

### Area Name - Tomes Road / Paparoa Street, St Albans

Potential RHA's review criteria	Y/N	Notes
Moderate to high degree of authenticity and integrity	N	Long streets with considerable modification and redevelopment of houses or house lots.
Group of inter-related <a href="#">historic heritage</a> places, <a href="#">buildings</a> , structures and/or sites within a geographical area with <a href="#">clear boundaries</a> that together address the interconnectedness of people, place and activities.	N	Mix of ages and styles dating from 20 <sup>th</sup> and 21 <sup>st</sup> centuries. Little sense of connectivity, save for the shared location.
A comprehensive, collective and integrated place with coherent heritage fabric (not fragmented).	N	Width of both streets undermines their cohesion.
Contains a majority of sites/building that are of defining or contributory importance to the RHA	N	The absence of a notable historic narrative prevents the creation of a benchmark for defining and contributory features beyond the age and style of housing.
Predominantly developed more than 30 years ago	Y	Tomes Road dates to late 19 <sup>th</sup> ; Chapter Street to early 20 <sup>th</sup> C.
Associated primarily but not necessarily exclusively with residential use	Y	
Meets the minimum size for areas (one street block, one side of street/ minimum of 15? Properties – as per character areas)	Y	
Represents and embodies at least one of the heritage values in Appendix 9.3.7.1 at a significant or highly significant level: <ul style="list-style-type: none"> <li>• Historical and Social Significance</li> <li>• Cultural and Spiritual Significance</li> <li>• Aesthetic and Architectural Significance</li> <li>• Technological and Craftsmanship Significance</li> <li>• Contextual Significance</li> <li>• Archaeological and Scientific Significance</li> </ul>	N	The streets represent typical, rather than notable, historic, architectural and contextual values.
Conveys/represents important aspects of the Christchurch District's cultural and historical themes and activities	N	The streets represent a typical aspect of the city's residential development.
Makes a significant contribution to the Christchurch District's sense of place and identity, and an understanding of its history and cultures.	N	The streets are typical rather than notable within the streetscape of St Albans.
Of heritage significance to the Christchurch District (and may also be of significance nationally or internationally)	N	Range of age and styles of the housing in both streets contributes to their established character.

### Recommendation:

The two streets do not meet the criteria for scheduling as an RHA. While they are near one another and retain some period housing, they lack a common historic development narrative and sufficient authenticity.

**Dr Ann McEwan / 24 March 2022**

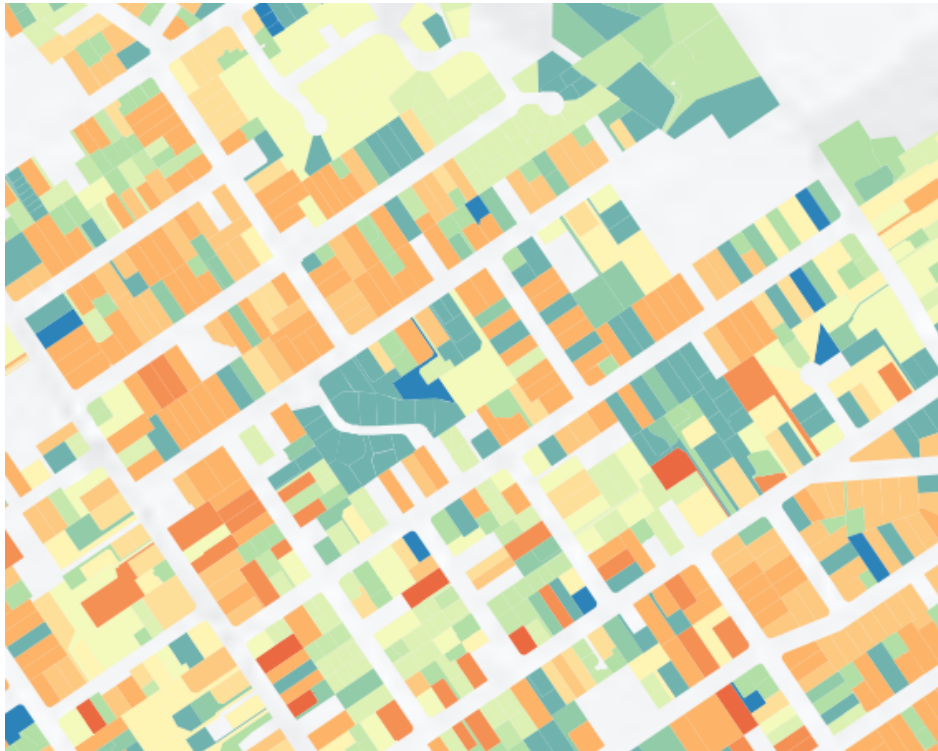
### Resources:

Google streetview (October 2019)

Canterbury maps historical aerals

CCC Age of houses data

Images:



1940-44





1970-74



Present day







