



HERITAGE NEW ZEALAND POUHERE TAONGA

Initial Heritage Assessment for Canterbury Earthquake Recovery Authority

DALLINGTON AND HORSESHOE LAKE 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	Dallington and Horseshoe Lake 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/Rārangī Kōrero (formerly the Register) in the areas of the Dallington and Horseshoe Lake residential red zones.

There are no places scheduled as a heritage items in the operative Christchurch City Plan.

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 Otakaro to gather kai. Horseshoe Lake/Waikakariki was the site of a Maori settlement called Te Oranga.³

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 Dallington and Horseshoe Lake areas were occupied prior to 1900 for residential and agricultural purposes. A number of sites have been identified within the Dallington and Horseshoe Lake residential red zones and recorded as archaeological sites. There are currently thirteen archaeological sites recorded in the New Zealand Archaeological Association site recording scheme

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

³ Christchurch City Libraries, Ti Kouka Whenua: Horseshoe Lake/Waikakariki, website, <http://my.christchurchcitylibraries.com/ti-kouka-whenua/waikakariki/>, accessed, 14 April 2014

(Archsite) in the area of the Dallington and Horseshoe Lake residential red zones.⁴ These sites are associated European domestic and agricultural 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.

Standing pre-1900 buildings and structures include⁵:

- Former stables, 253 Locksley Avenue and homestead, 257 Locksley Avenue (erected c.1892 for coachman Henry William Fearon)⁶

Parts of the Dallington and Horseshoe Lake residential red zones 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 Dallington and Horseshoe Lake residential red zones

- The streets and houses of the Dallington and Horseshoe Lake residential red zones were arranged around the Avon River/Otakaro and Horseshoe Lake/Waikakariki which are therefore integral elements of the areas' history and landscape. Avon River/Otakaro has high historical significance for supporting transport, industry and recreation, and as a food resource for Maori and Pakeha settlers.
- Broom Farm – The area of Dallington south of McBratneys Road (former Rural Section 183) was occupied as Broom Farm from 1851, established by John Dudley of Staffordshire, England.⁷ Dudley's homestead, later known as 'Groveley', was situated at current 97 Locksley Avenue (M35/494). The 100 acre land area of Broom Farm was successively subdivided and sold in the late nineteenth century. Other homesteads were formed on the land including 'Arawa', formerly at 34 Gayhurst Road (M35/498), 'Shannon Lodge', formerly at current 29 Dallington Terrace (M35/495).
- Horseshoe Lake, formerly known as Windsor, was subdivided for residential settlement in the 1880s.⁸ The area was occupied sparsely in the late nineteenth and early twentieth centuries for small-scale agricultural and horticultural use, alongside domestic occupation. The area was particularly prone to flooding from Horseshoe Lake.⁹
- 'Lake End' – large house erected at 217 New Brighton Road in 1909 and relocated to Clifford Avenue, Fendalton in 2014.¹⁰

⁴ 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

⁵ As at 5 April 2015

⁶ Certificate of Title, CB174/282, Canterbury Land District; Press, 13 May 1899, p.3

⁷ Graham Caldwell, *Early Dallington*, Christchurch: Graham Caldwell, 1991

⁸ Christchurch City Libraries, 'Christchurch Place Names, N-Z', updated March 2015, <http://christchurchcitylibraries.com/Heritage/PlaceNames/ChristchurchPlaceNames-N-Z.pdf>; *Star*, 6 January 1883, p.4

⁹ *Star*, 15 May 1886, p.3

¹⁰ Myles Hume, 'Historic home halfway to reassembly', *Press*, 17 July 2014, <http://www.stuff.co.nz/the-press/news/christchurch-earthquake-2011/10277173/Historic-home-halfway-to-reassembly>; Christchurch City

- 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 Dallington and Horseshoe Lake residential red zones. Features and artefacts have been recovered at some of these places and the record of this could be incorporated in landscape development and rebuild plans. Sites of interest recorded to date include:
 - ‘Maesbury’, 123 New Brighton Road – recording of large pre-1900 house (M35/690)
 - 82 Gayhurst Road – recording of 1890s cottage (M35/1129)
 - 143 Queensbury Street – recording of 1880s house (M35/1080)

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;
- the stories of the Dallington and Horseshoe Lake residential red zones, the 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

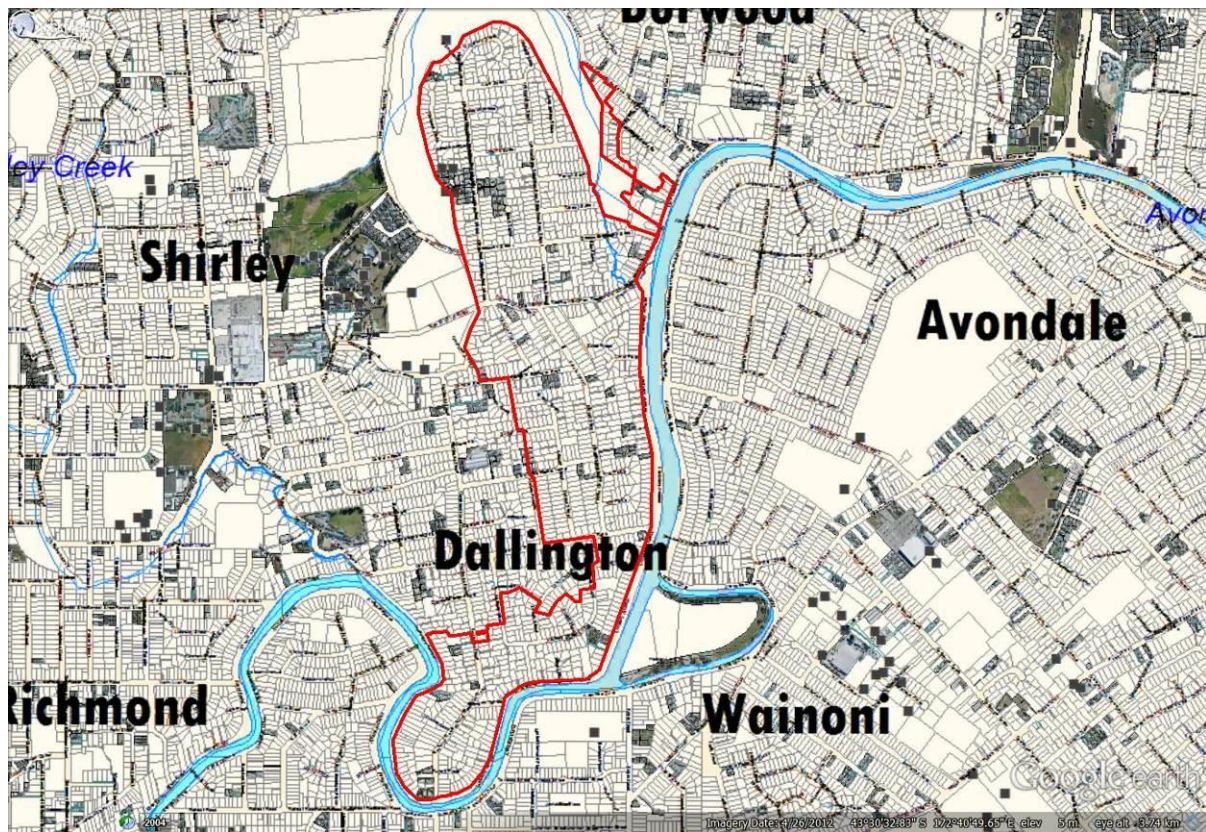


Figure 1. Quickmap plan showing approximate boundaries of the Dallington and Horseshoe Lakes residential red zone, derived from CERA Base Map, January 2015



Figure 2. House, 257 Locksley Avenue, 2014 (Opus International Consultants photograph)



Figure 3. Stables, 253 Locksley Avenue, December 2012 (Heritage New Zealand photograph)