

Area Name – St James Avenue, Papanui

Potential RHA's review criteria	Y/N	Notes
Moderate to high degree of authenticity and integrity	N	Mixture of house ages & styles, from villas and 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 late 19th, 20th and early 21st centuries and are complemented by large street trees and mature gardens. There is no consistency amongst the houses in terms of age and style, which undermines potential heritage values but is an aspect of the area's attractive residential character.
Contains a majority of sites/building that are of defining or contributory importance to the RHA	N	
Predominantly developed more than 30 years ago	Y	
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"> • Historical and Social Significance • Cultural and Spiritual Significance • Aesthetic and Architectural Significance • Technological and Craftsmanship Significance • Contextual Significance • Archaeological and Scientific Significance 	N	Memorial trees and memorial entrance gates towards the north end of the avenue may embody Historical, Cultural, Aesthetic and Contextual values. Street trees in northern third are much older and larger than those at southern two-thirds; although the latter were first planted earlier.
Conveys/represents important aspects of the Christchurch District's cultural and historical themes and activities	Partial	Planting of WWII memorial trees is an expression of community recognition of the local impact of the war
Makes a significant contribution to the Christchurch District's sense of place and identity, and an understanding of its history and cultures.	N	

Of heritage significance to the Christchurch District (and may also be of significance nationally or internationally)	N	
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Recommendation:

Do not schedule as a heritage area but review management status of memorial trees and consider whether Rev TN Griffin Memorial Gates (1931) should be scheduled as a heritage item.

Dr Ann McEwan / 6 December 2021

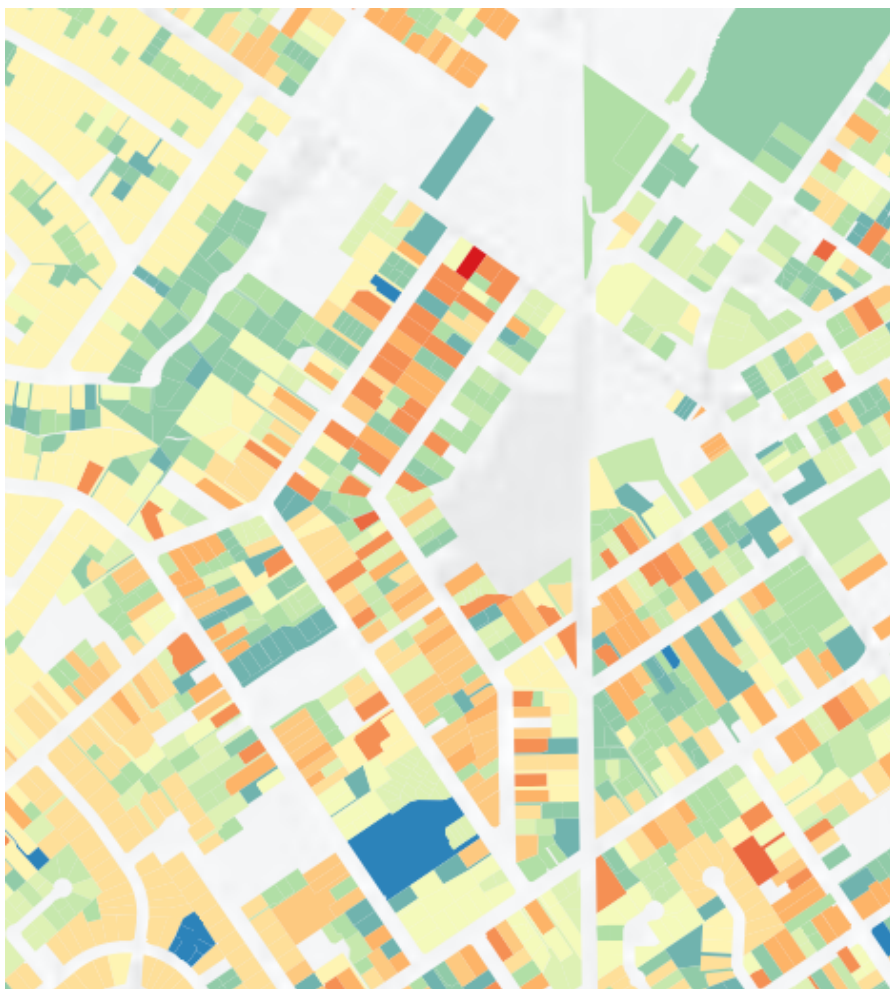
Resources:

Google street view (October 2019)

Canterbury maps historical aerials

CCC Age of houses data

Images:





1940-44



1980-84



Latest





Judging from historic aerials, the trees in the southern third were planted first but then largely replaced – with the exception of specimen outside 17 St James Avenue, for example