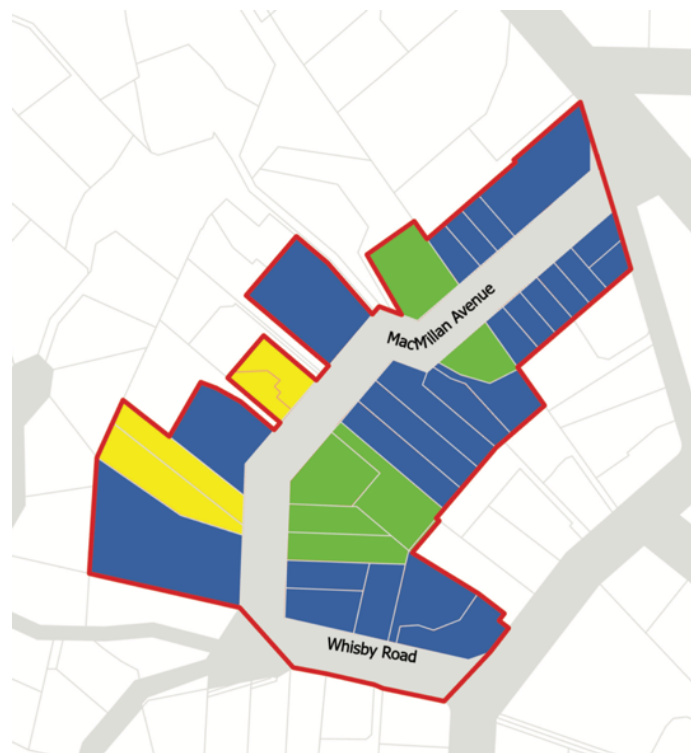


**CHRISTCHURCH DISTRICT PLAN**  
**MACMILLAN AVENUE RESIDENTIAL**  
**HERITAGE AREA RECORD FORM**

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**Location**



The Macmillan Avenue Residential Heritage Area (RHA) comprises the land encompassed by Professor JM Brown's subdivision of 1908 (outlined in red, see DP 2668), which takes in the eastern section of Macmillan Avenue and the north side of Whisby Road.

**Summary of Current Heritage Protection and Recognition**

Heritage New Zealand Pouhere Taonga lists the house at 2 Whisby Road and the Cashmere Hills Presbyterian Church; both buildings are also scheduled on the Christchurch District Plan. Most of the properties within this HA are located within Character Area Overlay 3. A Tasmanian Blue Gum located at 20 Macmillan Avenue is scheduled on the City Plan as a significant tree (T903).

**Christchurch District Plan Zoning**

The area is zoned Residential Hills.

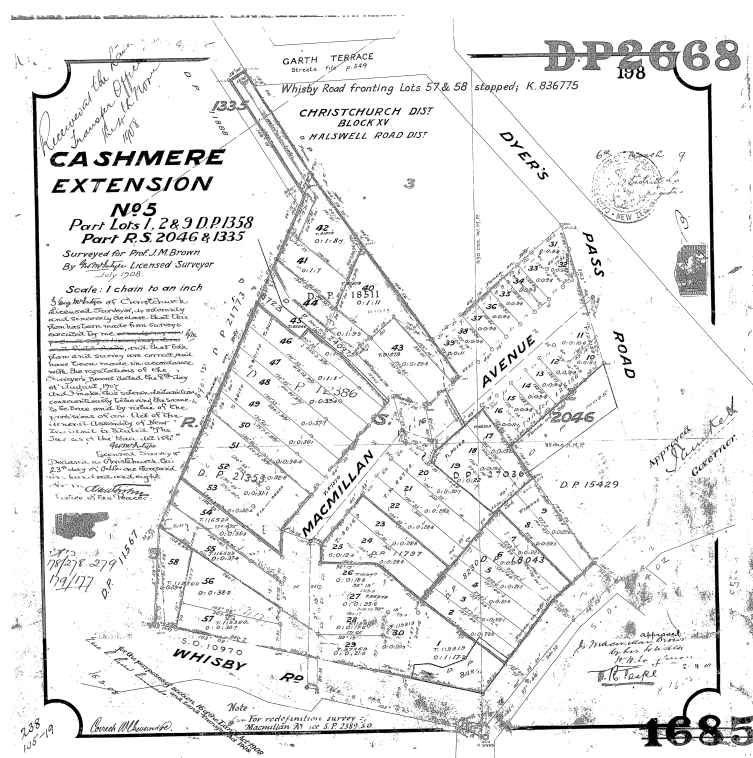
**Summary of Heritage Values**

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 RHA 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.



DP 2668, dated July 1908. QuickMap.

## History of Subdivision and Development

'Te Iringa-o-Kahukura is located at the foot of the Port Hills in the Christchurch suburb of Cashmere, near the old Māori trail to Rāpaki. The name means "The Uplifting of Kahukura" and, according to local traditions, refers to a hidden wooden figure that represented the atua (demi-god) Kahukura, whose celestial form was the rainbow. It used to hang on a post or whata, and tohunga would uplift the wooden figure and recite karakia. ... From Ōtautahi several tracks lead over from the plains to Whakaraupō -Lyttelton Harbour. Principal paths were the track crossing from "Sandridge" at Sydenham via the line of White's Rāpaki Road to Rāpaki and the other to Ōhinetahi, Governors Bay, by way of the present Dyers Pass Road. Another led via Richmond Hill, Sumner and Tauhinukorokio - Mount Pleasant to Ōhinehou - Lyttelton.<sup>1</sup>

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

Following the European settlement of Canterbury more than 2,000 hectares on the northern flank of the Port Hills was developed as the Cashmere Estate by Sir John Cracroft Wilson (1808-81). After Wilson's death in 1881 the property was subdivided and Captain Stephen Fisher purchased the block centred upon what is now the Cashmere Village Green. Residential subdivision of the area began after Fisher put his land up for sale in 1896. According to historian Gordon Ogilvie 'it was radicals, Methodists and prohibitionists who first took to the hills' (Ogilvie p. 149).

In late 1897 Professor John Macmillan Brown and his wife Helen Connon bought just over 9 acres of land on the hill to build a holiday cottage to the design of Helen's brother-in-law Samuel Hurst Seager. The Arts and Crafts bungalow that Seager designed for the Macmillan Browns predates his bungalow settlement on Clifton Hill overlooking Sumner. It was the third house in the area and was built between 1898 and 1900. The Macmillan Browns' garden was of note, offering tropical and sub-tropical plants that flourished in the microclimate afforded by the property's hillside location (*Sun* 5 July 1919, p. 7).

In 1908 Macmillan Brown subdivided his holding but retained the family cottage until 1919. The Browns were well known for their hospitality at both their Wairarapa Terrace home and up on the hill. Ngaio Marsh's family spent the summer of 1905 staying at 2 Whisby Road, shortly afterwards commissioning a house from Rose Marsh's cousin, none other than Samuel Hurst Seager, in Valley Road.

Samuel Hurst Seager (1855-1933) has been called 'a visionary' in regard to his views on New Zealand architectural style and he made a considerable contribution to the built environment of Christchurch (Lloyd-Jenkins p. 309). Born in London, England in 1855 Seager arrived in New Zealand in 1870 and then returned to England in the early 1880s to study architecture. In 1887 he married Hester, the sister of Helen Connon.

Seager designed a wide variety of buildings throughout his career and from the early 20th century was increasingly interested in the wider planning context in which people lived and worked. He contributed to the Workers' Dwellings programme of the early 1900s and was the organising director of New Zealand's first town planning conference in 1919. He was also the 'official architect of New Zealand's battlefield memorials' in the early 1920s and an acknowledged expert on art gallery lighting. In about 1929 he left Christchurch for Wellington and thence retired to Sydney where he died in 1933.

With the extension of the tramline to the bottom of the Port Hills in 1898, and thereafter to the Sign of the Takahe in 1912, 'Christchurch's first hillside suburb' began to develop (Rice pp. 59-60). With more houses came the need for local facilities. In 1924 land was purchased for a Presbyterian church at the intersection of Macmillan Avenue and Dyers Pass Road. Architect Cecil Wood (1878-1947) was commissioned to design it in 1926. Wood's partner RSD Harman (1896-1953) took over the project in the following year while Wood was travelling overseas. The church was officially opened in August 1929 and the tower and west end extension date from 1960-1 (RJ Seward, architect). On Sunday 29 November 2009 the Cashmere Hills Presbyterian Church celebrated its 80th anniversary and the dedication of the new link extension between the church and hall.

A number of notable women are associated with Macmillan Avenue, including Annie Quayle Townend (1845-1914) whose Sumner home was moved to Macmillan Avenue following a dispute between Townend and the Sumner Borough Council. Daughter of George Henry 'Scabby' Moore (1812-1905), the notorious owner of Glenmark station, Townend developed Mona Vale after her father's death in 1905. She also had a house in Sumner, which was carried on traction engines up Dyers Pass Road in c.1910. The larger portion of the relocated house was called 'Glenholme', the smaller becoming the coachman's house across the road at No. 3. Townend died in 1914, the 'richest woman in the South Island' (CCL *Unsung Heroines*, see below).



Annie Quayle Townend's house at Sumner before its removal to Macmillan Avenue, 1909.  
CCL PhotoCD 5 IMG0060.

Jessie Mackay (1864-1938), poet and women's rights activist, was born on a Canterbury sheep station and trained as a teacher in Christchurch. She later supported herself as a journalist and from 1918 shared her home 'Corrie' in Macmillan Avenue with her sister Georgina (c.1884-1956); neither woman married. As a writer Mackay campaigned for women's suffrage and prohibition. Her poetry was strongly influenced by her Scottish heritage and she was regarded as a pioneer in the emerging nationalism of New Zealand writing in the inter-war years. In recognition of her contributions to New Zealand's literary culture she was awarded a government pension in 1936, the year in which her last volume of poetry was published. She died in 1938 at the age of 74 and is buried in Waimairi Cemetery. Her biography was published in 1955.

Suzanne O'Brien (nee Kennett, c.1925-2003) lived in the Brown's former house at 2 Whisby Road from 1929 until 2000, first as a child with her parents and then as a married woman. She was a stalwart member of the Canterbury Branch of the NZ Historic Places Trust for many years and thanks to her appreciation of her home's heritage values a Heritage Covenant was placed on the property in 1996.

Other notable residents were Enid and Norman Hardie (1924-2017), whose Macmillan Avenue house was designed by Christchurch Modern architect Don Donnithorne. A civil engineer by profession, Norman Hardie published his autobiography *On my own feet* in 2006. He was secretary to the 1953 British Expedition to Everest, during which Edmund Hillary and Tensing Norgay reached the summit of the world's tallest mountain. In 1955 Hardie himself was one of four climbers who made the first ascent of Kangchenjunga, the 3<sup>rd</sup> highest mountain in the world. He served as Director of Hillary's Himalayan Trust for 22 years and had a successful engineering business in Christchurch.

## Historic Names and Uses

Macmillan Avenue was named for Professor John Macmillan Brown (1845-1935), who was one of the founding professors at Canterbury College of the University of New Zealand. The road first appears in the Christchurch street directories in 1912 but is given on the 1908 Deposit Plan for Professor Macmillan Brown's subdivision. At first Macmillan Avenue extended west only as far as Whisby Road, with the other half appearing to date from the 1920s.

John Brown, as he was registered at birth, was born in Scotland and received his higher education at Edinburgh, Glasgow and Oxford universities. He arrived in Christchurch in 1874 to take up the chair of Classics and English at Canterbury College, one of the college's three founding professors. He was a supporter of higher education for women and married

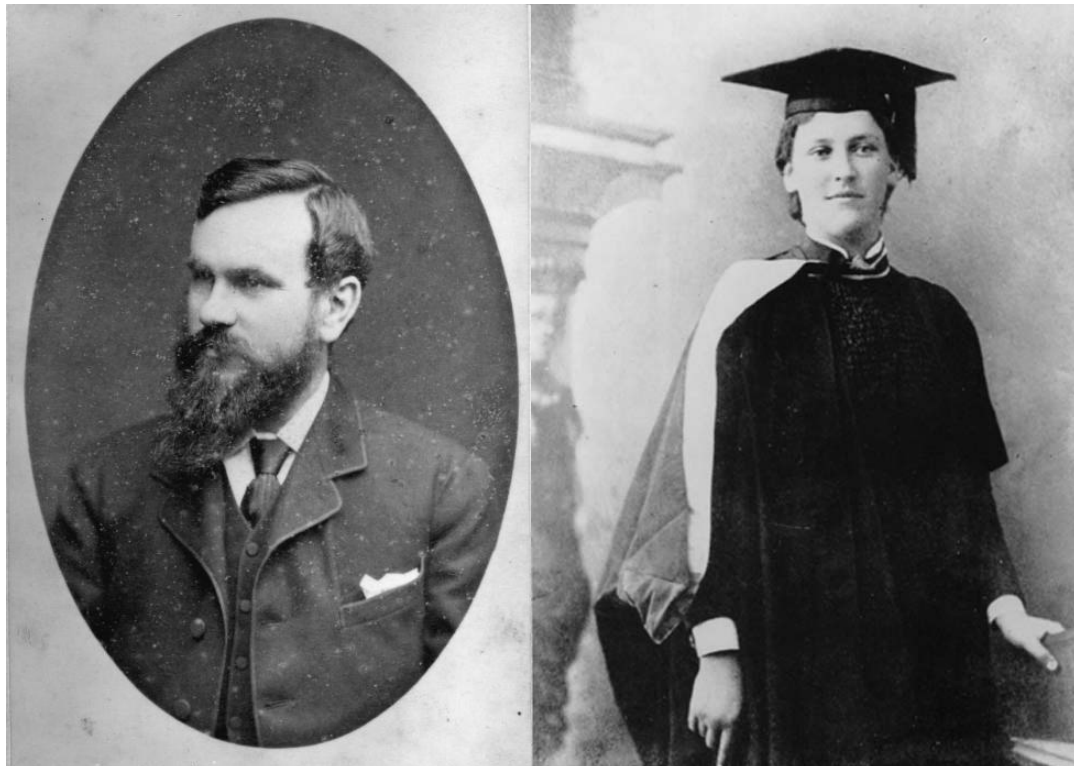
one of his former students, Helen Connon (1857-1903) who was the second woman in the British Empire to gain a BA and the first to achieve a degree with honours. She was principal of Christchurch Girls' High School from 1882 until 1894.

The couple had two daughters, Millicent and Viola; the former became the mother of leading New Zealand poet James K Baxter. Brown retired from Canterbury College in 1895 but this did not end his involvement in university teaching, research or administration. He was Vice-Chancellor of the University of New Zealand from 1916 to 1923 and Chancellor from 1923 until he died.

Whisby Road was named for Whisby, in Lincolnshire, England, a town in which the Cracroft Wilson family-owned property. The road first appears in the city's street directories in 1910. The suburb of Cashmere also owes its name to John Cracroft Wilson, whom Gordon Ogilvie describes as 'Cashmere's first and most picturesque resident' (Ogilvie p. 162). Wilson was born in India in 1808 and he named his Port Hills estate Cashmere, after his favourite part of that country, Kashmir.

Dyers Pass Road was named for John Dyer (1828-75), a pioneering Canterbury farmer who assisted the Provincial Government when a horse track over the Port Hills to Governors Bay was formed in 1859. Initially it was a stock route, rather than a 'civilised road', and it made its first appearance in the street directories of 1911 (Ogilvie p. 146).

Garth Terrace first appears in 1972 street directories but appears to have been known and mapped by the 1950s, if not earlier, as Walkers Terrace. The latter was presumably so-called because it provides pedestrian access to Crichton Terrace (see CCLMaps 116182).



John Macmillan Brown and Helen Connon.

## Distinctive Physical Characteristics

- Macmillan Avenue traverses the lower slope of the Cashmere Hills on an east-west axis. It is an irregularly shaped street that intersects at right angles with Dyers Pass Road at its east end and Hackthorne Road at its western end.
- Garth Terrace provides downhill walking access to Crichton Terrace from Dyers Pass Road and provides glimpses of the northern elevation of some of the Macmillan Avenue houses within the area. Walking access is also provided from Whisby Road across Macmillan Avenue to Valley Road by way of unformed legal road.
- The houses are generally multi-storeyed buildings, designed to capture the view and set within mature gardens that screen the houses from the street. Arts and Crafts and English Domestic Revival styles may be found amongst a variety of 20<sup>th</sup> century domestic architectural styles.
- Timber, corrugated iron, brick and stone are the predominant building materials, but slate and clay roofing tiles also feature.
- There are narrow footpaths on both sides of Macmillan Avenue and the northern side of Whisby Road. Pedestrian access to Valley Road leads off Macmillan Avenue close by its intersection with Whisby Road. In the original subdivision Whisby Road was to have been extended to link with Valley Road. The pathway and adjacent road reserve is the vestigial reminder of that plan.
- Views to the northwest from the area take in the flat plain of greater Christchurch and the Southern Alps in the distance.

## The Significance of the Area to the Heritage of Christchurch

The historic heritage significance of this area lies in its **historic and social** values as an early Cashmere subdivision and place of residence of a number of notable Christchurch people, including John and Helen Macmillan Brown, Jessie Mackay and Norman Hardie. **Cultural and spiritual** values are associated with the pre-European Māori ara (path) passing through the area and the Presbyterian church. Its **architectural and aesthetic** values pertain to the styling of its buildings, especially those of an Arts and Crafts or English Domestic Revival nature. The **craftsmanship** value of these houses is typical of upper-middle houses of their day. **Contextual** values of note relate to the relationship of the buildings to their site and landscape views afforded by their design and situation. **Archaeological** values relating to early Māori activity, agricultural use and subdivision practices may exist.

### Historical/Social

The historic and social values of this area reside principally in its association with a group of notable Christchurch citizens who were, and are still, known well beyond the boundaries of the city. John Macmillan Brown, his wife Helen Connon, and Jessie Mackay are nationally renowned figures who lived at one time within this area. Brown left his library and a considerable part of his fortune, acquired in part from his subdivision of Macmillan Avenue to Canterbury College, now the University of Canterbury. The Macmillan Brown Centre for Pacific Studies at the University commemorates Brown's intellectual commitment to regional studies, while Macmillan Avenue and his former cottage at 2 Whisby Road testify to his business acumen and upper-middle class way of life.

Brown and Connon's contribution to education, as both teachers and learners, touched many lives just as Mackay's poetry achieved recognition for its emergent New Zealand

voice. Connon, Mackay and Annie Townend are all remembered as intelligent and independent women who created homes in Macmillan Avenue but whose talents and actions played out on a much wider stage. Norman Hardie's reputation as an important New Zealand mountaineer was acknowledged at the time of his death in 2017.

In the early decades of the 20th century Cashmere 'developed a distinct sense of community based on its early popularity with intellectuals and university people'. 'While it was not 'quite as "exclusive" a suburb as Fendalton' (Overview p. 120) it was nevertheless an upper-middle class suburb. Cashmere retains this character today.



The former Hardie house.

### **Cultural/Spiritual**

It is recorded that a Māori ara (path) from the base of Cashmere over the Port Hills to Governor's Bay and thence to Rāpaki traversed what is today Dyers Pass Road. Overlaid upon the cultural landscape of Ngāti-Māmoe and Ngāi Tahu, the present-day residential area also has spiritual values in the worship and fellowship offered at Cashmere Hills Presbyterian Church. The RHA also has cultural value as a demonstration of the way of life of its past and present residents.

### **Architectural/Aesthetic**

The houses within this Heritage Area have architectural value as they illustrate the standard sequence of upper-middle class housing styles in New Zealand during the 20<sup>th</sup> century. The Arts and Crafts, English Domestic Revival, Georgian Revival and Modernist styles visible here provide a timeline of domestic architecture that is expressive of affluence and access to professional design services. Large multi-storey homes on generous sections provide a private retreat for each family home, in contrast to the greater emphasis towards the street that may be found in the villa and bungalow suburbs.

Samuel Hurst Seager's cottage for the Browns is regarded as a milestone in the history of New Zealand domestic architecture that predates his garden suburb development 'The Spur'. The Arts and Crafts style embodied in Seager's cottage can also be seen in Wood and Harman's Presbyterian church. Local stone and the fine arts carving of Frederick Gurnsey (1868-1953) are characteristic of Wood and Harman's church designs throughout Canterbury.



Macmillan Avenue houses. Dr A McEwan.

### **Technological / Craftsmanship**

The craftsmanship of the houses in this area is generally typical of the period in which they were built, signifying the wealth and social aspirations of the original owner/builders. The timber construction Seager devised for the Brown's house is particularly notable in that the boards interlock like a log cabin and this method is expressed at the corners of the cottage, where they have the appearance of buttresses. The stonework and interior woodwork of the Presbyterian church is also notable and its stylistic influence may be seen in the former bus shelter erected by the Christchurch City Council in consultation with the community on the Village Green.

### **Contextual**

The open space at the intersection of Dyers Pass Road and Macmillan Avenue, in which the Cashmere Village Green has been developed in the last 20 years, makes an important contribution to Cashmere's community identity and sense of place. That sense of identity has itself a long history, going back at least as far as the establishment of the Cashmere Residents' Association in 1908.

In this area well-established private gardens contribute to a collective character that expresses an upper-middle class enjoyment of gardening, and a desire for both secluded privacy and a healthful environment offering sweeping views of the city, sky and wider Canterbury landscape.

### **Archaeological**

The area has the potential to reveal archaeological information relating to the use of Dyers Pass Road as a stock route through the latter half of the 19th century and to the development of hillside infrastructure and residential properties in the 20th. The cultural landscape of the Ngāti Māmoë and Ngāi Tahu on the Port Hills may also be embodied in the archaeological values within the RHA.

## Principal References

'Annie Quayle Townend' *Unsung Heroines* available at <http://christchurchcitylibraries.com/Heritage/Publications/UnsungHeroines/AnnieQuayleTownend/>

*Cashmere Village Green Management Plan* available at [https://outlook.ccc.govt.nz/Parks/Publications/mp\\_cashmerevillage\\_2.asp](https://outlook.ccc.govt.nz/Parks/Publications/mp_cashmerevillage_2.asp)

Cherry Hankin 'Brown, John Macmillan 1845-1935' *Dictionary of New Zealand Biography* available at <http://www.dnzb.govt.nz>

Cherry Hankin 'Connon, Helen 1859/60?-1903' *Dictionary of New Zealand Biography* available at <http://www.dnzb.govt.nz>

'Christchurch Street and Place Names', available at <http://christchurchcitylibraries.com/Heritage/PlaceNames/>

Douglas Lloyd-Jenkins *At Home – A Century of New Zealand Design* (Godwit 2004)

Geoffrey Rice *Christchurch Changing – An Illustrated History* (CUP 1999)

Gordon Ogilvie *The Port Hills of Christchurch* (Reed 1991)

Heather Roberts 'Mackay, Jessie 1864-1938' *Dictionary of New Zealand Biography* available at <http://www.dnzb.govt.nz>

Ian Lochhead 'The Architectural Art of Samuel Hurst Seager' *Art New Zealand* 44, Spring 1987, pp. 92-99

Ian Lochhead 'Seager, Samuel Hurst 1855-1933' *Dictionary of New Zealand Biography* updated 22 June 2007 available <http://www.dnzb.govt.nz/>

John Small *Here, on the Hill – a century of Cashmere's primary school and community* (Cashmere Primary School 2000)

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

NZ Historic Places Trust, online registration reports for 2 Whisby Road and the Cashmere Hills Presbyterian Church, available at [www.historic.org.nz](http://www.historic.org.nz)

Thelma Strongman *The Gardens of Canterbury* (AH & AW Reed 1984)

Margaret Lovell-Smith *Easily the Best: the life of Helen Connon Brown 1857-1903* (CUP, 2004)

**REPORT COMPLETED** 1 February 2022 / revised 23 June 2023 & 12 May 2025

**AUTHOR** Dr Ann McEwan / Heritage Consultancy Services

## Schedule of Individual Items to be included in the HA

<i>Name of Building / Structure / Site</i>	<i>Address</i>	<i>HNZPT List Entry</i>	<i>Contribution to Heritage Area</i>
House	1 Macmillan Avenue	No	Defining
House	1A Macmillan Avenue	No	Contributory
Cashmere Hills Presbyterian Church	2 Macmillan Avenue	Yes List entry # 1842	Defining [Scheduled item #345]
Hall	2 Macmillan Avenue	No	Defining
Cashmere Hills Presbyterian Church Office	2 Macmillan Avenue	No	Defining
House	3 Macmillan Avenue	No	Defining
House	3A Macmillan Avenue	No	Defining
House	4 Macmillan Avenue	No	Defining
House	4A Macmillan Avenue	No	Contributory
House	5 Macmillan Avenue	No	Defining
House	8 Macmillan Avenue	No	Defining
House	9 Macmillan Avenue	No	Contributory
House	11 Macmillan Avenue	No	Contributory
Townhouse	1/12 Macmillan Avenue	No	Neutral
Townhouse	2/12 Macmillan Avenue	No	Neutral
House	14 Macmillan Avenue	No	Defining
House	15 Macmillan Avenue	No	Contributory
House	15A Macmillan Avenue	No	Defining
House	16 Macmillan Avenue	No	Neutral
House	17 Macmillan Avenue	No	Defining
House	18 Macmillan Avenue	No	Neutral
House	20 Macmillan Avenue	No	Defining
House	76 Dyers Pass Road	No	Defining
House	2 Whisby Road	Yes List entry # 3674	Defining [Scheduled item # 540]

## **Key for the Contribution to the RHA**

### *Defining*

Buildings, structures and other features that establish the historic heritage values of the Residential 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 Residential 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 Residential 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 Residential 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.

# CONTEXT RECORD FORM

## MACMILLAN HERITAGE CONSERVATION AREA

### CONTEXT/SETTING/LANDSCAPE FEATURES: MACMILLAN AVENUE AND WHISBY ROAD RECORD FORM

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#### HERITAGE ITEM ADDRESS(S)/LOCATION:

Located on the lower slope of Cashmere Hill and based upon DP 2668, the area comprises Macmillan Avenue from Dyers Pass Road to Whisby Road, and Whisby Road from Macmillan Avenue to Dyers Pass Road, excluding Cashmere Village Green.

#### AREA/ELEMENT DESCRIPTION

Residential streets and associated pedestrian accessways between the streets, and properties as part of Professor John Macmillan Brown's 1908 subdivision.

#### CONTRIBUTING LANDSCAPES

Southern Alps and Canterbury Plains, valley and spur systems of the Cashmere Hills.

#### STREET AND BLOCK PATTERN

Irregular street pattern based on the topography of the area.

#### SECTION LAYOUTS

Highly variable in shape, area and dimensions, with a number of right of ways.

#### KEY LONG VIEWS

Southern Alps and Canterbury Plains.

#### KEY SHORT VIEWS

Valley and spur systems of the Cashmere Hills, Cashmere Village Green.

#### CONTEXTUAL SIGNIFICANCE

Macmillan Avenue traverses the lower slopes of the Cashmere Hills on an east-west axis, connecting to Dyers Pass Road, a key route to the Summit Road and Banks Peninsula. The Cashmere Hills Presbyterian Church (in combination with the Cashmere Village Green) provides a focal point to the area. The valley is traversed by a system of pedestrian walkways. A highly vegetated landscape of mature exotic trees and gardens, some of which were influenced by Alfred Buxton, a prominent nurseryman and garden designer.








Aerial view of Cashmere in the 1940s taken by William George Weigel. ATL








View from Garth Terrace (J Schroder 2009)





## INVENTORY OF PUBLIC REALM FEATURES

FEATURE	DESCRIPTION	
Open space	N/A	
STREAMS	N/A	
CEMETERY	N/A	
LANDMARKS	N/A	
MEMORIALS	N/A	
PLAQUES	N/A	
GATES/PILLARS	Pedestrian gates (Rating: Contributory)	  

<p><b>PATHS</b></p>	<p>Dyers Pass Road to Garth Terrace, Whisby Road to Macmillan Avenue, and Macmillan Avenue to Valley Road (Rating: Defining)</p>	 <p>The first photograph shows a paved path winding through a lush, green landscape with large trees. The second photograph shows a paved path running alongside a concrete retaining wall, with dense foliage on the right. The third photograph is an aerial view of a winding path through a green landscape, with several buildings visible in the background.</p>
<p><b>STRUCTURES</b></p>	<p>Retaining walls in both public and private space (Rating: Contributory)</p>	 <p>The photograph shows a retaining wall made of large, dark stones. A paved path runs alongside the wall, and a white utility box is visible on the right. The background is filled with green trees and foliage.</p>





		
<b>FENCES</b>	Minimal fencing, with the exception of properties on Dyers Pass Road. (Rating: Neutral)	 
<b>WALLS</b>	Stone and brick walls (Rating: Defining)	


	Masonry/concrete walls (Rating: Neutral)	   
<b>WHARFS/PIERS</b>	N/A	
<b>STEPS</b>	N/A	
<b>SEATS</b>	N/A	
<b>SIGNS</b>	N/A	

<b>LIGHTING</b>	Galvanised steel with curved outreach (Rating: Neutral)	
<b>MATERIALS</b>	N/A	
<b>COLOURS</b>	N/A	
<b>STREET</b>	<p>Macmillan Avenue, curved form following topography (Rating: Defining)</p> <p>Whisby Road, short dead-end street, which changes to pedestrian only access (Rating: Defining)</p> <p>Dyers Pass Road, property access essentially acting as a slip road, following the original route of Dyers Pass Road (Rating: Defining)</p>	  

• WIDTH	Macmillan Ave 15m road reserve and 9.1m carriageway (Rating: Contributory) Whisby Road 20m road reserve and 5m carriageway (Rating: Contributory) Dyers Pass Road slip road 8m road reserve and 5m carriageway (Rating: Neutral)	
• ALIGNMENT AND LAYOUT	Macmillan Avenue, curved form, footpath both sides (Rating: Defining)  Whisby Road, short dead end street footpath one side (Rating: Defining)  Dyers Pass Road, straight property access beneath the level of Dyers Pass Road proper, footpath one side (Rating: Contributory)	
• MATERIAL	All asphalt (Rating: Neutral)	
• KERB AND CHANNEL	Macmillan Avenue concrete 1983-1995 (Rating: Neutral)  Whisby Road concrete dish 1950 (Rating: Contributory)  Dyers Pass Road concrete 1970 (Rating: Neutral)	
• FOOTPATH		
• BERM	Macmillan Avenue asphalt both sides (Rating: Neutral)  Whisby Road asphalt one side (Rating: Neutral)  Dyers Pass Road asphalt (Rating: Neutral)	
<b>Street trees</b>	N/A	
• CLUSTER	N/A	
• AVENUE	N/A	
• INTERMITTENT	N/A	
• SIZE	N/A	
• SPECIES	N/A	
<b>Garden planting</b>	N/A	
<b>MATERIALS</b>	N/A	
<b>BUILDING SETBACK</b>	Highly variable across the area (Rating: Contributory)	



		
<b>TREES</b>	Extensive mature tree coverage, predominantly by exotic tree species (Rating: Defining)	  

<b>VEGETATION</b>	<p>Extensive vegetation coverage, including hedges, predominantly by exotic plant species (Rating: Defining)</p>	
<b>VIEWS</b>	<p>Views to Christchurch, the Canterbury Plains and Southern Alps (Rating: Defining)</p> <p>Views up and down the Cashmere valley system (Rating: Defining)</p>	