

CHRISTCHURCH DISTRICT PLAN

LYTTELTON RESIDENTIAL HERITAGE AREA RECORD FORM

Location



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. [Shaded area to be removed].

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 Tūrangā 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.

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.

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.

TOWN OF LITTLETON

WITH RETURN LINE OF HIGH WATER SPRINGS TO GOVERNMENT WATER

SCALE

Published by the Town of Littleton

RETURN LINE OF HIGH WATER SPRINGS TO GOVERNMENT WATER

1900 1901

Drawn and Engraved by J. J. Downing, Littleton, Colorado, U.S.A.

Lyttelton Residential Heritage Area

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.¹

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.

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



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

Historic Names and Uses

Lyttelton was named after the chairman of the Canterbury Association, the Rt Hon George Lyttelton (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.² 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-19th to the early 21st 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.

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

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 the exception of Otago's Port Chalmers due to its port town identity. Reaching peak population in the early 20th 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-19th 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-19th 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'.³ 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/>

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.

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AUTHOR Dr Ann McEwan / Heritage Consultancy Services



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

³ HNZPT Lyttelton Township Historic Area Report, Appendix 4, p. 18.

Schedule of Individually Scheduled / Listed Items included in the RHA

<i>Name of Building / Structure / Site</i>	<i>Address</i>	<i>Contribution to Heritage Area</i>
former McClatchie/Galbraith/Rhind house	1 Brittan Terrace	Defining
Former Anglican Vicarage	2 Brittan Terrace	Defining [heritage item #1133]
Vacant lot	3 Brittan Terrace	Intrusive
House	3A Brittan Terrace	Contributory
'Te Whaka', former Smith / Hobbs house	5 Brittan Terrace	Defining
former Parsons /Dilliner house	7 Brittan Terrace	Defining
House	7A Brittan Terrace	Neutral
former McLean house	9 Brittan Terrace	Defining
former Comer house	11 Brittan Terrace	Contributory
House	11A Brittan Terrace	Neutral
former Whitby / Olson house	13 Brittan Terrace	Defining
former Plimmer house	14 Brittan Terrace	Defining
House	15 Brittan Terrace	Neutral
former Norton house	16 Brittan Terrace	Defining
House	17 Brittan Terrace	Neutral
former Wilson / Stanley house	18 Brittan Terrace	Defining
House	19 Brittan Terrace	Contributory
former Thorpe / Hankinson house	20 Brittan Terrace	Defining
former Mahar house?	21 Brittan Terrace	Contributory
former Garrard house	22 Brittan Terrace	Defining
former Peat / Greenland / Norton house	24 Brittan Terrace	Contributory
Vacant lot	25 Brittan Terrace	Neutral
former Garlick house	26 Brittan Terrace	Defining
House	27 Brittan Terrace	Neutral
House	28 Brittan Terrace	Neutral
House	29 Brittan Terrace	Neutral
House	30 Brittan Terrace	Neutral
House	30A Brittan Terrace	Neutral
former Burns house	31 Brittan Terrace	Defining
former Crawford house	32 Brittan Terrace	Contributory

former Sinclair house	33 Brittan Terrace	Contributory
House	35 Brittan Terrace	Neutral
Vacant lot	36 Brittan Terrace	Neutral
former Miller rental house	38 Brittan Terrace	Defining
former Miller rental house	40 Brittan Terrace	Defining
former Miller rental house	42 Brittan Terrace	Defining
former Miller rental house	44 Brittan Terrace	Defining
Lyttelton Mt Herbert Community Facility	25 Canterbury Street	Neutral
House	27 Canterbury Street	Neutral
Vacant lot	29 Canterbury Street	Intrusive
Cottage & Warne's / Hatherly's shop & residence	33A & 33B Canterbury Street	Defining
former McCallum house	36 Canterbury Street	Defining
House	37 Canterbury Street	Contributory
former Dimond / Hinds house	37A Canterbury Street	Defining
former Gaunson house	38 Canterbury Street	Defining
former Gallagher house	39 Canterbury Street	Defining
House	40 Canterbury Street	Contributory
Triplex unit	1/41 Canterbury Street	Neutral
Triplex unit	2/41 Canterbury Street	Neutral
Triplex unit	3/41 Canterbury Street	Neutral
Former Marshman rental house	45 Canterbury Street	Defining [item # 1106]
Duplex unit	46 Canterbury Street	Neutral
Former Marshman rental house	47 Canterbury Street	Defining [item # 1105]
'Brincliffe', former Smith house	48 Canterbury Street	Defining
Former Rhodes rental house	49 Canterbury Street	Defining [item # 1104]
former Brook house	50 Canterbury Street	Neutral
former Clarke / Hempstalk house	51 Canterbury Street	Defining
former Wales / Gorst house	52 Canterbury Street	Defining
former McCarthy house [?]	53 Canterbury Street	Contributory
former Sinclair house	54 Canterbury Street	Defining
former Johnston house	55 Canterbury Street	Defining
former Gilray house	57 Canterbury Street	Defining
former Rich / Knights house	59 Canterbury Street	Contributory
former McCormick house	60 Canterbury Street	Defining

former Carter house	61 Canterbury Street	Defining
former Auty / Goodmanson house	62 Canterbury Street	Defining
former Hardy house	63 Canterbury Street	Defining
former Wearne house	64 Canterbury Street	Contributory
former Sullivan house	65 Canterbury Street	Contributory
former McIntyre house	67 Canterbury Street	Contributory
former Paulger house	69 Canterbury Street	Contributory
former Norris house	71 Canterbury Street	Defining
former Foulds house	73 Canterbury Street	Contributory
House	75 Canterbury Street	Defining
House	1 Coleridge Terrace	Defining
Former Hawkins house	2 Coleridge Terrace	Defining [item # 1125]
Former Kenner house	3 Coleridge Terrace	Defining [item # 1126]
House	4 Coleridge Terrace	Neutral
House	5 Coleridge Terrace	Neutral
Former Brown house	6 Coleridge Terrace	Defining [item # 1127]
Former Williams / Eames house	7 Coleridge Terrace	Defining [item # 1128]
House	10 Coleridge Terrace	Contributory
House	11 Coleridge Terrace	Defining
House	1 Cornwall Road	Neutral
House	2 Cornwall Road	Neutral
former Hunter house & 'Cressy House', former Lyttelton Maternity Hospital	1 Cressy Terrace	Defining
former Lancaster / Hannah house	2 Cressy Terrace	Defining
Garage	3 Cressy Terrace	Neutral
former Harris house	4 Cressy Terrace	Defining
former Miller / Storer house	5 Cressy Terrace	Defining
former Gibbons house	6 Cressy Terrace	Defining
former Slater house	7 Cressy Terrace	Contributory
former Bishop house	8 Cressy Terrace	Defining
former Smith house	9 Cressy Terrace [3 Seaview Terrace]	Defining
former Munro / Bishop / Scott house – 'Unthank'	10 Cressy Terrace	Defining
former Turner house	11 Cressy Terrace [4 Seaview Terrace]	Defining

House	12 Cressy Terrace	Contributory
former Lester/Holden house	13 Cressy Terrace [5 Seaview Terrace]	Contributory
House	14 & 16 Cressy Terrace	Neutral
former Miller house	15 Cressy Terrace [6 Seaview Terrace]	Contributory
House	18 Cressy Terrace	Neutral
House	21 Cressy Terrace	Neutral
Vacant lot	22 Cressy Terrace	Neutral
House	23 Cressy Terrace	Contributory
House	24 Cressy Terrace	Contributory
House	25 Cressy Terrace	Neutral
House	25A Cressy Terrace	Neutral
House	26 Cressy Terrace	Contributory
House	27 Cressy Terrace	Neutral
House	28 Cressy Terrace	Contributory
former Fletcher house	29 Cressy Terrace	Contributory
Vacant lot	30 Cressy Terrace	Intrusive
former Kempthorne house	30A Cressy Terrace	Contributory
House	31 Cressy Terrace	Neutral
House	32 Cressy Terrace	Contributory
former Newton house	34 Cressy Terrace	Defining
House	35 Cressy Terrace	Neutral
House	37 Cressy Terrace	Neutral
former Gordon / Sinclair house	38 Cressy Terrace	Defining
House	39 Cressy Terrace	Contributory
House	41 Cressy Terrace	Neutral
House	43 Cressy Terrace	Contributory
Vacant lot	49 Cressy Terrace	Neutral
'Omarama' house	53 Cressy Terrace	Defining [item # 1204]
former Hickey / Railton house	1 Cunningham Terrace	Defining
Former Peacock / Cunningham house	2 Cunningham Terrace	Defining [item # 1132]
House	3, 5, & 7 Cunningham Terrace	Contributory
Vacant lot	4 Cunningham Terrace	Neutral
former Collins house	8 Cunningham Terrace	Defining
House	9 Cunningham Terrace	Contributory

House	10 Cunningham Terrace [1 Dudley Road]	Contributory
House	11 Cunningham Terrace	Defining
House	12 Cunningham Terrace [3 Dudley Road]	Neutral
House	13 Cunningham Terrace	Contributory
House	14 Cunningham Terrace [including 12A / 5 Dudley Road]	Neutral
former Harkess house	16 Cunningham Terrace [7 Dudley Road]	Defining
House	17 Cunningham Terrace	Contributory
former Smith cottage	19 Cunningham Terrace	Contributory
House	20 Cunningham Terrace	Contributory
House	21 Cunningham Terrace	Neutral
House	22 Cunningham Terrace	Neutral
former Beaumont house	23 Cunningham Terrace	Defining
former Miller house	24 Cunningham Terrace	Defining
House	28 Cunningham Terrace	Contributory
House	29 Cunningham Terrace	Contributory
'Rangiatea', former Weastell/Toomey house	30 Cunningham Terrace	Defining
former Collins house	34 Cunningham Terrace	Contributory
former Mahar house	36 Cunningham Terrace	Defining
House	40 Cunningham Terrace	Neutral
House	42 Cunningham Terrace	Neutral
Commercial building	15 Dublin Street	Neutral
former Cook house	17 Dublin Street	Defining
former Cook house	17A Dublin Street	Contributory
House	19 Dublin Street	Neutral
House	21 Dublin Street	Neutral
Lyttelton Club	23 Dublin Street	Neutral
House	24 Dublin Street	Neutral
former Stout / Brown house	26 Dublin Street	Defining
Former boarding house	28 Dublin Street	Defining [item #1120]
	29 Dublin Street	
Former Kennedy/Briggs house	30 Dublin Street	Defining [item # 1121]
Former Agar house?	31 Dublin Street	Contributory

Former Boyd house	32 Dublin Street	Defining [item #1122]
former Dossett house	33 Dublin Street	Contributory
House	35 Dublin Street	Contributory
House	36 Dublin Street	Neutral
former Day / Merriman house	37 Dublin Street	Contributory
former Pitcaithly house	38 Dublin Street	Defining
former Cleary house	39 Dublin Street	Contributory
former Browne house	40 Dublin Street	Defining
former Cleary house	41 Dublin Street	Defining
former Holliss house	42 Dublin Street	Defining
former Dalmer house	43 Dublin Street	Defining
House	44 Dublin Street	Neutral
House	45 Dublin Street	Neutral
Former dwelling	47 Dublin Street	Neutral
House	50 Dublin Street	Contributory
House	54 Dublin Street	Neutral
former Lufaro house	56 Dublin Street	Contributory
former Lufaro / Labudde house	58 Dublin Street	Defining
former Lyttelton Gaol warder's house / former Willman house	1 Exeter Street	Contributory
former England house	2 Exeter Street	Defining
former Lyttelton Gaol warder's house	3 Exeter Street	Contributory
House	3A Exeter Street	Neutral
House	4 Exeter Street	Neutral
former Mutton rental house	9 Exeter Street	Contributory
House	9B Exeter Street	Neutral
former Thurlow house	10 Exeter Street	Defining
House	11 Exeter Street	Neutral
House	11A Exeter Street	Neutral
former Perry house	12 Exeter Street	Contributory
Vacant lot	13 Exeter Street	Intrusive
former CPT rental / former Roder house	14 Exeter Street	Defining
'Collett Court'	1-6 / 15 Exeter Street	Neutral

House	16 Exeter Street	Neutral
Garage	16A Exeter Street	Neutral
former Dennis house	16B Exeter Street	Defining
House	18 Exeter Street	Neutral
former Lyttelton Wesleyan Parsonage	19 Exeter Street	Defining
House	20 Exeter Street	Neutral
House	20A Exeter Street	Contributory
Former Catholic presbytery	21 Exeter Street	Defining [item #1102]
House	22 Exeter Street	Contributory
House	23 Exeter Street	Neutral
House	23A Exeter Street	Neutral
House	24 Exeter Street	Neutral
Duplex unit	26 Exeter Street	Neutral
House	31 Exeter Street	Contributory
House	32 Exeter Street	Contributory
former Bacon house	33 Exeter Street	Contributory
House	34 Exeter Street	Contributory
House	35 Exeter Street	Defining
House	35A Exeter Street	Neutral
former Wallace house	37 Exeter Street	Defining
House	39 Exeter Street	Neutral
House	40 Exeter Street	Neutral
former Newton house	41 Exeter Street	Defining
Water reservoir	42A Exeter Street	Neutral
Water reservoir	42B Exeter Street	Neutral
House	43 Exeter Street	Contributory
former Wham house	43A Exeter Street	Contributory
House	45 Exeter Street	Neutral
Pathway	45A Exeter Street	Contributory
House	47 Exeter Street	Neutral
House	47A Exeter Street	Neutral
House	49 Exeter Street	Neutral
House	1A Foster Terrace	Neutral

House	1C Foster Terrace	Neutral
House	4 Godley Quay	Neutral
Former Le Cren house	6 Godley Quay	Defining [item #677]
House	8 Godley Quay	Defining
former Mary Ann and Captain Joseph McLean house	10 Godley Quay	Defining
Lochranza	14 Godley Quay	Defining [item #676]
Dalcroy House	16 Godley Quay	Defining [item #768]
former Nicholl house	18 Godley Quay	Defining
House	22 Godley Quay	Defining
House	24 Godley Quay	Defining
Former Dampier house	26 Godley Quay	Defining [item #1134]
Whakaraupō Carving Centre	28/30 Godley Quay	Neutral
Vacant lot	30 Godley Quay	Neutral
former Sinclair house	32 Godley Quay	Defining
House	1 Hawkhurst Road	Contributory
House	3 Hawkhurst Road	Neutral
former Page Bros rental cottage	5 Hawkhurst Road	Defining
former Page Bros rental cottage	7 Hawkhurst Road	Contributory
former Healey [Healy] rental cottage	8 Hawkhurst Road	Contributory
Vacant lot	8A Hawkhurst Road	Neutral
House	9 Hawkhurst Road	Neutral
House	10 Hawkhurst Road	Contributory
House	11 Hawkhurst Road	Contributory
former Ericksson/Webb rental cottage	12 Hawkhurst Road	Defining
former Lester house	13 Hawkhurst Road	Neutral
Footpath	13A Hawkhurst Road	Contributory
former Stenson house	15 Hawkhurst Road	Contributory
former Marshman house	17 Hawkhurst Road	Defining
House	18 Hawkhurst Road	Neutral
former Nelson house	19 Hawkhurst Road	Defining
former Thornley house/rental	20 Hawkhurst Road	Contributory
former Jessamine / Manihera house	21 Hawkhurst Road	Defining

House	22 Hawkhurst Road	Neutral
Houses [2]	23 Hawkhurst Road	Neutral
House	24 Hawkhurst Road	Contributory
House	25 Hawkhurst Road	Neutral
House	26 Hawkhurst Road	Contributory
Vacant lot & sheds	26A Hawkhurst Road	Neutral
House	27 Hawkhurst Road	Contributory
Garage	28 Hawkhurst Road	Neutral
House	29 Hawkhurst Road	Intrusive
House	30 Hawkhurst Road	Neutral
former Demicheli house	31 Hawkhurst Road	Contributory
House	32 Hawkhurst Road	Contributory
Auxiliary building & building platform	33 Hawkhurst Road	Intrusive
former Thornley / McGinity house	34 Hawkhurst Road	Defining
House	35 Hawkhurst Road	Contributory
former Kay house / rental	36 Hawkhurst Road	Contributory
House	37 Hawkhurst Road	Contributory
House	38 Hawkhurst Road	Neutral
Garden	39 Hawkhurst Road	Neutral
House	40 Hawkhurst Road	Neutral
House	41 Hawkhurst Road	Neutral
former Derbidge house	43 Hawkhurst Road	Contributory
Vacant lot	16 Jacksons Road	Neutral
Unit	18A Jacksons Road	Neutral
Unit	18B Jacksons Road	Neutral
House	20 Jacksons Road	Neutral
House	22 Jacksons Road	Neutral
House	24 Jacksons Road	Neutral
House	26 Jacksons Road	Neutral
House	28 Jacksons Road	Contributory
Vacant lot	28A Jacksons Road	Neutral
House	30 Jacksons Road	Neutral
House	32 Jacksons Road	Neutral

House	34 Jacksons Road	Neutral
House	35 Jacksons Road	Contributory
House	36 Jacksons Road	Neutral
House	37 Jacksons Road	Neutral
House	37A Jacksons Road	Contributory
House	43 Jacksons Road	Neutral
former Crocker house	45 Jacksons Road	Defining
former Field house	47 Jacksons Road	Defining [item #1129]
House	49 Jacksons Road	Contributory
House	53 Jacksons Road	Contributory
House	55 Jacksons Road	Contributory
House	57 Jacksons Road	Neutral
House	59 Jacksons Road	Neutral
House	61 Jacksons Road	Neutral
House	63 Jacksons Road	Neutral
House	65 Jacksons Road	Defining
House	67 Jacksons Road	Contributory
House	5 Joyce Street	Defining
Former Grubb house	62 London Street	Defining [item #766]
Former Grubb / Radcliffe house	64 London Street	Defining [item #1119]
Former Grubb / Page house	66 London Street	Defining [item #1118]
Townhouse	1/80 London Street	Neutral
Townhouse	2/80 London Street	Neutral
Townhouse	3/80 London Street	Neutral
Townhouse	4/80 London Street	Neutral
former Nurse Cornish's Nursing Home	83 London Street	Contributory
former Geayley house	85 London Street	Contributory
House	87 London Street	Contributory
former Hawkins / Haydon house	89 London Street	Defining
House	91 London Street	Contributory
former doctor's house and surgery	29 Oxford Street	Defining
House	31 Oxford Street	Defining
former Williams house [?]	33 Oxford Street	Defining

House	35 Oxford Street	Neutral
former Davis house	37 Oxford Street	Defining
Former Lyttelton Gaol chief warders' house	39 Oxford Street	Defining [item #767]
former Williams house [?]	43 Oxford Street	Defining
former Rondean cottage	45 Oxford Street	Defining
Former Mutton cottage	47 Oxford Street	Defining [item #1098]
former Thomas house [?]	49 Oxford Street	Defining
Former Mutton house	51 Oxford Street	Defining [item #1096]
Former Mutton house	53 Oxford Street	Defining [item #1095]
House	57 Oxford Street	Defining
Former Bunker house	59 Oxford Street	Defining [item #1108]
House	60 Oxford Street	Contributory
Unit	61 Oxford Street	Neutral
House	62 Oxford Street	Neutral
Unit	63 Oxford Street	Neutral
former Torrens house?	64 Oxford Street	Contributory
House	66 Oxford Street	Neutral
House	67 Oxford Street	Neutral
former Rouse / Cook house	68 Oxford Street	Defining
House	69 Oxford Street	Neutral
House	69A Oxford Street	Neutral
former Carson house	70 Oxford Street	Contributory
House	71 Oxford Street	Contributory
former Jones house [?]	72 Oxford Street	Neutral
former Rogers / Sowden house	76 Oxford Street	Defining
House	76A Oxford Street	Neutral
House	78 Oxford Street	Contributory
House	80 Oxford Street	Contributory
former Vince cottage	82 Oxford Street	Defining
former Thompson cottage	82A Oxford Street	Defining
former Davey house	84 Oxford Street	Defining
former Marsh [?] house	86 Oxford Street	Defining
former Thompson [?] house	88 Oxford Street	Defining

former Childs [?] / Samson house	90 Oxford Street	Contributory
House	1 Park Terrace	Contributory
House	2 Park Terrace	Defining
House	3 Park Terrace	Defining
House	4 Park Terrace	Neutral
House	6 Park Terrace	Defining
House	7 Park Terrace	Defining
House	2 Randolph Terrace	Neutral
former Herdman house	4 Randolph Terrace	Defining
former Hewstone house	6 Randolph Terrace	Defining
House	8 Randolph Terrace	Contributory
House	9 Randolph Terrace	Neutral
House	10 Randolph Terrace	Neutral
House & secondary dwelling	11 & 11A Randolph Terrace	Neutral
former Baird [?] house	12 Randolph Terrace	Defining
House	14 Randolph Terrace	Neutral
House	15 Randolph Terrace	Neutral
House	16 Randolph Terrace	Contributory
House	17 Randolph Terrace	Neutral
House	18 Randolph Terrace	Contributory
House	20 Randolph Terrace	Contributory
House	21 Randolph Terrace	Neutral
House	22 Randolph Terrace	Contributory
House	23 Randolph Terrace	Neutral
House	24 Randolph Terrace	Contributory
House	25 Randolph Terrace	Neutral
House	26 Randolph Terrace	Contributory
House	28 Randolph Terrace	Neutral
House	1 Reserve Terrace	Neutral
Lyttelton Timeball Station tower	2 Reserve Terrace	Contributory
House	3 Reserve Terrace	Neutral
House	4 Reserve Terrace	Contributory
House	6 Reserve Terrace	Neutral

House	7 Reserve Terrace	Neutral
House	8 Reserve Terrace	Neutral
House	9 Reserve Terrace	Neutral
House	10 Reserve Terrace	Neutral
Former Sowden house	12 Reserve Terrace [also 3 & 5 Randolph Terrace]	Defining [item #1166]
House	13 Reserve Terrace	Neutral
former Toy house	14 Reserve Terrace	Defining
House	16 Reserve Terrace	Neutral
House	17 Reserve Terrace	Neutral
House	22 Reserve Terrace	Neutral
Vacant lot	22A Reserve Terrace	Neutral
House	23 Reserve Terrace	Neutral
House	26 Reserve Terrace	Contributory
House	27 Reserve Terrace	Neutral
House	28 Reserve Terrace	Neutral
House	29B Reserve Terrace	Contributory
former Watson house	30 Reserve Terrace	Defining
House	31 Reserve Terrace	Contributory
House	33 Reserve Terrace	Neutral
House	34 Reserve Terrace	Contributory
House	35 Reserve Terrace	Contributory
House	36A Reserve Terrace	Neutral
House	38A Reserve Terrace	Neutral
former Foster house	40 Reserve Terrace	Contributory
House	41 Reserve Terrace	Neutral
Vacant lot	42 Reserve Terrace	Neutral
House	43 Reserve Terrace	Neutral
House	45 Reserve Terrace	Neutral
House	47 Reserve Terrace	Neutral
House	49 Reserve Terrace	Neutral
Vacant lot	51 Reserve Terrace	Neutral
House	53 Reserve Terrace	Neutral
House	55 Reserve Terrace	Neutral

House	57 Reserve Terrace	Neutral
Footpath	58 Reserve Terrace	Contributory
House	59 Reserve Terrace	Neutral
Vacant lot	60 Reserve Terrace	Neutral
House	61 Reserve Terrace	Contributory
former Cook / Carson house	62 Reserve Terrace	Defining
House	63 Reserve Terrace	Contributory
former Taylor house	65 Reserve Terrace	Defining
House	65A Reserve Terrace	Neutral
House	67/69 Reserve Terrace	Neutral
House	71 Reserve Terrace	Neutral
House	73 Reserve Terrace	Neutral
House	75 Reserve Terrace	Neutral
former Tredinnick house	77 Reserve Terrace	Defining
House	79 Reserve Terrace	Contributory
House	79A Reserve Terrace	Neutral
House	81 Reserve Terrace	Neutral
House	83 Reserve Terrace	Neutral
House	83A Reserve Terrace	Neutral
House	85 Reserve Terrace	Neutral
Unit	2 Ripon Street	Neutral
former Wales house	2A Ripon Street	Neutral
former Stanley house	3 Ripon Street	Defining
former Bailey / Fox house	4 Ripon Street	Defining
House	5 Ripon Street	Neutral
House	6 Ripon Street	Contributory
former Driscoll house	9 Ripon Street	Defining
former Wearne / Carson house	11 Ripon Street	Defining
former CPT / Gallivan house	12 Ripon Street	Defining
former Wales house	13 Ripon Street	Contributory
former Marshall house	14 Ripon Street	Contributory
House	15 Ripon Street	Neutral
former Flaws house	16 Ripon Street	Contributory
House	18 Ripon Street	Neutral

House	18A Ripon Street	Neutral
House	20 Ripon Street	Contributory
House	21 Ripon Street	Neutral
House	22 Ripon Street	Neutral
former Radovinich house	23 Ripon Street	Contributory
former Childs house	24 Ripon Street	Contributory
Former CPT rental house	25 Ripon Street	Defining [item #1175]
Garage & site of former Anglican Vicarage	26 Ripon Street	Neutral
former Jory house	27 Ripon Street	Defining
House	28 Ripon Street	Neutral
House	28A Ripon Street	Contributory
House	29 Ripon Street	Neutral
House	30 Ripon Street	Neutral
former McCormick house	32 Ripon Street	Defining
former Boyd house	34 Ripon Street	Neutral
House	1 Ross Terrace	Contributory
'The Rookery' house	9 Ross Terrace	Contributory
Cressy Terrace Tennis Courts	1 & 1R Seaview Terrace	Neutral
Vacant lot	7 Seaview Terrace	Neutral
House	1 Selwyn Parade	Contributory
House	1 Selwyn Road	Neutral
House	2 Selwyn Road	Contributory
Vacant lot	3 Selwyn Road	Neutral
former Scott house	3A Selwyn Road	Defining
House	4 Selwyn Road	Neutral
House	5 Selwyn Road	Defining
House	6 Selwyn Road	Neutral
House	7 Selwyn Road	Contributory
House	8 Selwyn Road	Neutral
Vacant lot	9 Selwyn Road	Neutral
House	10 Selwyn Road	Contributory
Vacant lot	11 Selwyn Road	Neutral
House	12 Selwyn Road	Neutral

House	14 Selwyn Road	Neutral
House	15 Selwyn Road	Neutral
House	17 Selwyn Road	Neutral
House	1 Simeon Quay	Neutral
former Olsen/Agar house	2 Simeon Quay	Defining
former Lyttelton War Memorial site / Simeon Quay pump station	2A Simeon Quay	Intrusive
Carpark	2B Simeon Quay	Intrusive
House	3 Simeon Quay	Contributory
House	5 Simeon Quay	Neutral
Simeon Quay Reserve [part]	6 Simeon Quay	Contributory
St Saviour's Cottages	1-8/7 Simeon Quay	Contributory
Simeon Quay Reserve [part]	8 Simeon Quay	Contributory
former Comer house	10 Simeon Quay	Defining
House	12 Simeon Quay	Defining
House	14 Simeon Quay	Neutral
House	16 Simeon Quay	Contributory
House	18 Simeon Quay	Neutral
House	20 Simeon Quay	Contributory
House	22 Simeon Quay	Contributory
former Smith house	24 Simeon Quay	Defining
House	26 Simeon Quay	Defining
House	28 Simeon Quay	Neutral
former Hendry house	32 Simeon Quay	Defining
House	34 Simeon Quay	Defining
former Hatton house	36 Simeon Quay	Defining
Former Masonic Hall	6 St Davids Street	Defining [item #765]
House	8 St Davids Street	Neutral
House	10 St Davids Street	Neutral
former Allwright house	14 St Davids Street	Defining
House	16 St Davids Street	Neutral
former Wood / Pitcaithly / Brown house	18 St Davids Street	Defining
House	20 St Davids Street	Contributory

Former headmaster's house	22 St Davids Street	Defining [item #1088]
House	24 St Davids Street	Contributory
Former Foresters' Hall	26 St Davids Street	Defining [item #1090]
House	26A St Davids Street	Contributory
Former Taylor rental house	28 St Davids Street	Defining [item #1091]
Former Taylor rental house	30 St Davids Street	Defining [item #1092]
Former Taylor rental house	32 St Davids Street	Defining [item #1211]
Former Childs house	34 St Davids Street	Defining [item #1093]
House	38 St Davids Street	Neutral
House	40 St Davids Street	Contributory
House	42 St Davids Street	Contributory
House	44 St Davids Street	Neutral
House	46 St Davids Street	Neutral
former Tredennick house	48 St Davids Street	Defining
House	50 St Davids Street	Contributory
House	52 St Davids Street	Neutral
House	54 St Davids Street	Neutral
House	56 St Davids Street	Defining
House	58 St Davids Street	Contributory
House	59 St Davids Street	Contributory
House	60 St Davids Street	Neutral
House	61 St Davids Street	Contributory
House	61A St Davids Street	Neutral
former Edgar house	62 St Davids Street	Contributory
House	63 St Davids Street	Neutral
former Edgar cottage	64 St Davids Street	Contributory
former Dale house	65 St Davids Street	Defining
House	68 St Davids Street	Contributory
House	70 St Davids Street	Contributory
former Buckley/Hock house	71 St Davids Street	Contributory
House	72 St Davids Street	Neutral
former Hedgman house	73 St Davids Street	Defining
House	74 St Davids Street	Defining
Former Weybourne house	75 St Davids Street	Defining [item #1169]

House	76 St Davids Street	Contributory
House	4 Stevensons Deep	Neutral
Vacant lot	10 Sumner Road	Neutral
Vacant lot	12 Sumner Road	Intrusive
House	14 Sumner Road	Contributory
former Harriet and David Collett house	15 Sumner Road	Defining
House	16 Sumner Road	Defining
House	18 Sumner Road	Neutral
House	19 Sumner Road	Contributory
House	20 Sumner Road	Defining
House	21 Sumner Road	Neutral
House	22 Sumner Road	Neutral
House	23 Sumner Road	Neutral
Former Presbyterian manse	27 Sumner Road	Defining [item #1086]
Former Hill/Cook house	29 Sumner Road	Defining [item #1168]
Former Hill/Forbes house	31 Sumner Road	Defining [item #1167]
House	33 Sumner Road	Contributory
House	35 Sumner Road	Contributory
House	37 Sumner Road	Neutral
House	39 Sumner Road	Neutral
House	41 Sumner Road	Neutral
former Payne house	43 Sumner Road	Defining
former Dawson house	45 Sumner Road	Contributory
former Webb house	47 Sumner Road	Contributory
former Nelson house	49 Sumner Road	Defining
former Mills house	51 Sumner Road	Defining
Vacant lot	53 Sumner Road	Neutral
Vacant lot & garage	57 Sumner Road	Neutral
House	59 Sumner Road	Contributory
House	61 Sumner Road	Neutral
Former Kent / McLellan house	1 Ticehurst Road	Defining [item # 741]
House	3 Ticehurst Road	Neutral
House	5 & 5A Ticehurst Road	Contributory

former Conley house	7 Ticehurst Road	Contributory
House	8 Ticehurst Road	Contributory
House	9 Ticehurst Road	Neutral
House	10 Ticehurst Road	Neutral
House	11 Ticehurst Road	Neutral
former Brown/Brodie house	12 Ticehurst Road	Contributory
House	14 Ticehurst Road	Neutral
former Menand house	15 Ticehurst Road	Contributory
former Faber house	16 Ticehurst Road	Contributory
House	17 Ticehurst Road	Neutral
House	18 Ticehurst Road	Contributory
former Weastell house	19 Ticehurst Road	Defining
House	20 Ticehurst Road	Contributory
House	21 Ticehurst Road	Neutral
House	22 Ticehurst Road	Neutral
House	23 Ticehurst Road	Neutral
former Newton house	24 Ticehurst Road	Contributory
House	25 Ticehurst Road	Neutral
House	26 Ticehurst Road	Contributory
former Gilder duplex	27A & B Ticehurst Road	Neutral
House	29 Ticehurst Road	Contributory
House	29A Ticehurst Road	Neutral
former Williams house	31 Ticehurst Road	Defining
House	3 Voelas Road	Neutral
House	4 Voelas Road	Contributory
former Hastings/Hillsdon house	5 Voelas Road	Defining
Garage	5A Voelas Road	Neutral
former Warren/Clark house	7 Voelas Road	Defining
'Te Kohanga', former Hatton house	8 Voelas Road	Defining
former Suiter house	13 Voelas Road	Defining
former Schollar house	15 Voelas Road	Contributory
Vacant lot	15A Voelas Road	Neutral
former Odey house	17 Voelas Road	Defining

House	19 Voelas Road	Contributory
House	20 Voelas Road	Neutral
House	21 Voelas Road	Contributory
former Edgar house	21A Voelas Road	Defining
House	22 Voelas Road	Neutral
House	23 Voelas Road	Contributory
House	24 Voelas Road	Neutral
former Andrews house	24A Voelas Road	Contributory
House	25 Voelas Road	Contributory
Duplex unit	1/26 Voelas Road	Neutral
Duplex unit	2/26 Voelas Road	Neutral
House	27 Voelas Road	Contributory
former Arnold/Rattray cottage?	28 Voelas Road	Neutral
House	29 Voelas Road	Contributory
former Smith / Bromley house	30 Voelas Road	Defining
House	32 Voelas Road	Neutral
former Lindsay / Derbidge house	33 Voelas Road	Defining
former Allan house	34C Voelas Road	Defining
former Mayer/Hunt cottage	36 Voelas Road	Defining
former Mayer / Miller house	38 Voelas Road	Defining
former Voyce house?	40 Voelas Road	Contributory
House	42 Voelas Road	Contributory
House	44 Voelas Road	Neutral
former May house	45 Voelas Road	Contributory
former Marshall/Mayer house	46 Voelas Road	Contributory
former Wilson house	47 Voelas Road	Defining
former Page house	49 Voelas Road	Defining
former Webb house	2 Webb Lane	Neutral
Units	1-4 / 2 Winchester Street	Neutral
Former Derry house	3 Winchester Street	Defining [item #1187]
House	5 Winchester Street	Defining
House	6 Winchester Street	Neutral
former Williams house	7 Winchester Street	Defining

House	8 Winchester Street	Neutral
House	9 Winchester Street	Neutral
House	10 Winchester Street	Neutral
former Robinson house	11 Winchester Street	Contributory
House	11A Winchester Street	Neutral
former Toomey cottage	12 Winchester Street	Neutral
Former Brown house	13 Winchester Street	Defining [item #1117]
former Gallagher house	14 Winchester Street	Defining
Busy Cs Preschool	16 Winchester Street	Neutral
St Saviour's Anglican Church	17 Winchester Street	Defining [item # 1331]
former St Joseph's Catholic Church site	18 Winchester Street	Neutral
former Neville house	20 Winchester Street	Defining
former Lewington house	22 Winchester Street	Defining
Former Kennell house	23 Winchester Street	Defining [item # 1115]
former Keele / Fenton house	24 Winchester Street	Defining
Former Dimond house	28 Winchester Street	Defining [item #1110]
former Holy Trinity [Anglican] Sunday School & playing courts / Lyttelton Recreation Centre	25/29 Winchester Street	Neutral
House	30 Winchester Street	Neutral
Units	1-4 / 31 Winchester Street	Neutral
Former Anderson house	32 Winchester Street	Defining [item #1111]
former Dimond house	32A Winchester Street	Defining
Kidsfirst Kindergarten	33 Winchester Street	Contributory
Former Green house	34 Winchester Street	Defining [item # 1112]
House	35 Winchester Street	Neutral
House	35A Winchester Street	Neutral
Former Pearson house	36 Winchester Street	Defining [item #1113]
former Tissiman house	37 Winchester Street	Contributory
Former Lewin house / RSA	38 Winchester Street	Defining [item #1114]
House	38A Winchester Street	Neutral
Former Cambridge Hotel	39 Winchester Street	Defining [item# 1188]
former Methodist Church / Lyttelton Community Church	40 Winchester Street	Contributory
former Thompson's store	41 Winchester Street	Contributory

House	42 Winchester Street	Neutral
former Turner house	42A Winchester Street	Defining
House	44 Winchester Street	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

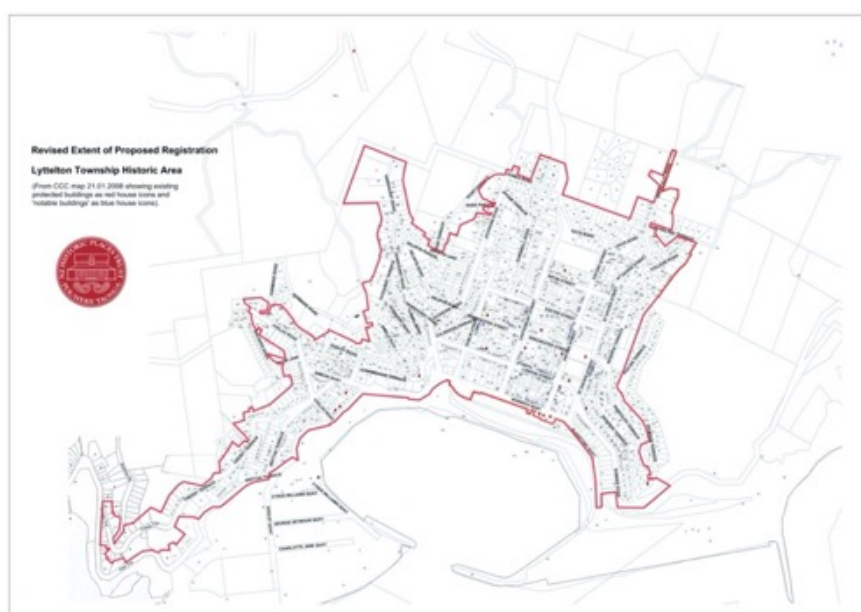
Buildings, structures and other features that support the historic heritage values of the Heritage Area. Contributory buildings, structures and features are consistent with the heritage values of the area and may be either modified or modern buildings, structures and features in sympathy with the design 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	
OPEN SPACE	Former Lyttelton Gaol site / Oxford Street Reserve; Albion Square; Shackleton Reserve; Baden Norris Reserve; Simeon Quay Reserve; Voelas Playground (rating: Contributory)	
STREAMS	Ōhinemou (piped). Both the name of a stream and the name given to the settlement (rating: Neutral)	
CEMETERY	Dissenters & Catholic (Reserve Terrace); Anglican (Canterbury Street) (rating: Defining)	
LANDMARKS	Port Hills (rating: Defining)	
MEMORIALS	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)	
PLAQUES	Mounted on gate pillars at entry to former Lyttelton Gaol site (rating: Contributory)	

GATES/PILLARS	Waharoa (gateway) at Albion Square; variety of entry gates and associated features (rating: Contributory)	
PATHS	Joyce Street between Simeon Quay and Dudley Street via Cunningham Terrace; Seaview Terrace; Kenners Lane (rating: Defining)	
STRUCTURES	Road tunnel entrance (rating: Contributory)	
FENCES	Variety of fences, of differing heights and materials (rating: Contributory)	
WALLS	Stone retaining walls (rating: Defining)	
WHARFS/PIERS	[Outside the RHA]	
STEPS	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)	
SEATS	Amphitheatre style at Albion Square (rating: Neutral)	
SIGNS	Road signs (rating: Neutral)	
LIGHTING	Standard street lighting (rating: Neutral)	
STREET	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	
Street trees	N/A	
• CLUSTER		
• AVENUE		
• INTERMITTENT		
• SIZE		
• SPECIES		
Garden planting	Planted banks on St Davids Street, Ripon Street, Jacksons Road, Reserve Terrace, Cressy Terrace (rating: Contributory)	
<i>Private Realm Features</i>		
MATERIALS	Brick, masonry, rock, timber, iron, concrete (rating: Contributory)	
BUILDING SETBACK	Variable across the area but many buildings, including houses, are set on or close to road boundary (rating: Defining)	
ANCILLARY BUILDINGS	Garaging for residential properties (rating: Neutral)	
TREES	Mix of trees (rating: Neutral)	
VEGETATION	Mix of vegetation; tending to informal, coastal plantings (rating: Contributory)	
VIEWS	Port of Lyttelton, Lyttelton Harbour, Port Hills & Banks Peninsula (rating: Defining)	