



HERITAGE NEW ZEALAND POUHERE TAONGA

Initial Heritage Assessment for Canterbury Earthquake Recovery Authority

AVON LOOP RESIDENTIAL RED ZONE

Heritage New Zealand File No. 33002-278
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The Canterbury Earthquake Recovery Authority (CERA), on behalf of the Crown, has property ownership and management responsibilities for land purchased in the residential red zone. Under the Policy for Government Departments Management of Historic Heritage, 2004 all Government departments are to consider heritage values when acquiring, managing and disposing of land.¹

Heritage New Zealand Pouhere Taonga has a role under Cabinet requirement of 27 August 2007 (CAB min (07) 31/1a) and 11 April 2011 (DOM (11) 28) with regard to the proposed disposal of land in order that historic heritage values can be assessed. The 2011 review of Heritage New Zealand's Crown Land Disposal notification process encouraged Heritage New Zealand to assist government departments to prepare heritage inventories and assessments prior to disposal. For this reason, Cabinet decided that 'land previously assessed by the disposing agency and the New Zealand Historic Places Trust [now Heritage New Zealand] to be of low heritage significance being exempt from the process.' **Note that land and improvements with identified heritage values will be subject to the normal Heritage New Zealand Notification Process at the time of Crown disposal. Please refer to the attached guidelines. This pre-assessment provides a record of identified heritage at the current time that will inform the disposal process.**

The attached heritage assessment provides an initial assessment of 'known' heritage values of the residential red zone based on information held by Heritage New Zealand. It is an initial assessment only and is not intended to provide a detailed heritage assessment. The recommendations included in the heritage assessment are designed to inform CERA's planning process for the residential red zone.

Name of area	Avon Loop flat land residential red zone
Description	<p><i>Residential property in the flat land has been zoned red when the land has been so badly damaged by the earthquakes it is unlikely it can be rebuilt on for a prolonged period. The criteria for defining areas as residential red zone are:</i></p> <ul style="list-style-type: none"><i>there is significant and extensive area wide land damage;</i><i>the success of engineering solutions may be uncertain in terms of design, its success and possible commencement, given the ongoing seismic activity;</i>

¹ Ministry for Culture and Heritage, *Policy for Government Departments Management of Historic Heritage*, 2004 <http://www.mch.govt.nz/research-publications/our-research-reports/policy-government-departments-management-historic-heritag>

	<p><i>and</i></p> <ul style="list-style-type: none"> • <i>any repair would be disruptive and protracted for landowners.²</i> <p>See map provided for reference purposes below (fig. 1).</p>
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Built Heritage

There are no places entered on the New Zealand Heritage List/Rārangi Kōrero (formerly the Register) in the area of the Avon Loop residential red zone.

The Oxford Terrace Pumphouse ('Pumping Station public utility building'), situated on the river bank at the intersection of Bangor Street and Oxford Terrace, is scheduled as a Group 3 heritage item in the operative Christchurch City Plan.³

The area of Oxford Terrace within the Avon Loop residential red zone is identified as a Special Amenity Area (SAM24) in the operative Christchurch City Plan and as such development in this area is controlled by special rules pertaining to 'street scene', 'open space' and 'external appearance'.⁴

The Avon Loop residential red zone is situated on the opposite side of the Avon River/Otakaro from Barbadoes Street Cemetery which is scheduled as a Group 2 heritage item in the operative Christchurch City Plan.

Māori Heritage

The Avon Loop residential red zone is in close proximity to a Wahi Tapu included in the New Zealand Heritage List, Tautahi Pa, and as such is of high heritage significance.

The vast network of wetlands and plains of Ngā Pākihi Whakatekateka o Waitaha (Canterbury Plains) is inherently important to the history of its early occupation. Permanent pa sites and temporary kainga were located within and around the Greater Christchurch area as Waitaha, Ngati Mamoe and Ngai Tahu established and used the mahinga kai sites where they gathered and utilised natural resources from the network of springs, waterways, wetlands, grasslands and lowland podocarp forests that abounded along the rivers and estuary. The resources sustained vibrant kainga that played an integral role in Ngai Tahu occupation of Ngā Pākihi Whakatekateka a Waitaha (the Canterbury Plains).

Otautahi (Christchurch area) is important to Ngai Tahu as an area of continuous occupation in the South Island for six centuries. Tautahi, the son of Huikai of Koukourarata was one of the Ngai Tahu chiefs who along with Moki dispossessed the Ngati Mamoe tribe in North Canterbury. Tautahi built his pa on the banks of the Otakaro (Avon), a favourable site due to fresh water and abundant resources including food, medicine and building resources found in the repo. Tautahi and his people continued frequent forays from Koukourarata back to the Ōtākaro to gather kai. Tautahi is thought to be buried in the urupā on the site of the present-day St Luke's Church vicarage on the corner of Kilmore and Manchester Streets (Tautahi Rua Koiwi).

Further information that may assist may be contained in "Sites of Cultural Significance to Ngai Tahu in the Christchurch Central Business District, Interim report to inform CCDU Blue Print Development" dated June 2012 and submitted to Te Awheawhe Ruwhenua. The report, "Interim Land

² Quoted from Canterbury Earthquake Recovery Authority, <http://cera.govt.nz/residential-red-zone>, accessed 25 November 2014

³ See Appendix 1

⁴ Christchurch City Plan, operative on 21 November 2005, Planning Map 39G

Management Options for Christchurch Residential Red Zones” written by Ngai Tahu and Heritage New Zealand may also provide useful information.

Heritage New Zealand’s advice does not represent a full assessment of Māori heritage and other values and we strongly recommend that direct consultation is undertaken with Te Runaka o Ngai Tuahuriri and Te Runanga o Ngai Tahu.

Archaeology

There are currently thirteen archaeological sites recorded in the New Zealand Archaeological Association site recording scheme (Archsite) in the area of the Avon Loop Residential Red Zone.⁵ These sites are generally associated with European domestic occupation and have been recorded as a result of land clearance in the residential red zone. Please note that ground disturbance for demolition of buildings within the residential red zone has generally been limited to the area of the footprint of standing buildings, so further archaeological material may remain in situ beyond the excavated areas at these sites.

The area also falls within the Central Business District Archaeological Area defined by the four avenues (Bealey Ave, Fitzgerald Ave, Rolleston Ave and Moorhouse Ave) which encompassed historical Christchurch and is an archaeological site by the definition of the Heritage New Zealand Pouhere Taonga Act 2014. The Christchurch Central Development Unit (CCDU) commissioned Heritage New Zealand to build a GIS layer to help manage archaeological work during the rebuild. This Archaeological Risk Model for Christchurch Central City has identified areas within the east frame as high archaeological risk.⁶ Therefore, it is probable for archaeological remains to be uncovered during earthworks within this area. Current and future owners should be made aware that work affecting archaeological sites is subject to the archaeological authority process under the Heritage New Zealand Pouhere Taonga Act 2014. This process is independent from and in addition to the Heritage New Zealand notification process for the disposal of Crown owned land.

Other heritage items and stories within the Avon Loop Residential Red Zone

- The Avon Loop is defined by a loop in the Avon River/Otakaro and is therefore an integral element of the area’s history and landscape. The river has high historical significance for supporting transport, industry and recreation, and as a food resource for Maori and Pakeha settlers.
- Nurseryman William ‘Cabbage’ Wilson had his first nursery in the Avon Loop from 1851 to 1856. Wilson was highly successful growing plants for shelter belts, pasture and vegetables and was elected Christchurch’s first mayor in 1867.⁷
- Prior to the Canterbury Earthquakes the Avon Loop had heritage significance and special character as a precinct of nineteenth and early twentieth century cottages and villas, primarily for working class occupation. The remaining dwellings outside the residential red zone on Hurley

⁵ Refer to New Zealand Archaeological Association Site Recording Scheme (ArchSite), www.archsite.org.nz. Number of recorded archaeological sites current as at 12 January 2015

⁶ Frank van der Heijden, ‘Managing archaeology in the CBD rebuild: A GIS’ Unpublished report commissioned by Central Christchurch Development Unit (CCDU), 2013

⁷ Charlie Challenger. 'Wilson, William Barbour', from the Dictionary of New Zealand Biography. Te Ara - the Encyclopedia of New Zealand, updated 8-Apr-2014
URL: <http://www.TeAra.govt.nz/en/biographies/1w32/wilson-william-barbour>; Heritage New Zealand, High Street Stories, <http://www.highstreetstories.co.nz/stories/55-william-%E2%80%98cabbage%E2%80%99-wilson-%E2%80%93-nurseryman>

Street and Nova Place provide an indication of the scale and character of the Avon Loop streetscapes prior to the earthquakes.

- Elsie Locke house, 392 Oxford Terrace. Locke is recognized as a writer, peace campaigner, activist and for her work in preserving the character of the Avon Loop area. The original cottage occupied by Locke and her husband Jack was removed in 2010 and replaced with a new dwelling erected in 2011. This later building was the final realised commission of prominent architect, Peter Beaven, and was designed in sympathy with the scale, appearance and materials of the original cottage and its neighbours. The dwelling was demolished in 2014.
- Elsie Locke plaque (fig.2). A commemorative bronze plaque to Elsie Locke was placed on the footpath outside 392 Oxford Terrace by the Christchurch Heritage Trust. It is not known whether the plaque remains in situ, but it contained factual errors which Locke's family would like corrected.⁸
- Willow Street and part of Bangor Street retain the pre-1900 narrow street formation dating from prior to motor vehicle transportation. It is possible that original kerb and channelling also remains in situ at these and other locations in the Avon Loop.
- Under the archaeological authority process, archaeologists have been monitoring the demolition of pre-1900 buildings and associated earthworks, including a number of sites in the area of the Avon Loop residential red zone. Features and artefacts have been recovered at many of these places and the record of this could be incorporated in landscape development and rebuild plans. Sites of interest recorded to date include:
 - 396 Oxford Terrace, Cora Villa, built 1878-1879 (large quantity of underfloor deposits, particularly children's items)
 - Willow Street cottages (cluster of pre-1900 cottages)
 - 56 Bangor Street, 1880s (unusually intact villa; recorded during demolition and samples of building materials retained)
 - Recording of pre-1900 cottages at 36 and 38 Bangor Street, and 5 Rees Street

Recommendations

Heritage New Zealand recommends that:

- consultation is undertaken with Te Runaka o Ngai Tuahuriri and Te Runanga o Ngai Tahu to ascertain their views and provide input into the redesign of their cultural landscape;
- consultation is undertaken with the Avon Loop Planning Association, the Avon Otakaro Network and other relevant community groups;
- the stories of the Avon Loop, its demolished heritage places and archaeological features/records are incorporated in landscape development and rebuild plans. Heritage New Zealand can supply further information and content to support this recommendation;
- CERA supports and encourages the Christchurch City Council, as owners of the Oxford Terrace Pumphouse, to repair the building and retain it in situ;
- the site of Elsie Locke's house at 392 Oxford Terrace is appropriately acknowledged, in consultation with her descendants;

⁸ Shane Cowlshaw, 'Locke's cottage to be destroyed', *Press*, 26 July 2010, A5

- landscaping and redevelopment plans incorporate views to and from the Avon River/Otakaro as a measure of acknowledgement that the river remains a key feature of the area's Maori and Pakeha heritage;
- landscaping and/or redevelopment plans are sympathetic to the historic values of Barbadoes Street cemetery on the opposite side of the Avon River/Otakaro;
- landscaping and/or redevelopment plans are sympathetic to the scale and character of the remaining historic streetscapes in the vicinity of the Avon Loop residential red zone, particularly Hurley Street and Nova Place;
- retention of original narrow road formation on Willow Street and part of Bangor Street;
- current and future owners be made aware that work affecting archaeological sites is subject to the archaeological authority process under the Heritage New Zealand Pouhere Taonga Act 2014.

This report has been prepared by Dr Christine Whybrew, Heritage Advisor Crown Land Disposal and Research, Heritage New Zealand and authorised by Rob Hall, General Manager Southern, Heritage New Zealand

Images

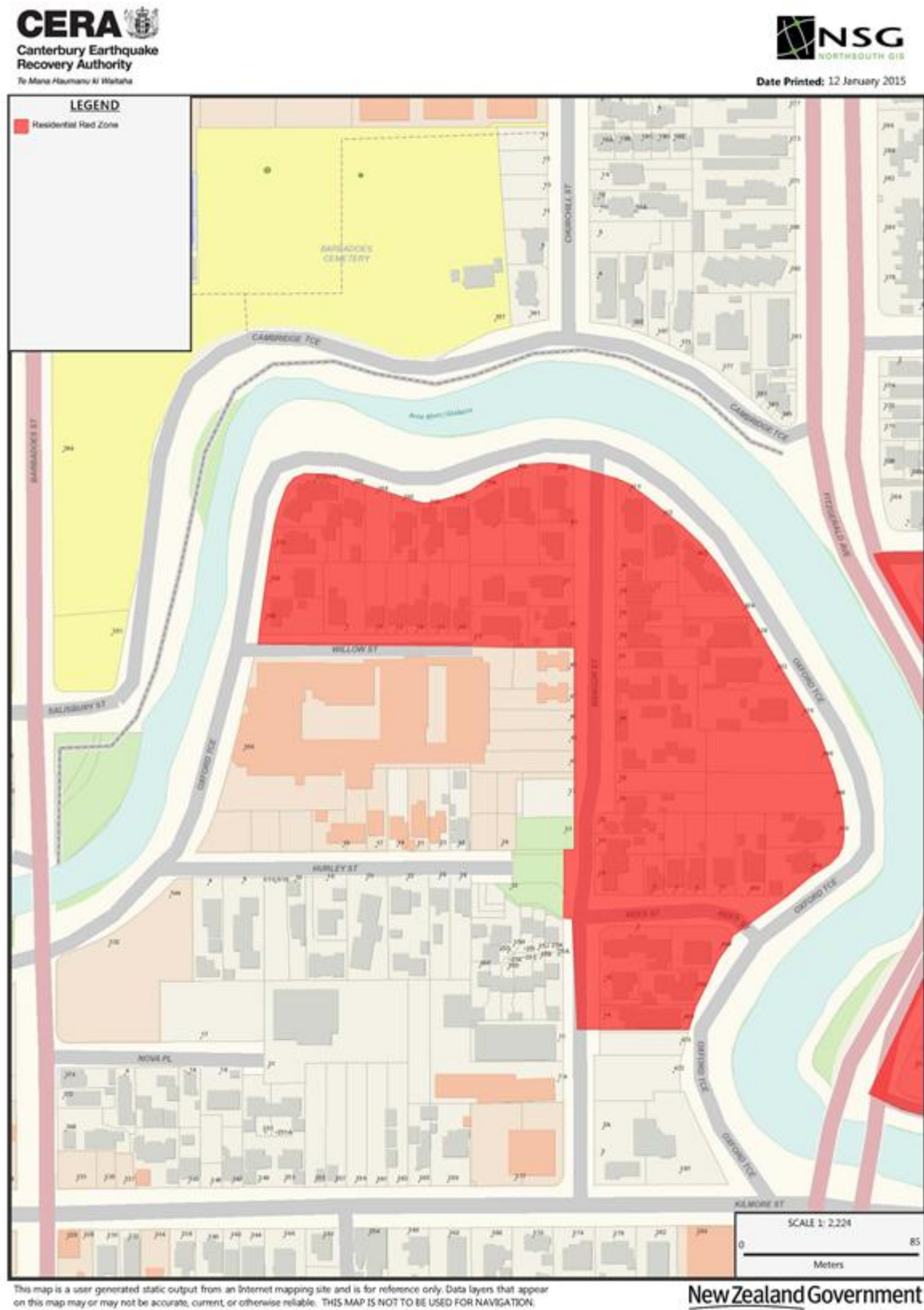


Figure 1. Plan of the Avon Loop residential red zone from CERA Base Map, January 2015



Figure 2. Elsie Locke plaque set in footpath outside 392 Oxford Terrace, March 2010 (Dave Margetts, Heritage New Zealand)

Appendix 1.

The Oxford Terrace Pumphouse.



Construction date: 1907

New Zealand Heritage List Category: Not included.

Christchurch City Plan: Group 3 Christchurch City Plan

Ownership: Public

Significance: The Oxford Terrace Pumphouse is of metropolitan significance. It has been assessed as making an important contribution to the identity, sense of place and history of the Christchurch metropolitan area and is primarily of importance to the City for its heritage values.

It is the third pumphouse in the City, and one of a network of ornamental pavilion style pumphouses to be built by the Municipal Drainage Board in Christchurch which collectively and individually mark the establishment of the extension of the sewer system in the City in response to residential growth in the suburbs. The building is of architectural significance as a successful and aesthetically pleasing design by the respected local firm Collins and Harman. The pumphouse is also of significance for its association with the Municipal Drainage Board.⁹

⁹ Information from Christchurch City Council, 'Christchurch City Plan – Listed heritage Item and Setting Heritage Assessment – Statement of Significance: *Pumphouse – Oxford Terrace*', unpublished report for Christchurch City Council, c.2010