



HERITAGE NEW ZEALAND POUHERE TAONGA

Initial Heritage Assessment for Canterbury Earthquake Recovery Authority

AVONSIDE 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	Avonside 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 Avonside residential red zone.

The MED Station at 1 Retreat Road, at the corner of Avonside Drive, is scheduled as a Group 3 heritage item in the operative Christchurch City Plan (see Appendix 1).³

Māori Heritage

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 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

The Avonside area was occupied prior to 1900 for residential, agricultural and industrial purposes. A number of significant sites have been identified within the Avonside residential red zone and recorded as archaeological sites. A large area of the Avonside residential red zone is within the

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

³ Christchurch City Plan, operative on 21 November 2005, Planning Map 40

recorded extent of the Avonside Wool Scour (M35/615).⁴ This is defined as the boundaries of Rural Section 87 that Henry Inwood purchased in 1858, and subsequently operated his fellmongery from (fig. 2). From the 1880s until the early decades of the 20th century, the wool scour was used by first the Püschels and then the Murgatroyds. Some 20th century buildings associated with these works survived at the time of the Canterbury Earthquakes. Based on current recommendations in the archaeological assessment commissioned by CERA, an archaeological authority is required for foundation removal within the extent of M35/615.⁵ Depending on the scope of works other earthworks may also trigger the requirement for an authority.

Including the above site, there are currently twenty-two archaeological sites recorded in the New Zealand Archaeological Association site recording scheme (Archsite) in the area of the Avonside Residential Red Zone.⁶ These sites are associated European industrial and domestic occupation and most 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.

Parts of the Avonside residential red zone were settled prior to 1900 and as such are an archaeological site by the definition of the Heritage New Zealand Pouhere Taonga Act 2014. Therefore, there is potential 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 Avonside Residential Red Zone

- The streets and houses of the Avonside residential red zone were arranged around the Avon River/Otakaro which 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.
- The Avonside residential red zone is adjacent to the site of the Holy Trinity Church (Anglican), erected in 1874 and demolished following the Canterbury earthquakes. The church was previously included in the New Zealand Heritage List.⁷ The graveyard remains in situ on the church grounds. The pedestrian entrance to the church is situated within the Avonside residential red zone at 122 Avonside Drive, marked with a remaining low stone wall and walkway (fig. 3).
- Pump No. 8 Retreat Road. A concrete pumphouse is situated on the corner of Retreat Road and Avonside Drive (fig. 4). This pumphouse was built in 1927 to serve water reticulation, designed in a restrained manner to complement both the residential and river settings.⁸
- A large single storey building, that appears to be a former Army mess hall, is situated on the drainage reserve, adjacent to the MED Station (fig. 5). The building has been relocated to this site

⁴ Katharine Watson, Underground Overground Archaeology Ltd., 'Avonside Wool Scour: An Archaeological Assessment', unpublished assessment for CERA, September 2013

⁵ Watson, 2013

⁶ Refer to New Zealand Archaeological Association Site Recording Scheme (ArchSite), www.archsite.org.nz. Number of recorded archaeological sites current as at 20 January 2015

⁷ <https://quakestudies.canterbury.ac.nz/store/object/272>

⁸ Christchurch City Council, *Pavilions, temples & four square walls: Christchurch pump houses and substations The architectural heritage of Christchurch*. 10, Christchurch: Christchurch City Council, 2003, p.8

after the 1950s.⁹ Prior to the earthquakes this building was occupied as the regional centre for the Venturer Scouts.

- Avonside Bulk Stores, 21 Galbraith Avenue. Sheds erected for the Avonside Wool Scouring Works around the 1920s were acquired by the Crown in the 1940s and used by the Army Works Department as Bulk Stores.¹⁰ Following the Second World War the buildings were used by the Post Office to accommodate telephone exchange equipment. The sheds remained at the time of the Canterbury earthquakes and had considerable presence in the surrounding residential area.
- Robson Block. In 1941 land from the Avonside Wool Scouring Works was acquired by the Crown for State Housing Purposes.¹¹ Streets were formed in the area, named for the former owner of the Avonside Wool Scour, Thomas Turnbull Robson, and Christchurch identities Galbraith, Maling and Acland.¹²
- Site of Pioneer Factory of the New Zealand Fruit Preserving and Canning Company Ltd, established at area of current 71A Retreat Road in 1905 by Francis Gibson Parsonson. The fruit preserving works were the first of their kind in Canterbury and processed fruit grown in the immediate area. The factory sat in 12 acres of freehold land so presumably extended into the eastern adjacent land (Pt RS 90) also owned by Parsonson and formerly occupied as his personal residence.¹³
- 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 Avonside 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:
 - Avonside Wool Scour (M35/615) – (see above) archaeological assessment and recording of site of wool scouring works.
 - 364 & 366 Avonside Drive, Christchurch (M35/885) – historic rubbish dump probably associated with European domestic occupation.¹⁴
 - Püschel Homestead, 448 Avonside Drive (not yet recorded) – archaeological recording of 1880s villa built for fellmongerer Neils Carl Heinrich Püschel and later owned by Thomas Turnbull Robson. Unusual interior layout speculatively attributed to the first owner's German/Danish origins.¹⁵

⁹ The building is absent from an aerial view of Avonside taken in the 1950s. 'Avonside Girls' High School and Wilding Park in the background, including Avon River in the foreground Christchurch', 1950, Whites Aviation Ltd., ref: WA-26099-F. Alexander Turnbull Library, <http://natlib.govt.nz/records/22825546>

¹⁰ Leases and sites – Avonside Bulk Store, 1950-1967, CAHR-CH16-52/-16/7/7, Archives New Zealand, Christchurch Regional Office

¹¹ Certificate of Title, CB340/028

¹² Surgeon and local politician, Hugh Thomas Dyke Acland (1874-1956), city engineer 1925-41 Augustus William de Rohan Galbraith (1877?-1957) and merchant and settler, Thomas James Maling (1836-1922). Christchurch Street and Place Names, Christchurch City Libraries, <http://my.christchurchcitylibraries.com/christchurch-place-names/>, accessed 28 January 2015; *Star-Sun*, 30 September 1941; Robsons Block, 1941-77, CAHM-CH453-Box33/-4/2/115, Archives New Zealand, Christchurch Regional Office

¹³ M35/687-688, New Zealand Archaeological Association Site Recording Scheme (ArchSite)

¹⁴ Hughes, J., Geary Nichol, R. and Bone, K., 2014. 364 Avonside Drive, Christchurch: report on archaeological monitoring. Unpublished report for Lumley General Insurance.

¹⁵ 'Tales of a house', Underground Overground blogpost, <http://blog.underoverarch.co.nz/2014/01/tales-of-a-house/>, 10 January 2014

- Riversleigh Homestead and Stables (M35/600-601). Site of 19th century house and stables formerly situated near current 306-308 Avonside Drive and 45-47 Keller Street. A demolition layer, possibly associated with Riversleigh has been recorded nearby at 296 Avonside Drive (M35/1055).

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;
- landscaping and redevelopment plans incorporate views to and from the Avon River/Otakaro and the river corridor as a measure of acknowledgement that the river remains a key feature of the area's Maori and Pakeha heritage;
- consultation is undertaken with the Avon Otakaro Network and other relevant community groups;
- CERA supports and encourages the Christchurch City Council, as owners of the Retreat Road pumphouse and MED station, to repair the buildings and retain them in situ;
- the stone wall and walkway at 122 Avonside Drive are retained to acknowledge the existing graveyard and the former site of the Holy Trinity Church, Avonside;
- the stories of the Avonside, 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;
- 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

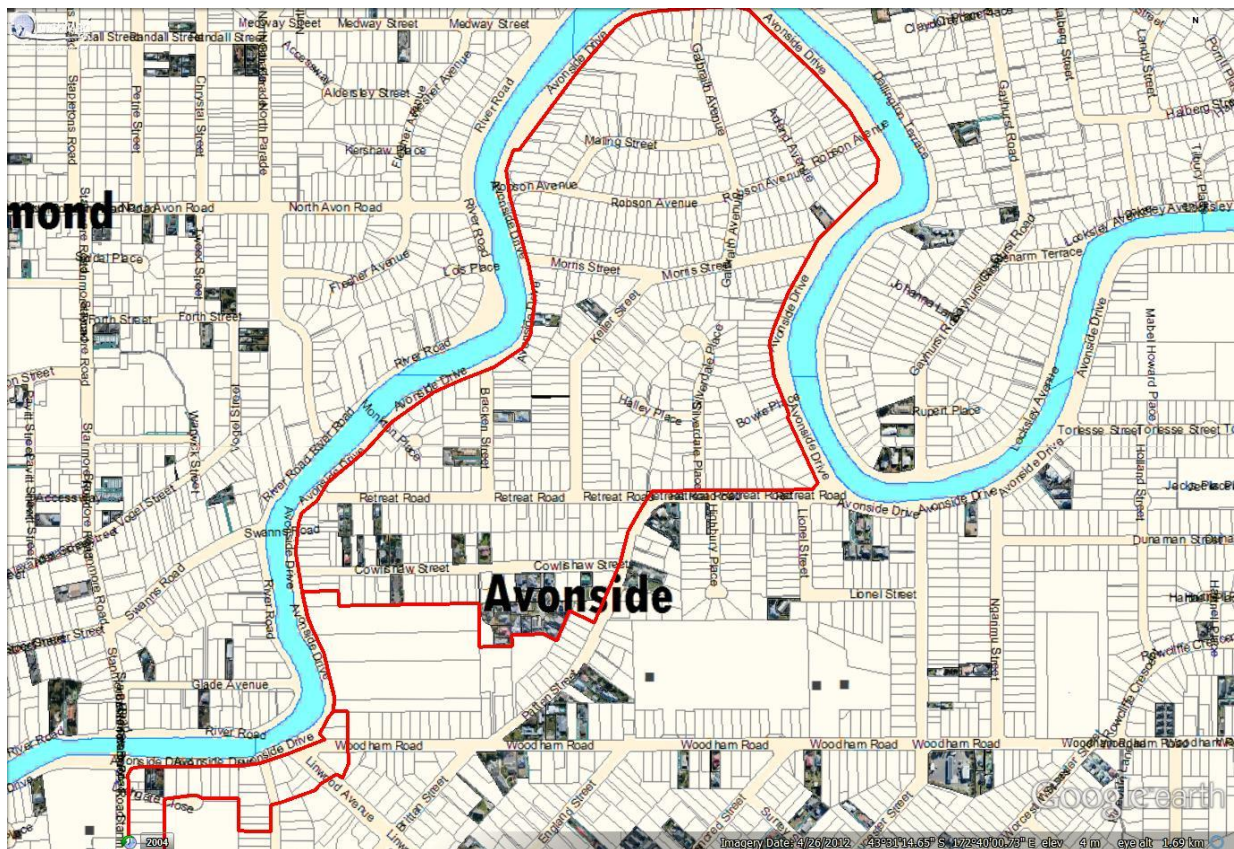


Figure 1. Quickmap plan showing approximate boundaries of the Avonside residential red zone, derived from CERA Base Map, January 2015

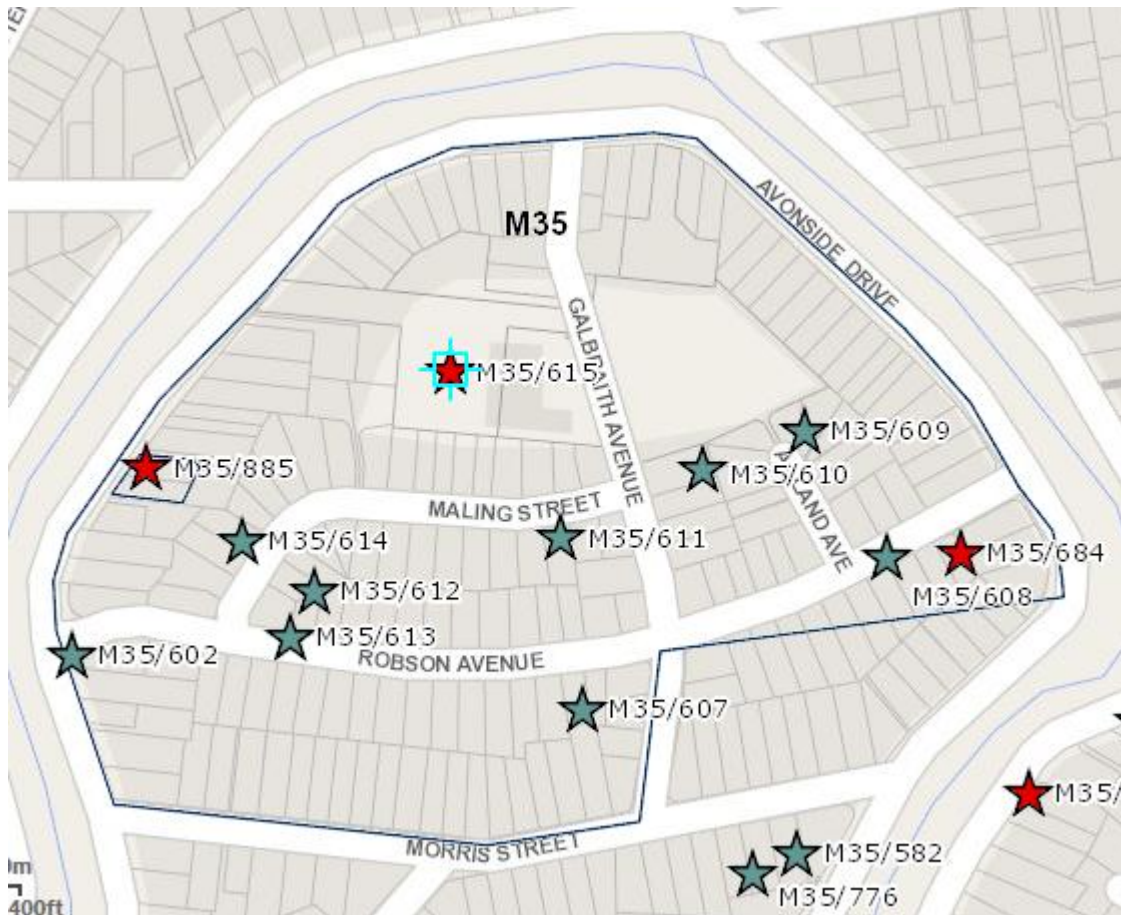


Figure 2. Plan showing extent of M35/615 (black line), from Archsite, 27 January 2015



Figure 3. 122 Avonside Drive, pedestrian entrance and wall for the former Holy Trinity Church, Avonside (Google Streetview, August 2012).



Figure 4. Retreat Road Pumphouse (Google Streetview, August 2012).



Figure 5. Former Venturer Scouts Hall, Retreat Road (Google Streetview, August 2012).

Appendix 1.

Retreat Road MED Station.



Construction date: 1935

New Zealand Heritage List Category: Not included.

Christchurch City Plan: Group 3 Christchurch City Plan

Ownership: Public

Significance: The Retreat Road Substation 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.

The building is one of a network of ornamental, classically influenced substations built by the Municipal Electricity Department (MED) in Christchurch from the second decade of the twentieth century into the 1930s and early 1940s. These early substations, collectively and individually mark the establishment of reticulated power to the City - the first New Zealand city to benefit in 1915 from construction of a major State hydro-electricity station (Lake Coleridge) which had opened in 1914. The Retreat Road substation is associated with MED substation designer Ernest Marriner, and is illustrative of the response of this building type to earthquake safety requirements, and shows the move towards more simplified classical detailing in the 1930s, based on Art Deco and Moderne stylistic trends of the period.¹⁶

¹⁶ Information from Christchurch City Council, 'Christchurch City Plan – Listed heritage Item and Setting Heritage Assessment – Statement of Significance: *Med Station* – Retreat Road', unpublished report for Christchurch City Council, c.2010