



## HERITAGE NEW ZEALAND POUHERE TAONGA

### Initial Heritage Assessment for Canterbury Earthquake Recovery Authority

#### NEW BRIGHTON RESIDENTIAL RED ZONE

Heritage New Zealand File No. 33002-278  
26 May 2015

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.<sup>1</sup>

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	New Brighton 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"><li><i>there is significant and extensive area wide land damage;</i></li><li><i>the success of engineering solutions may be uncertain in terms of design, its success and possible commencement, given the ongoing seismic activity;</i></li></ul>

<sup>1</sup> 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"> <li>• <i>any repair would be disruptive and protracted for landowners.<sup>2</sup></i></li> </ul> <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 areas of the New Brighton residential red zone.

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.

The New Brighton residential red zone is adjacent to the Mahinga Kai Exemplar Project, a project co-led by Te Runanga o Ngai Tahu and the Avon Otakaro Network to establish and maintain a mahinga kai for greater Christchurch.<sup>3</sup>

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 New Brighton area was occupied prior to 1900 for residential, commercial and agricultural purposes. There are currently four archaeological sites recorded in the New Zealand Archaeological

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

<sup>3</sup> Te Runanga o Ngai Tahu, [http://ngaitahu.iwi.nz/our\\_stories/mahinga-kai-exemplar-project-launched/](http://ngaitahu.iwi.nz/our_stories/mahinga-kai-exemplar-project-launched/), posted 1 July 2014

Association site recording scheme (Archsite) in the area of the New Brighton residential red zones.<sup>4</sup> These sites are associated with Maori and European occupation and some have been recorded as a result of land clearance in the residential red zone. Please note a burial site is recorded at 193 Palmers Road, at the intersection with New Brighton Road (M35/298).<sup>5</sup> For other sites, 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.

There are no known standing pre-1900 buildings and structures in the New Brighton residential red zones. A known pre-1900 house was demolished at:

- 558 New Brighton Road (not yet recorded on Archsite)

Parts of the New Brighton 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 New Brighton residential red zone**

- The streets and houses of the New Brighton residential red zone were arranged around the Avon River/Otakaro which is therefore an integral element of the area's 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.
- Bligh's Tea Gardens, Evans Avenue: In the 1880s hotelier John Bligh established a pleasure garden on land near current Evans Avenue. Until 1910 it was a popular attraction featuring a house, picnic ground and walking tracks.<sup>6</sup>
- Bower Tavern, corner Bower Avenue and New Brighton Road: The Bower Tavern, which was demolished following the Canterbury earthquakes, was the most recent form of the Bower Hotel which has operated since 1877.<sup>7</sup> Until it was destroyed by fire in 1908, an earlier hotel stood at current 463 New Brighton Road, now the corner of Wattle Drive.<sup>8</sup>
- 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 New Brighton residential red zone. 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:
  - Bligh's Tea Gardens (M35/926, see above)

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<sup>4</sup> Refer to New Zealand Archaeological Association Site Recording Scheme (ArchSite), [www.archsite.org.nz](http://www.archsite.org.nz). Information current as at 26 May 2015

<sup>5</sup> Note, ArchSite shows this site at the incorrect location, on the western corner of New Brighton and Palmers Road.

<sup>6</sup> Nick Cable, '8 Evans Avenue, Christchurch: Report on Archaeological Monitoring', unpublished report for Jamon Trust, April 2013; George W Walsh, *New Brighton: A Regional History, 1852-1970*, Christchurch: George Walsh, c.1970, p.

<sup>7</sup> Walsh, p.181; Richard Greenaway, 'Requiem for a Watering Hole: The Bower Hotel', Christchurch City Library, <http://my.christchurchcitylibraries.com/bower-hotel/>, accessed 26 May 2015

<sup>8</sup> Certificate of Title, CB153/54 (Canterbury Land District)

- Site of Thomas Palmer's house, 518 New Brighton Road. One of the earliest permanent residents in the area of the New Brighton residential red zone, Palmer erected a house at the corner of New Brighton and Palmers Roads in 1861.<sup>9</sup> Scattered mammal bones were found at this location during the demolition of a later post-1900 dwelling (M35/298).

## 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 New Brighton residential red zone, 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**

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<sup>9</sup> Walsh, pp.190-91

## Images

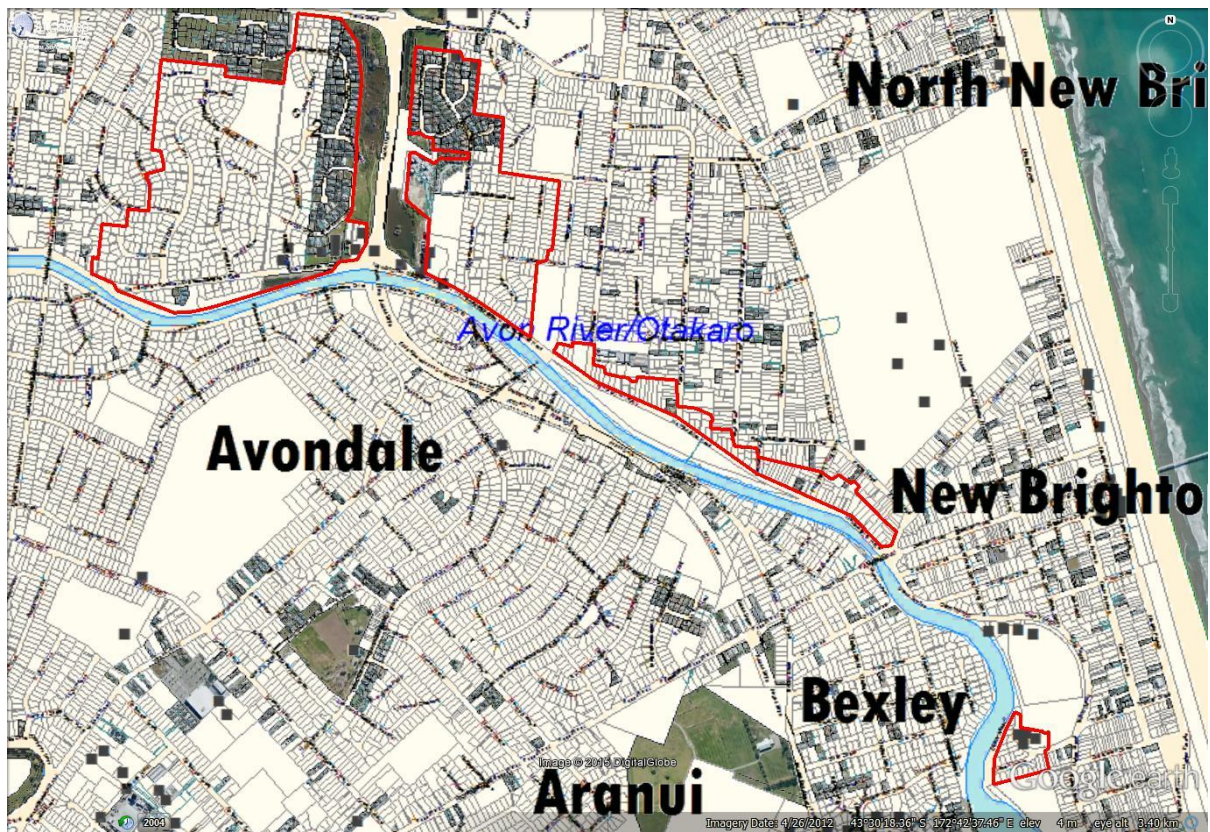


Figure 1. Quickmap plan showing approximate boundaries, in red, of the New Brighton residential red zone, derived from CERA Base Map, January 2015