

Area Name – Windermere Road, Papanui

Potential RHA's review criteria	Y/N	Notes
Moderate to high degree of authenticity and integrity	N	Mixture of house ages & styles, from bungalows through to contemporary townhouses.
Group of inter-related historic heritage places, buildings , structures and/or sites within a geographical area with clear boundaries that together address the interconnectedness of people, place and activities.	N	Only overarching connection appears to be the street's identification as a Memorial Avenue 1939-45.
A comprehensive, collective and integrated place with coherent heritage fabric (not fragmented).	N	The predominant character is of a well-established suburban environment in which single-family homes date from the 20th and early 21st centuries and are complemented by street trees and mature gardens. There is no consistency amongst the houses in terms of age and style.
Contains a majority of sites/building that are of defining or contributory importance to the RHA	N	There is no overarching historic narrative against which to set a benchmark for defining and contributory features.
Predominantly developed more than 30 years ago	In part	Modern development has occurred on selected sites along the full length of the street.
Associated primarily but not necessarily exclusively with residential use	In part	The contemporary presence of Te Ara Hou Otautahi (former Loreto College) and the Bellevue Care Centre (former Presbyterian home for the elderly) maintains historic uses in the street.
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"> • Historical and Social Significance • Cultural and Spiritual Significance • Aesthetic and Architectural Significance • Technological and Craftsmanship Significance • Contextual Significance • Archaeological and Scientific Significance 	N	The roadway has been proposed for scheduling (HID 1459) but the buildings lining it are typical and representative rather than significant examples of residential development in the city.
Conveys/represents important aspects of the Christchurch District's cultural and historical themes and activities	In part	The memorial street trees and the campuses of Te Ara Hou Otautahi and the Bellevue Care Centre reflect historic commemorative and educational/elder care activities.

Makes a significant contribution to the Christchurch District's sense of place and identity, and an understanding of its history and cultures.	N	Te Ara Hou Otautahi and the Bellevue Care Centre contribute to an understanding of the history of Papanui.
Of heritage significance to the Christchurch District (and may also be of significance nationally or internationally)	N	

Recommendation:

Windermere Road does not meet the threshold for scheduling as an RHA. The houses in the street are mixed in age and style and do not share a collective historical narrative. The street possesses two notable educational/care home sites, which represent historic continuity of use. The former Loreto College chapel (Sisters of Mercy, est. 1930) on the site of Te Ara Hou Otautahi may warrant further investigation as a potential built heritage item.

Dr Ann McEwan / 29 June 2023

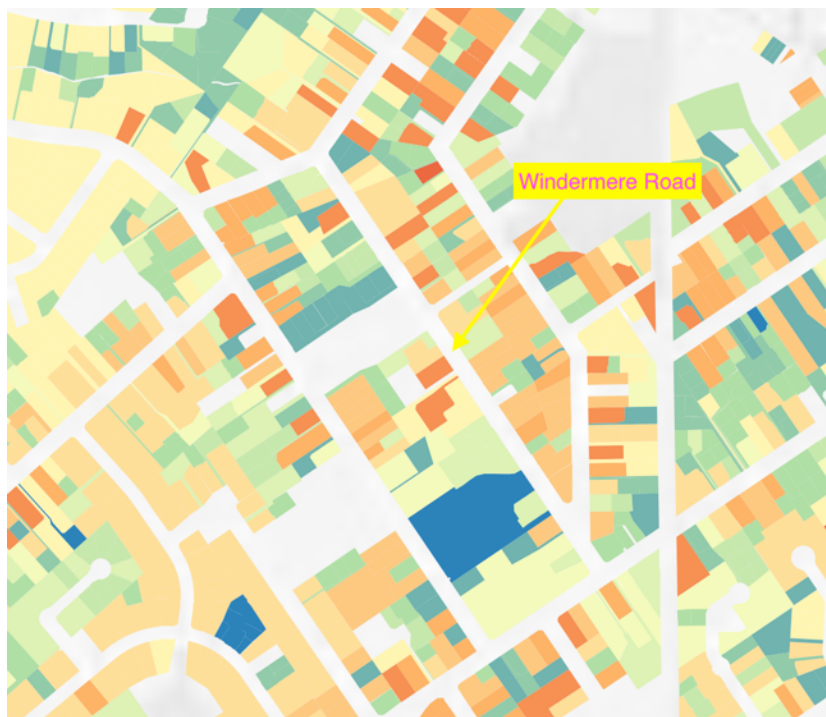
Resources:

CCC Age of Houses data

Canterbury Maps historical aerials

Photographs taken by AE McEwan, 18 June 2023

Images:





1940-44



1970-74



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