relating to its historic use and occupation.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

#### REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>  
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

4 December 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
LYTTELTON RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                    Garage  
ADDRESS                    66 Hawkhurst Road  
                                  Lyttelton

PHOTO



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

STYLE

Utilitarian

PHYSICAL DESCRIPTION

A single-storey building with a rectangular footprint and gabled roof. Batten effect gable end and side (south elevation) entry.

CONTEXT/SETTING/LANDSCAPE FEATURES

The building stands back from the road on the east side of Hawkhurst Road near its northern terminus. The road boundary is partly open and partly marked by paling and post and rail fencing.

MATERIALS/STRUCTURE

Concrete block, timber, corrugated metal.

ALTERATIONS

Unknown.

RATING

Neutral

REASON FOR RATING

A utility building on a site that is associated with the dwelling at 64 Hawkhurst Road.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19<sup>th</sup> century until the present day. This property is located on part of Rural Section 266, which was in colonial development from the mid-1860s. There appears to have been a building/dwelling on the site before 1930.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

#### CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

#### ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19<sup>th</sup> century, the area has potential archaeological values relating to its historic use and occupation.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

#### REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>  
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

4 December 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
LYTTELTON RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME Vacant lot  
ADDRESS 16 Jacksons Road  
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS HNZPT LIST ENTRY STATUS

N/A N/A

ARCHITECT/DESIGNER N/A

DATE OF CONSTRUCTION N/A

STYLE

N/A

PHYSICAL DESCRIPTION

Vacant lot set back from roadway.

CONTEXT/SETTING/LANDSCAPE FEATURES

Vacant lot at rear of 12 Hawkhurst Road.

MATERIALS/STRUCTURE

Vegetation.

ALTERATIONS

N/A

RATING

Neutral

REASON FOR RATING

Undeveloped lot set back from road boundary.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19<sup>th</sup> century until the present day.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

#### CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

#### ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19<sup>th</sup> century, the area has potential archaeological values relating to its historic use and occupation.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

#### REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>  
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

23 September 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
LYTTELTON RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME Unit  
ADDRESS 18A Jacksons Road  
Lytelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	c.1995

STYLE

Contemporary

PHYSICAL DESCRIPTION

A multi-level duplex unit with irregular rectangular footprint and gabled roof forms. Shared driveway and paired garages are level with the roadway; remainder of the unit is below street level. Access steps run along the western boundary of the lot. Principal, south-facing elevation has projecting bays framing two-storey balconies.

CONTEXT/SETTING/LANDSCAPE FEATURES

The duplex stands on the south side of Jacksons Road, east of its intersection with Hawkhurst Road. The road boundary is open to provide access to garaging; the duplex's main elevation can be seen from lower Hawkhurst Road.

MATERIALS/STRUCTURE

Timber, corrugated metal.

ALTERATIONS

Unknown, if any.

RATING

Neutral

REASON FOR RATING

A late 20<sup>th</sup> century duplex on a previously undeveloped site.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19<sup>th</sup> century until the present day.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

#### CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

#### ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19<sup>th</sup> century, the area has potential archaeological values relating to its historic use and occupation.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

#### REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>  
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

26 October 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services



CHRISTCHURCH DISTRICT PLAN  
LYTTELTON RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME Unit  
ADDRESS 18B Jacksons Road  
Lytelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	c.1995

STYLE

Contemporary

PHYSICAL DESCRIPTION

A multi-level duplex unit with irregular rectangular footprint and gabled roof forms. Shared driveway and paired garages are level with the roadway; remainder of the unit is below street level. Access steps run along the eastern boundary of the lot. Principal, south-facing elevation has projecting bays framing two-storey balconies.

CONTEXT/SETTING/LANDSCAPE FEATURES

The duplex stands on the south side of Jacksons Road, east of its intersection with Hawkhurst Road. The road boundary is open to provide access to garaging; the duplex's main elevation can be seen from lower Hawkhurst Road.

MATERIALS/STRUCTURE

Timber, corrugated metal.

ALTERATIONS

Unknown, if any.

RATING

Neutral

REASON FOR RATING

A late 20<sup>th</sup> century duplex on a previously undeveloped site.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19<sup>th</sup> century until the present day.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

#### CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

#### ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19<sup>th</sup> century, the area has potential archaeological values relating to its historic use and occupation.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

#### REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>  
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

26 October 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
LYTTELTON RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME House  
ADDRESS 20 Jacksons Road  
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	c.1995

STYLE

Contemporary cottage

PHYSICAL DESCRIPTION

A two-storey dwelling with a rectangular footprint and gabled roof. Shed and gabled dormers, multi-pane casement windows, entrance porch at north-west corner.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house stands on the south side of Jacksons Road; its intersection with Hawkhurst Road is to the west. The road boundary is marked by a low masonry wall and timber balustrade style panels; a garage on the west side of the lot provides the base for an outdoor living space above.

MATERIALS/STRUCTURE

Timber, cement render, corrugated metal.

ALTERATIONS

Unknown, if any.

RATING

Neutral

REASON FOR RATING

A late 20th century house that replaced two early cottages on the site.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19<sup>th</sup> century until the present day.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

#### CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

#### ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19<sup>th</sup> century, the area has potential archaeological values relating to its historic use and occupation.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

#### REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>  
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

26 October 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
LYTTELTON RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME House  
ADDRESS 22 Jacksons Road  
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	c.1940

STYLE

Mid-century bungalow

PHYSICAL DESCRIPTION

A single-storey dwelling with rectangular footprint and hipped roof. First floor balcony on south elevation; central door in inset porch on rear, north elevation. Multi-pane casement windows.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house stands on the south side of Jacksons Road; the intersection with Hawkhurst Road is to the west. A stand-alone garage is in the north-west corner of the lot and the rest of the road boundary is marked by a timber post and rail fence. The house is below the level of the street and its south elevation can be glimpsed from the town centre.

MATERIALS/STRUCTURE

Timber, corrugated metal.

ALTERATIONS

Reroofed (c.2015?).

RATING

Neutral

REASON FOR RATING

A mid-century house that maintains the residential values of the area.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19<sup>th</sup> century until the present day.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

#### CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

#### ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19<sup>th</sup> century, the area has potential archaeological values relating to its historic use and occupation.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

#### REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>  
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

26 October 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
LYTTELTON RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME House  
ADDRESS 24 Jacksons Road  
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	c.2015

STYLE

Contemporary cottage

PHYSICAL DESCRIPTION

A single-storey dwelling with rectangular footprint and saltbox roof. A lean-to veranda with balustrade on west and south sides. Multi-pane casement windows and doors.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house stands on the east side of Jacksons Road and is accessed from the slip road that serves a cluster of houses at the southern end of the road. The house is close to the road boundary, which is marked by a picket fence. A parking pad is located in the north-east corner of the lot.

MATERIALS/STRUCTURE

Timber, corrugated metal.

ALTERATIONS

N/A

RATING

Neutral

REASON FOR RATING

A modern dwelling that replicates the town's small vernacular cottages of the 19<sup>th</sup> and early 20<sup>th</sup> centuries.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19<sup>th</sup> century until the present day.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

#### CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

#### ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19<sup>th</sup> century, the area has potential archaeological values relating to its historic use and occupation.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

#### REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>  
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

26 October 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services



CHRISTCHURCH DISTRICT PLAN  
LYTTELTON RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME House  
ADDRESS 26 Jacksons Road  
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	c.1930

STYLE

Mid-century bungalow

PHYSICAL DESCRIPTION

A two-level dwelling with an L-shaped footprint and hipped roof forms. Casement and fanlight type fenestration.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house stands on the east side of Jacksons Road and is accessed from the slip road that serves a cluster of houses at the southern end of the road. The property is bounded by Kenners Lane to the east and the house can be glimpsed from the town centre. The dwelling is located below the level of the road; a stand-alone garage is located at the west end of the lot. The remainder of the road boundary is marked by a low paling fence and vegetation.

MATERIALS/STRUCTURE

Timber, decramastic tiles.

ALTERATIONS

Garage erected (later 1980s).

RATING

Neutral

REASON FOR RATING

A mid-20th century house that maintains the area's residential values.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19<sup>th</sup> century until the present day.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

#### CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

#### ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19<sup>th</sup> century, the area has potential archaeological values relating to its historic use and occupation.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

#### REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

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

26 October 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
LYTTELTON RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME House  
ADDRESS 28 Jacksons Road  
Lytelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS N/A  
HNZPT LIST ENTRY STATUS N/A  
ARCHITECT/DESIGNER Unknown  
DATE OF CONSTRUCTION Pre-1925

STYLE

Vernacular cottage

PHYSICAL DESCRIPTION

A single-storey dwelling with rectangular footprint and saltbox roof. Principal elevation faces south; casement windows and entries on north and west elevation.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house stands on the east side of Jacksons Road and is accessed from the slip road that serves a cluster of houses at the southern end of the road. The house is located below the level of the road, immediately to the north of Kenners Lane; it can be glimpsed from Winchester Street. The road boundary is marked by a timber fence, which is set close by the end wall of the cottage.

MATERIALS/STRUCTURE

Timber, cement stucco, corrugated metal.

ALTERATIONS

Veranda enclosed, reclad and reroofed[?] (date unknown).

RATING

Contributory

REASON FOR RATING

A modified cottage that contributes to the historic and contextual values of the area.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19<sup>th</sup> century until the present day.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

#### CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

#### ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19<sup>th</sup> century, the area has potential archaeological values relating to its historic use and occupation.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

#### REFERENCES

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REPORT COMPLETED

26 October 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
LYTTELTON RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME Vacant lot  
ADDRESS 28A Jacksons Road  
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS HNZPT LIST ENTRY STATUS

N/A N/A

ARCHITECT/DESIGNER N/A

DATE OF CONSTRUCTION N/A

STYLE

N/A

PHYSICAL DESCRIPTION

Vacant lot.

CONTEXT/SETTING/LANDSCAPE FEATURES

Garden associated with 30 Jacksons Road.

MATERIALS/STRUCTURE

Grass, vegetation; picket fence marking road boundary.

ALTERATIONS

N/A

RATING

Neutral

REASON FOR RATING

Undeveloped lot within residential streetscape.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19<sup>th</sup> century until the present day.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

#### CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

#### ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19<sup>th</sup> century, the area has potential archaeological values relating to its historic use and occupation.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

#### REFERENCES

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REPORT COMPLETED

23 September 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
LYTTELTON RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME House  
ADDRESS 30 Jacksons Road  
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	1940s?

STYLE

Mid-century bungalow

PHYSICAL DESCRIPTION

A two-level dwelling with a rectangular footprint and hipped roof forms. Inset entrance porch on west elevation; multi-pane casement windows and glazed doors.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house stands on the east side of Jacksons Road and is accessed from the slip road that serves a cluster of houses at the southern end of the road. The house is located below the level of the road; its principal, east-facing elevation can be seen from Exeter Street. A stand-alone garage is located in the south-west corner of the lot; the remainder of the road boundary is marked by a quarry stone wall and vegetation. The house is similar to that at 32 Jacksons Road.

MATERIALS/STRUCTURE

Timber, decramastic tiles.

ALTERATIONS

Unknown, if any.

RATING

Neutral

REASON FOR RATING

A mid-20th century house that maintains the area's residential values.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19<sup>th</sup> century until the present day. The house appears to be a mid-century state house.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

#### CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

#### ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19<sup>th</sup> century, the area has potential archaeological values relating to its historic use and occupation.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

#### REFERENCES

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REPORT COMPLETED

26 October 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services



CHRISTCHURCH DISTRICT PLAN  
LYTTELTON RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME House  
ADDRESS 32 Jacksons Road  
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	1940s?

STYLE

Mid-century bungalow

PHYSICAL DESCRIPTION

A two-level dwelling with a rectangular footprint and hipped roof. First floor balcony on east elevation; casement windows and large glazed doors.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house stands on the east side of Jacksons Road and is accessed from the slip road that serves a cluster of houses at the southern end of the road. The house is located below the level of the road; its principal, east-facing elevation can be seen from Exeter Street. A stand-alone garage is located in the south-west corner of the lot; the remainder of the road boundary is marked by a timber fence. The house is similar to that at 30 Jacksons Road.

MATERIALS/STRUCTURE

Timber, Summerhill stone, decramastic tiles.

ALTERATIONS

Windows replaced and balcony erected (2010s?)

RATING

Neutral

REASON FOR RATING

A mid-20th century house that maintains the area's residential values.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19<sup>th</sup> century until the present day. The house appears to be a mid-century state house.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

#### CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

#### ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19<sup>th</sup> century, the area has potential archaeological values relating to its historic use and occupation.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

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REPORT COMPLETED

26 October 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
LYTTELTON RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME House  
ADDRESS 34 Jacksons Road  
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	c.2005?

STYLE

Modern villa

PHYSICAL DESCRIPTION

Two-storey dwelling with rectangular footprint and gabled roof. Gabled dormers and veranda on east elevation; casement windows and glazed doors.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house stands on the east side of Jacksons Road and is accessed via a shared driveway off the slip road at the southern end of the road. The house is located below the level of the road; its principal, east-facing elevation can be seen from Exeter Street.

MATERIALS/STRUCTURE

Timber, corrugated metal.

ALTERATIONS

Unknown, if any.

RATING

Neutral

REASON FOR RATING

A late 20th century house on a previously undeveloped site.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19<sup>th</sup> century until the present day.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

#### CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

#### ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19<sup>th</sup> century, the area has potential archaeological values relating to its historic use and occupation.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

#### REFERENCES

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REPORT COMPLETED

26 October 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
LYTTELTON RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME House  
ADDRESS 35 Jacksons Road  
Lytelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	Pre-1925?

STYLE

Vernacular villa

PHYSICAL DESCRIPTION

A two-storey dwelling with a rectangular footprint and gabled roof. Bullnose return veranda, multi-pane casement windows.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house stands on the north side of Jacksons Road overlooking its intersection with Hawkhurst Road. Vehicle access off Jacksons Road leads to a stand-alone garage.

MATERIALS/STRUCTURE

Timber, corrugated metal.

ALTERATIONS

Garage erected (c.1990?).

RATING

Contributory

REASON FOR RATING

A modified dwelling that contributes to the architectural and contextual values of the area.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19<sup>th</sup> century until the present day.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

#### CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

#### ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19<sup>th</sup> century, the area has potential archaeological values relating to its historic use and occupation.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

#### REFERENCES

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REPORT COMPLETED

26 October 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
LYTTELTON RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME House  
ADDRESS 36 Jacksons Road  
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	c.1990

STYLE

Modern villa

PHYSICAL DESCRIPTION

Two-storey dwelling with rectangular footprint and gabled roof. Shed and gabled dormers; casement windows and X-pattern balustrading on return veranda.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house stands on the east side of Jacksons Road and is accessed via a shared driveway off the slip road at the southern end of the road. The house is located below the level of the road but can be seen from Exeter Street.

MATERIALS/STRUCTURE

Timber, brick, corrugated metal.

ALTERATIONS

Enlarged by building in roof space (c.2010?).

RATING

Neutral

REASON FOR RATING

A late 20th century house on a previously undeveloped site.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19<sup>th</sup> century until the present day.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

#### CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

#### ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19<sup>th</sup> century, the area has potential archaeological values relating to its historic use and occupation.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

#### REFERENCES

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REPORT COMPLETED

26 October 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services



CHRISTCHURCH DISTRICT PLAN  
LYTTELTON RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME House  
ADDRESS 37 Jacksons Road  
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS HNZPT LIST ENTRY STATUS

N/A N/A

ARCHITECT/DESIGNER Unknown

DATE OF CONSTRUCTION Later 1990s

STYLE

Contemporary

PHYSICAL DESCRIPTION

A three-level dwelling with rectangular footprint and gabled roof. Shed dormers, casement windows and glazed doors.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house stands on the north side of Jacksons Road, near its intersection with Hawkhurst Road. Vehicle access is via a shared driveway on the eastern boundary of the lot.

MATERIALS/STRUCTURE

Timber with board and batten and shingle cladding; corrugated metal roofing.

ALTERATIONS

Unknown, if any.

RATING

Neutral

REASON FOR RATING

A late 20th century house on a previously undeveloped site.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19<sup>th</sup> century until the present day.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

#### CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

#### ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19<sup>th</sup> century, the area has potential archaeological values relating to its historic use and occupation.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

#### REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

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REPORT COMPLETED

26 October 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
LYTTELTON RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME House  
ADDRESS 37A Jacksons Road  
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	Pre-1925

STYLE

Vernacular cottage

PHYSICAL DESCRIPTION

A single-storey dwelling with rectangular footprint and hipped roof. Boxed bay window; double-hung sash and casement and fanlight type fenestration.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house stands on an internal lot at the south end of Jacksons Road overlooking its intersection with Hawkhurst Road. Vehicle access is at the rear (north) of the lot.

MATERIALS/STRUCTURE

Timber, corrugated metal.

ALTERATIONS

Extended to south (later 1980s).

RATING

Contributory

REASON FOR RATING

A modified cottage that was built to take in the views over the town and harbour beyond.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19<sup>th</sup> century until the present day.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

#### CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

#### ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19<sup>th</sup> century, the area has potential archaeological values relating to its historic use and occupation.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

#### REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>  
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

26 October 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
LYTTELTON RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME House  
ADDRESS 43 Jacksons Road  
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	2022

STYLE

Contemporary

PHYSICAL DESCRIPTION

Two-storey dwelling with rectangular footprint and gabled roof. Large casement windows and glazed doors.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house stands on the north side of Jacksons Road immediately adjacent to its intersection with Selwyn Road. A block and stone wall, mounted by a wrought iron fence, marks the road boundary, which also accommodates a parking pad.

MATERIALS/STRUCTURE

Timber, cement plaster.

ALTERATIONS

N/A

RATING

Neutral

REASON FOR RATING

A modern house that replaced a colonial cottage on the site.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19<sup>th</sup> century until the present day.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

#### CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

#### ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19<sup>th</sup> century, the area has potential archaeological values relating to its historic use and occupation.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

#### REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>  
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

26 October 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
LYTTELTON RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME former Crocker house

ADDRESS 45 Jacksons Road  
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS

N/A

ARCHITECT/DESIGNER

DATE OF CONSTRUCTION

STYLE

Square-plan villa

PHYSICAL DESCRIPTION

A single-storey dwelling with rectangular footprint and hipped roof. Straight veranda with cast-iron lacework is partially enclosed at south end. Central entry has fanlight; casement windows.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house stands on the west side of Jacksons Road overlooking the slip road that serves a cluster of houses at the south end of the road. A scoria stone wall retains the front garden at the road boundary. A flight of concrete steps provides shared access to the houses at 47 and 45 Jacksons Road.

MATERIALS/STRUCTURE

Timber, decramastic tiles.

ALTERATIONS

Reroofed (later 20<sup>th</sup> century). Windows replaced (date unknown).

RATING

Defining

REASON FOR RATING

An early house that contributes to the architectural and contextual values of the area.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19<sup>th</sup> century until the present day. The first title for this property was issued to Isabella Crocker, the wife of Edward Crocker, a local painter. Isabella remarried in 1942 and she remained in possession of the property until at least 1970.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

#### CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

#### ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19<sup>th</sup> century, the area has potential archaeological values relating to its historic use and occupation.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

#### REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>  
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

26 October 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services



**DISTRICT PLAN – LISTED HERITAGE PLACE  
HERITAGE ASSESSMENT – STATEMENT OF SIGNIFICANCE  
HERITAGE ITEM NUMBER 1129**

***DWELLING AND SETTING - 47 JACKSONS ROAD, LYTTELTON***



**PHOTOGRAPH: BRENDAN SMYTH, 2014**

**HISTORICAL AND SOCIAL SIGNIFICANCE**

*Historical and social values that demonstrate or are associated with: a particular person, group, organisation, institution, event, phase or activity; the continuity and/or change of a phase or activity; social, historical, traditional, economic, political or other patterns.*

The dwelling at 47 Jacksons Road has historical and social significance as a larger Lyttelton home of the period 1880-1900, and for its association with Port Levy notable Henry Field, prominent Lyttelton businessman James Norton, and local body politician William Foster.

What is now 47 Jackson's Road was created by subdivision in 1884 and sold to Henry Field. Field raised a £100 mortgage in March 1886, which is likely to signal the construction of the house. With two storeys, twin bay windows and a galleried verandah, the house is larger and more ornamental than the average villa being built in Lyttelton in this period. From Port Levy, Field was a railway employee and coal dealer during the time he lived in Lyttelton. In 1889 he sold his new house to James Norton and returned to Port Levy. Field subsequently ran Port Levy's general store/post office, serving as postmaster for forty six years. He was also active in church, school and roads board administration.

James Norton was a successful Lyttelton businessman and prominent citizen in the decades around 1900. Establishing his bakery business in the port town in the mid-1880s, the entrepreneurial Norton adopted new processes in bread production and diversified his product lines to include compressed yeast, a bread improver and a famous egg preserver.

Norton's large company premises in Oxford Street included a tearooms and a ballroom. It has not been clearly established however that Norton lived in the Jackson's Road house.

In 1891 Norton sold the house to William Foster. Foster married the following year; he and his wife Elizabeth remaining living at 47 Jacksons Road until 1911, and then leased it out until 1917. William was prominent in Lyttelton's public life for many years. He was an active Oddfellow, and served as a borough councillor for nearly forty years – with a term as mayor in 1929-31. Foster Terrace in Lyttelton was named in his honour.

Foster sold his Jackson's Road house to engine driver Gilbert Huston in 1917. Huston remained at the property until his death in 1953, the property then passing to his daughter Eva, who remained at 47 Jackson's Road until her own death in 1976. Since this time the property has passed through many hands.

### **CULTURAL AND SPIRITUAL SIGNIFICANCE**

*Cultural and spiritual values that demonstrate or are associated with the distinctive characteristics of a way of life, philosophy, tradition, religion, or other belief, including: the symbolic or commemorative value of the place; significance to Tangata Whenua; and/or associations with an identifiable group and esteemed by this group for its cultural values.*

47 Jackson's Road has cultural significance for the capacity it has to illustrate the lifestyle of a more prosperous resident in turn-of-the-century Lyttelton. The house's ownership profile also reflects a characteristic feature of Lyttelton life, where properties were commonly retained in and passed down through families from the late nineteenth to the mid twentieth centuries. The Fosters owned the house for 26 years; the Gilberts who followed owned it for nearly 60 years.

### **ARCHITECTURAL AND AESTHETIC SIGNIFICANCE**

*Architectural and aesthetic values that demonstrate or are associated with: a particular style, period or designer, design values, form, scale, colour, texture and material of the place.*

47 Jackson's Road has architectural and aesthetic significance as a large square-plan villa likely to have been constructed by prominent Lyttelton building company Hollis and Green.

The characteristic house form in New Zealand between 1880 and 1920 was the villa – identifiable by its broad proportions, square footprint, symmetrical plan, hipped roof and often one or more bays. Lyttelton grew rapidly in the decades leading up to WWI, and consequently there are many villas in the town. Most villas in the town were single storied, but the narrow steep sections in Lyttelton encouraged those with more resources to add a second floor.

The leading firm of builders in Lyttelton through the late nineteenth and early twentieth centuries was Hollis and Green (Hollis and Brown after 1894), which was established in 1870 and still trading in the 1920s. Many villas in Lyttelton were built by the company. Henry Field's 1886 mortgage on the site of 47 Jackson's Road was to firm founder William Hollis. This suggests that Hollis's company built the house. With its galleried verandah and paired sash windows, the house also resembles other dwellings from this period by the firm such as *Lochranza* in Godley Quay, 13 Winchester Street and 7 Coleridge Terrace. The house has been altered sympathetically and maintains a high degree of integrity.

### **TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE**

*Technological and craftsmanship values that demonstrate or are associated with: the nature and use of materials, finishes and/or technological or constructional methods which were innovative, or of notable quality for the period.*

47 Jackson's Road technological and craftsmanship significance as it has the capacity to reveal materials, finishes and constructional methods characteristic of the late nineteenth century.

## **CONTEXTUAL SIGNIFICANCE**

*Contextual values that demonstrate or are associated with: a relationship to the environment (constructed and natural), a landscape, setting, group, precinct or streetscape; a degree of consistency in terms of type, scale, form, materials, texture, colour, style and/or detail; recognised landmarks and landscape which are recognised and contribute to the unique identity of the environment.*

47 Jackson's Road has contextual significance for its visible location. The road contains a mix of housing types, but there are a concentration of villas in the vicinity of no. 47. Such villas are the preponderant type of housing in Lyttelton.

The setting of the house is its immediate land parcel, a long, narrow and steep section that descends in a series of terraces from the back to the front of the property. The house is located on the frontage. The property boundaries are close on the southern and northern elevations of the house. In front of the house are a small front garden and a high stone retaining wall which lets on to the road. The height of the house and its elevated location ensure the house has landmark significance.

## **ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE**

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

47 Jackson's Road and its setting are of archaeological significance because they have the potential to provide archaeological evidence relating to past building construction methods and materials, and human activity on the site, including that which occurred prior to 1900.

## **ASSESSMENT STATEMENT**

47 Jacksons Road has overall heritage significance to the Christchurch district including Banks Peninsula. The house has historical and social significance as a larger Lyttelton home of the period 1880-1900, and for its association with Port Levy notable Henry Field, prominent Lyttelton businessman James Norton, and local body politician William Foster. The dwelling has cultural significance for the capacity it has to illustrate the lifestyle of a more prosperous resident in turn-of-the-century Lyttelton. The house's ownership profile also reflects a characteristic feature of Lyttelton life, where properties were commonly retained in and passed down through families from the late nineteenth to the mid twentieth centuries. The dwelling has architectural and aesthetic significance as a large square-plan villa likely to have been constructed by prominent Lyttelton building company Hollis and Green. The dwelling has technological and craftsmanship significance as it has the capacity to reveal materials, finishes and constructional methods characteristic of the late nineteenth century. The dwelling has contextual significance for its highly visible hillside location. Jackson's Road contains a mix of housing types, but there are a number of villas in the vicinity of no.

47. Villas such as this are the preponderant type of housing in Lyttelton. The dwelling and its setting are of archaeological significance because they have the potential to provide archaeological evidence relating to past building construction methods and materials, and human activity on the site, including that which occurred prior to 1900.

**REFERENCES:**

CCC Heritage File (47 Jacksons Rd, Lyttelton)

**REPORT DATED:** 09/03/2015

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

PLEASE USE IN CONJUNCTION WITH THE CCC HERITAGE FILES.

CHRISTCHURCH DISTRICT PLAN  
LYTTELTON RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME House  
ADDRESS 49 Jacksons Road  
Lyttelton

PHOTO



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

STYLE

Vernacular cottage

PHYSICAL DESCRIPTION

A single-storey dwelling with rectangular footprint and saltbox roof. Small gabled wing to south; veranda has paired posts and solid weatherboard balustrade. Casement windows.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house stands on the west side of Jacksons Road overlooking the northern end of the slip road that serves a cluster of houses at the south end of the road. A concrete and timber wall, upon which is mounted a pipe railing and wire mesh fence, retains the front garden at the road boundary, which is also set with decorative two gate posts. A flight of concrete steps provides access to the site at the north-east corner. The house appears to be of similar vintage to those at 53 & 55 Jacksons Road.

MATERIALS/STRUCTURE

Timber, decramastic tiles.

ALTERATIONS

Windows replaced (date unknown). Retaining wall replaced (c.2015?).

RATING

Contributory

REASON FOR RATING

A modified cottage that contributes to the established character of the area.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19<sup>th</sup> century until the present day.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

#### CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

#### ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19<sup>th</sup> century, the area has potential archaeological values relating to its historic use and occupation.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

#### REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>  
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

26 October 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
LYTTELTON RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME House  
ADDRESS 53 Jacksons Road  
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	Pre-1925

STYLE

Vernacular cottage

PHYSICAL DESCRIPTION

A single-storey dwelling with rectangular footprint and saltbox roof. Enclosed veranda on principal, east-facing elevation has partial deck providing main entry to the house. Boxed bay windows on south elevation; double-hung sash and casement-and-fanlight type fenestration.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house stands on the west side of Jacksons Road at the north end of the slip road that serves a cluster of houses at the southern end of the road. A stone wall retains the front garden at the road boundary, which is also set with decorative timber gate posts and a small, single-car garage. The house appears to be of similar vintage to that at 55 Jacksons Road.

MATERIALS/STRUCTURE

Timber, corrugated metal.

ALTERATIONS

Veranda enclosed, deck erected (date unknown).

RATING

Contributory

REASON FOR RATING

A modified cottage that contributes to the established character of the area.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19<sup>th</sup> century until the present day.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

#### CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

#### ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19<sup>th</sup> century, the area has potential archaeological values relating to its historic use and occupation.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

#### REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>  
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

26 October 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services



CHRISTCHURCH DISTRICT PLAN  
LYTTELTON RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME House  
ADDRESS 55 Jacksons Road  
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	Pre-1925

STYLE

Vernacular cottage

PHYSICAL DESCRIPTION

A single-storey dwelling with rectangular footprint and saltbox roof. Side entry (north elevation) with inset porch; casement-and-fanlight type fenestration.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house stands on the west side of Jacksons Road at the north end of the slip road that serves a cluster of houses at the southern end of the road. A brick wall retains the front garden at the road boundary and the house appears to be of similar vintage to that at 53 Jacksons Road.

MATERIALS/STRUCTURE

Timber, asbestos cement cladding, decramastic tile roofing.

ALTERATIONS

Reroofed, reclad and windows replaced (mid 20<sup>th</sup> century?).

RATING

Contributory

REASON FOR RATING

A modified cottage that contributes to the established character of the area.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19<sup>th</sup> century until the present day.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

#### CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

#### ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19<sup>th</sup> century, the area has potential archaeological values relating to its historic use and occupation.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

#### REFERENCES

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

REPORT COMPLETED

26 October 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
LYTTELTON RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME House  
ADDRESS 57 Jacksons Road  
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	c. 2015

STYLE

Contemporary villa

PHYSICAL DESCRIPTION

Two-storey dwelling with an irregular rectangular footprint and hipped and gabled roof forms. Lean-to veranda on principal, east-facing elevation shelters main entry. Overhanging eaves, casement windows and glazed doors.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house stands on the west side of Jacksons Road; its intersection with Keebles Lane is to the north. A modern garage and concrete block retaining walls mark the road boundary. The house occupies almost the full width of the site at the centre of its lot.

MATERIALS/STRUCTURE

Timber, corrugated metal.

ALTERATIONS

N/A

RATING

Neutral

REASON FOR RATING

A modern house that replaced a pre-1925 dwelling.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19<sup>th</sup> century until the present day.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

#### CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

#### ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19<sup>th</sup> century, the area has potential archaeological values relating to its historic use and occupation.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

#### REFERENCES

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

REPORT COMPLETED

25 October 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
LYTTELTON RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME House  
ADDRESS 59 Jacksons Road  
Lytelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	c. 1950

STYLE

Mid-century bungalow

PHYSICAL DESCRIPTION

Two-storey dwelling with a L-shaped footprint and hipped roof forms. Deck on east elevation has balustrade style railing and shelters central entry on ground floor. Casement windows and glazed doors.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house stands on the west side of Jacksons Road; its intersection with Keebles Lane is to the north. A single-car garage and scoria stone wall mark the road boundary. The house occupies almost the full width of the site at the east end of a long, narrow lot.

MATERIALS/STRUCTURE

Timber, corrugated metal.

ALTERATIONS

Pergola replaced by first floor deck (c. 2009).

RATING

Neutral

REASON FOR RATING

A mid-century house that maintains the area's residential values.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19<sup>th</sup> century until the present day.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

#### CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

#### ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19<sup>th</sup> century, the area has potential archaeological values relating to its historic use and occupation.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

#### REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>  
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

25 October 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
LYTTELTON RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME House  
ADDRESS 61 Jacksons Road  
Lytelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	c. 1960

STYLE

Mid-century bungalow

PHYSICAL DESCRIPTION

Two-storey dwelling with a square footprint and hipped roof. Casement windows and side (north elevation) entry. Deck on east elevation has balustrade style railing.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house stands on the west side of Jacksons Road; its intersection with Keebles Lane is to the north. A scoria stone wall marks the road boundary and the house is largely obscured by vegetation. The house occupies almost the full width of the site at the east end of a long, narrow lot.

MATERIALS/STRUCTURE

Timber, corrugated metal.

ALTERATIONS

Unknown, if any.

RATING

Neutral

REASON FOR RATING

A mid-century house that maintains the area's residential values.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19<sup>th</sup> century until the present day.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

#### CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

#### ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19<sup>th</sup> century, the area has potential archaeological values relating to its historic use and occupation.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

#### REFERENCES

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CHRISTCHURCH DISTRICT PLAN  
LYTTELTON RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

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ITEM NAME House  
ADDRESS 63 Jacksons Road  
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	c. 1960

STYLE

Mid-century bungalow

PHYSICAL DESCRIPTION

Single-storey dwelling with a rectangular footprint and hipped roof. Casement windows and side (north elevation) entry.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house stands on the west side of Jacksons Road; its intersection with Keebles Lane is to the north. A block wall marks the road boundary and the house is situated on a terrace above a parking pad beside the wall. The house occupies almost the full width of the site at the east end of a long, narrow lot.

MATERIALS/STRUCTURE

Timber, corrugated metal.

ALTERATIONS

Unknown, if any.

RATING

Neutral

REASON FOR RATING

A mid-century house that maintains the area's residential values.

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25 October 2022

AUTHOR

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CHRISTCHURCH DISTRICT PLAN  
LYTTELTON RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

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ITEM NAME House  
ADDRESS 65 Jacksons Road  
Lyttelton

PHOTO



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

STYLE

Square-plan villa

PHYSICAL DESCRIPTION

Single-storey dwelling with rectangular footprint and hipped roof. Lean-to veranda and service wing at rear. Double-hung sash windows; main entry has side and fanlights.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house stands on the west side of Jacksons Road, immediately south of its intersection with Keebles Lane. The road boundary is marked by a paling fence and the lot includes a narrow strip on the northern boundary that could provide access to 65A.

MATERIALS/STRUCTURE

Timber, corrugated metal.

ALTERATIONS

New balustrading; chimney removed (post-2010).

RATING

Defining

REASON FOR RATING

An early 20th century dwelling that contributes to the historic, architectural and contextual values of the area.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19<sup>th</sup> century until the present day. The first title to this property was issued to James Cowie, a local mariner, in 1928. It was held by the Lyttelton Permanent Land Building and Investment Society between 1934 and 1950, at which time it was transferred to Isabella Fisher. It remained in family ownership until 1982 and has passed through a number of hands since.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

#### CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

#### ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19<sup>th</sup> century, the area has potential archaeological values relating to its historic use and occupation.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

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REPORT COMPLETED

25 October 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
LYTTELTON RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME House  
ADDRESS 67 Jacksons Road  
Lyttelton

PHOTO



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

STYLE

Square-plan villa

PHYSICAL DESCRIPTION

Single-storey dwelling with rectangular footprint and hipped roof. Lean-to veranda and service wing at rear. Double-hung sash and casement-and-fanlight type fenestration; main entry is glazed.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house stands on the west side of Jacksons Road, directly opposite its intersection with Keebles Lane. A stand-alone garage is located in the south-west corner of the lot; both buildings are built very close to the road boundary and are open to the road.

MATERIALS/STRUCTURE

Timber, decramastic roofing tiles.

ALTERATIONS

Façade windows and door replaced (mid-20<sup>th</sup> century?). X-pattern balustrading installed (post-2009).

RATING

Contributory

REASON FOR RATING

A modified early 20th century dwelling that contributes to the historic, architectural and contextual values of the area.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19<sup>th</sup> century until the present day.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

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REPORT COMPLETED

25 October 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
LYTTELTON RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME House  
ADDRESS 5 Joyce Street  
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	Late 19 <sup>th</sup> / early 20 <sup>th</sup> century?

STYLE

Vernacular cottage

PHYSICAL DESCRIPTION

Two-storey dwelling with rectangular footprint and gable roof. Return veranda on east and south sides, double-hung sash windows.

CONTEXT/SETTING/LANDSCAPE FEATURES

The building stands on the west side of Joyce Street, in the block bounded by Cunningham Terrace in the north and Simeon Quay in the south. Joyce Street is a pedestrian-only thoroughfare and the house is set at the east end of the lot.

MATERIALS/STRUCTURE

Timber, corrugated metal.

ALTERATIONS

Veranda enclosed (pre-2004) and altered (c.2015?).

RATING

Defining

REASON FOR RATING

Early residential building located on a pedestrian-only road that responds to the topography of the town.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19<sup>th</sup> century until the present day.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

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21 October 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services