

Appendix 1: Summary statements describing the heritage significance of the proposed RHAs. Text in italics is taken from the heritage report for each RHA.

## **CHESTER STREET EAST / DAWSON STREET RHA**

The heritage significance of this cohort of residential properties in Chester Street East and Dawson Street arises from the area's early development history within the central city and the extent to which it maintains its historic authenticity and integrity. The heritage values of the area are strongly supported by local residents and it is notable for the way it encompasses a diverse range of housing types and styles that represent the diversity of former residents.

*This Heritage Area is comprised of a recreational reserve, an electricity substation and 50 residential properties, which chronicle the history of development from the mid-19<sup>th</sup> century until the present day. The area embodies historic, architectural and contextual values relating to its historic demographic profile, range of domestic typologies and styles, and its central city location.*

*The area is located within the north-eastern sector of the inner-city, south of both the Ōtākaro Avon River and a site of great importance to Ngāi Tahu, the kāinga of Ōtautahi. The original 1850 colonial survey of Christchurch laid out the path of Chester Street and by 1858 a private road, known as David Street and then Carter's Lane before it was given its current name (Dawson Street) in 1915, had been formed on Town Reserve 170 between Kilmore Street and Chester Street. Within the area houses date from the mid-19<sup>th</sup> century onwards and represent a range of domestic typologies and styles, including the colonial vernacular cottage, Victorian and Edwardian villas, and over a century of townhouse design.*

*The dwellings within this area are a mixture of single-family homes and townhouses, the latter dating to the early 1890s, later 20<sup>th</sup> and early 21<sup>st</sup> centuries. They address the street, typically occupy rectangular lots, and represent a diverse population of early residents; from labourers and warehousemen to architects and lawyers.*

*Although there are four vacant lots within the area, three of which were cleared following the 2010/2011 Canterbury earthquakes, the area retains a good level of integrity and authenticity. The intimate scale and character of Dawson Street is particularly notable in comparison to the small inner-city streets north of Salisbury Street, which have largely been transformed by redevelopment and intensification over the last ten years.*

## **CPT NORTH ST ALBANS SUBDIVISION (1923) RHA**

This area has heritage significance as an interwar bungalow development that retains a high level of authenticity and integrity. A park and church precinct at the north and south ends of the area respectively contribute to the historic and contextual significance of the area and are contemporary with the subdivision that was undertaken by the Anglican Church Property Trustees.

*This Heritage Area, comprising 112 residential properties, a church precinct and a local park, represents the development of an interwar 'bungalow' suburb in St Albans.*

*The HA is located within a basin formed by the Pūharakekenui-Styx River in the north and Ōtākaro-Avon River in the south. The former was an 'important kāinga mahinga kai (food-gathering place) for the local Ngāi Tahu hapū of Ngāi Tūāhuriri' and the latter was an 'important part of the interconnected network of traditional travel routes, particularly as an access route through the swampy marshlands of Christchurch'.<sup>1</sup> Set aside as endowment land for the Anglican Church, Rural Section 324 was leased in the later 19<sup>th</sup> century for farming, market gardening and as a cricket ground. The enabling residential subdivision was undertaken by the Anglican Church Property Trustees (CPT) in 1923 to provide funds for church activities. The land parcel was then built up over the following decade to provide middle-class housing close to the Cranford Street tramline and the central city. The CPT gifted or sold the land for Malvern (Rugby) Park and the street names reflect the historic origins of the development.*

*The houses within this area are typically California Bungalow style dwellings that retain a high level of integrity and authenticity. Predominantly single-storey houses of timber construction, the houses in the HA were built to address the street and sited to accommodate driveways and garaging for privately owned vehicles. Early householders were civil servants, tradesmen, and members of the professional and managerial classes.*

*The subdivision is framed by the curvilinear form of Westminster Street, which follows the path of St Albans Creek, and the bipartite rectangular form of Malvern (Rugby) Park.*

## **ENGLEFIELD AVONVILLE RHA**

The area has heritage significance for its mid-19<sup>th</sup> century to interwar residential development, which has retained a high degree of authenticity and development. The intimate streetscapes and small scale vernacular cottages of Elm Grove and Hanmer Street contrast with the larger houses overlooking Avonside Drive and Fitzgerald Avenue and the area has long been valued by its residents for its historic and architectural values.

*This Heritage Area is principally comprised of 54 residential properties that chronicle the history of residential development from the 1850s until the present day.*

*Along the Ōtākaro (Avon River) many kāinga mahinga kai were once located, providing sites of food gathering and harvest both on the river and its banks. A key component of the traditional travel routes of mana whenua, the Ōtākaro also became a defining feature in the city of Christchurch. With the advent of colonial settlement, the block of land between the East Town Belt (Fitzgerald Avenue), the Ōtākaro Avon River, Linwood Avenue and Armagh Street was first owned by William Guise Brittan, a 'First Four Ships' immigrant and Commissioner of Lands for Canterbury. Englefield Lodge, the house that Brittan built for himself, his wife Louisa and their children, is one*

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<sup>1</sup> <https://www.kahurumanu.co.nz/atlas>

*of the oldest in Christchurch (c. 1855/6). Over the next 80 years the Brittans' block was subdivided and workers' cottages and riverside townhouses were erected around Englefield, giving the area a composite character reflecting a mix of social classes, dwelling types and styles.*

*The houses within this area are generally late 19<sup>th</sup> and early 20<sup>th</sup> century single-family homes constructed from timber. They address the street, most occupy rectangular sites, and they range in style from Victorian workers' cottages and villas to English Domestic Revival townhouses and inter-war bungalows. Despite its extensive earthquake damage, Englefield Lodge remains notable for both its brick construction and Gothic Revival styling.*

*The area's relationship to the river, its street pattern, and the intimate scale of Elm Grove and Hanmer Street, in conjunction with the underlying dune formation of the land, gives the HA its heritage landscape value. The street names in this area are either descriptive of the locale or commemorative of an early Canterbury settler and/or a local landowner.*

## **INNER-CITY WEST RHA**

The historic, architectural and contextual heritage significance of this area is predicated upon the long-standing resident support for the heritage qualities of this part of the central city. The area is important for its association with neighbouring educational and cultural facilities as well as to the development of the central city as a place of residential accommodation.

*This HA comprises 71 properties, the buildings on some of which date from the early years of Christchurch's colonial development. The area embodies historic, architectural and contextual values relating to its central city location, underlying development pattern and proximity to major cultural and educational facilities, which include Canterbury Museum, Christ's College, the Botanic Gardens and the Arts Centre of Christchurch (formerly the University of Canterbury).*

*The area occupies the central western sector of the inner-city, whose linear geometry is divided roughly in half by the path of the Ōtākaro (Avon River). Puāri, a major and long-standing Waitaha and Ngai Tahu kāinga nohoanga (settlement) and kāinga mahinga kai (food-gathering place), was located to the north-east of the area (HNZPT Wahi Tapu, list entry # 7607). Following the colonial survey of Christchurch in 1850, a limited amount of development had occurred on all the blocks within the HA by the early 1860s. By 1877 only the block bounded by Gloucester and Worcester Streets and some lots on the north side of Gloucester Street remained largely undeveloped. New builds and the replacement of earlier dwellings in the late 19<sup>th</sup> and early 20<sup>th</sup> centuries created a notable collection of houses whose designs reflect the taste and social standing of their owners. These houses tended to be two-storeyed; their size likely encouraging, from the late 19<sup>th</sup> century, their conversion to boarding houses, which signalled the attraction of the area for city workers and visitors. The work of noted local architects, including Samuel Hurst Seager, the England Brothers, Joseph Maddison, Cecil Wood, Colin Lamb, Wilfred Lawry, and, more recently, Peter Beaven can all be found in the area.*

*In comparison with other residential areas within close proximity to the city centre, the Inner-City West Residential HA retains a high degree of historic authenticity. Over the years, the area has been home to academics, musicians, artists and well-known Canterbury identities. Although many of the larger dwellings have been converted into apartments, flats and commercial premises, the residential character of the area has been maintained.*

## **LYTTELTON RHA**

Lyttelton's residential heritage area embodies significant historic, architectural and contextual heritage values, which are recognised by Heritage New Zealand Pouhere Taonga. The diversity of style and location of the port town's housing demonstrates the historic development of a mid-19<sup>th</sup> century colonial settlement in a distinctive geographic locale.

*This Heritage Area 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 HA retains its sense of place and historic identity. The dispersal of historic homes across the HA attests to the multi-directional development of the town; close to the town centre, along the Bridle Path, Sumner and Governors Bay Roads, and to the north of the town centre where the topography allowed.*

## **MACMILLAN AVENUE RHA**

The eastern section of Macmillan Avenue encompassed by the heritage area has heritage significance for its association with John and Helen Macmillan Brown and the subdivision of their hillside property in the early 20<sup>th</sup> century. The houses in the

heritage area have significance for their design and historic associations with a number of notable former residents while the Cashmere Hills Presbyterian Church precinct speaks to the wider development of the hillside suburb.

*This Heritage Area is comprised of 21 residential properties and a church precinct. Its residential development dates from the late 1890s and the area embodies historic, architectural and contextual values relating to the area's association with a number of notable Cantabrians, the design of its buildings, and the area's location at the heart of the city's foremost hillside suburb. The HA lies between two important Ngāi Tahu sites: Te Iringa-o-Kahukura and Pukeatua.*

*In 1897 Professor John Macmillan Brown, a founding professor at Canterbury College, and his wife Helen (née Connon), a former principal of Christchurch Girls' High School, purchased a nine-acre property on the Cashmere Hills to serve as a winter escape from their Fendalton home. They commissioned Helen's brother-in-law, nationally renowned architect Samuel Hurst Seager, to build them a hillside cottage. In 1908 Brown, by now a widower, subdivided the property and it was gradually built upon through the 20th century.*

*The houses within this area span the range of styles favoured by well-to-do clients and their designers throughout the course of the 20th century. They are set within well-established gardens and seek to capitalise upon views north over the city of Christchurch while at the same time, it was thought, keeping a healthy distance from it.*

*Macmillan Avenue takes its name from Professor John Macmillan Brown, who spent the last years of his life living at 'Holmbank', 35 Macmillan Avenue, which was named for his Fendalton home. Whisby Road owes its name to a notable early Canterbury settler, Sir John Cracroft Wilson.*

## **RNZAF STATION WIGRAM STAFF HOUSING RHA**

The heritage significance of housing provided for staff serving at the RNZAF Station at Wigram arises from its historic association with the development of New Zealand's air force. Houses in the area have largely retained their authenticity and integrity since the base was closed in 1995.

*This Heritage Area comprises 36 residential properties and a major non-residential structure and related open space, which date from 1939. The area embodies historic, cultural, architectural and contextual heritage values that are associated with the former Wigram Air Base and the Royal New Zealand Air Force.*

*The Wigram Air Base was established during World War One, largely due to the efforts of Henry Wigram, who was knighted for his services to aviation in 1926. As well as hangars and other structures associated with an air base, various buildings were constructed to provide recreational facilities for Air Force personnel such as messes and a chapel. Houses were also constructed for airmen and their families, focused on*

*a pedestrian-friendly streetscape. The majority of the houses were in place by 1939 and occupied by air force servicemen and their families until the base closed in 1995.*

*House designs in the area share a common English Cottage style and standardised plans but vary in size according to rank and Art Deco detailing. Contextual heritage values relate to the layout of the streets, with formal avenue planting, and to individual site layouts and landscape detailing. The landmark quality of the former No 1 Officers' Mess is also notable.*

*Recent subdivision (dating from 2005) has visually and physically divided the two areas of accommodation from each other. However, a clear association remains between the housing clusters and the former airbase.*

## **SHELLEY/FORBES STREETS RHA**

The housing in Shelley, Beaumont and Forbes Streets encompassed by this heritage area has significant heritage value because it represents and embodies the quintessential working class history of Sydenham within the broader context of the city's history.

*This Heritage Area is comprised of 36 residential properties that provide a snapshot of working-class residential development within the suburb of Sydenham in the late 19<sup>th</sup> and early 20<sup>th</sup> centuries. The area embodies historic, architectural and contextual values relating to its historic demographic profile, cottage and villa typologies and styles, and its city-fringe location.*

*The area is located to the south of the inner city and north of the Ōpāwaho-Heathcote River, which was 'part of the interconnected network of ara tawhito (traditional travel routes) that crossed the once-widespread wetland system of greater Christchurch.'<sup>2</sup> Directly south of the area, at the base of the Cashmere Hills, is Te Iringa-o-Kahukura, the site of a sacred figure that would be uplifted by tohunga for karakia.*

*Two subdivisions of parts of Rural Section 238 in 1877 and 1881 created 44 small-scale residential properties within the block bounded by Jacksons Creek, Colombo and Devon Streets and Bradford Park. The 1877 development by Henry Pridham Blanchard (1829-85), a draughtsman, created Shelley and Beaumont Streets, while the 1881 subdivision of Anderson's Paddock created sites with frontages to Devon Road, Forbes, Beaumont, Shelley and Bent Streets. Advertising for the later subdivision was pitched at 'mechanics and artisans, who may obtain a Suburban Freehold at a Small Outlay' in close proximity to the tramway terminus in Colombo Street.<sup>3</sup> The historic development of modest housing for manual workers in Sydenham, 'Christchurch's working-class suburb par excellence' according to historian John Wilson, is embodied in this heritage area.<sup>4</sup>*

*The dwellings within the area are predominantly single-family homes. They address the street, typically occupy narrow rectangular (Forbes) or square (Shelley) lots and represent the development of owner/occupier and rental housing for labourers and*

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<sup>2</sup> <https://www.kahurumanu.co.nz/atlas>

<sup>3</sup> Press 3 May 1882, p. 4.

<sup>4</sup> John Wilson 'Christchurch Contextual Historical Overview' (2013), p. 154.

*those involved in the trades, railways and local manufacturing. A number of households in the area were also headed by women, especially by the 1940s. Two townhouse developments in Forbes Street dates to the mid-1970s and early 2020s and the only vacant site in the area (7 Beaumont Street) has been largely undeveloped since c.1980.*

*Although some houses sustained damage from the 2010-11 Canterbury earthquakes, and four were subsequently demolished, the area retains a good level of integrity and authenticity. The intimate scale and character of Shelley Street is particularly notable; as is the relationship between the built environment and the natural form of Jacksons Creek.*

## **WAYSIDE AVENUE 'PARADE OF HOMES' RHA**

The southern section of Wayside Avenue, between Guildford Street in the south and the upper leg of Flay Crescent in the north, has heritage significance as a 'Parade of Homes' development that demonstrates the local response to an important aspect of New Zealand's residential history. The dwellings in the area provide a show case of post-war middle-class housing that embodies contemporary design aesthetics and quality construction by local builders.

*This Heritage Area is comprised of 31 residential properties, 28 of which date from 1957, the year in which a Parade of Homes exhibition was held in Wayside Avenue, Bryndwr. The area embodies historic, architectural, and technological heritage values arising from the mid-20<sup>th</sup> century central government promotion of good quality locally-designed, built and furnished middle-income housing.*

*Wairarapa Stream was a Ngāi Tūāhuriri kāinga nohoanga (settlement) and kāinga mahinga kai (food-gathering place); following colonial settlement the land near its source was farmed. Wayside Avenue was surveyed by AJS Morely between 1956 and 1958 and subdivided by the Crown during this period. The 1957 Parade of Homes was sponsored by the National Housing Council to foster private home ownership and promote modern building methods and designs. Nationwide the Parades of Homes of the late 1950s and early 1960s attracted thousands of people to view the latest trends in house design and interior decoration.*

*The houses within this area are generally mid-20<sup>th</sup> century single-family bungalows in both traditional and contemporary (Modernist) styles. A diversity of styles was encouraged by the 'show case and shop window' nature of the home exhibition (Pictorial Parade No. 62, 1957). By the end of the weeklong Parade all the houses had been sold. More recent houses in the area have maintained its pattern of single-family detached dwellings, albeit with some intensification of site usage.*