



HERITAGE NEW ZEALAND POUHERE TAONGA

Initial Heritage Assessment for Canterbury Earthquake Recovery Authority

RICHMOND RESIDENTIAL RED ZONE

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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	Richmond 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.</i>² <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 Richmond residential red zone.

Avebury House, situated adjacent to the residential red zone at 9 Evelyn Couzins Avenue, is nominated for inclusion in the New Zealand Heritage List.

An area of River Road within the Richmond residential red zone is identified as a Special Amenity Area (SAM9) in the operative Christchurch City Plan and as such development in this area is controlled by special rules pertaining to ‘street scene’.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

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

Archaeology

There are currently seven archaeological sites recorded in the New Zealand Archaeological Association site recording scheme (Archsite) in the area of the Richmond Residential Red Zone.⁴ These sites are associated with Maori and European 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:

- Cottage, 8 Templar Street
- House, 109 River Road
- House, 131 River Road

Parts of the Richmond residential red zone includes 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 Richmond Residential Red Zone

- The streets and houses of the Richmond 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.
- W. A. (Bill) Sutton house and garden, 20 Templar Street (fig. 2). Sutton is recognized as a nationally significant artist and teacher of the mid-to-late twentieth century. His house on Templar Street was built in 1963, designed by his colleague at the Ilam School of Fine Arts, Tom Taylor. The house and garden remain in situ and an appeal has been made by the former owner to retain the house and setting as an artists' residence.⁶
- W. A. Sutton plaque (fig.3). A commemorative bronze plaque to W. A. Sutton was placed on the boundary fence outside 20 Templar Street by the Christchurch Heritage Trust. The plaque remains in situ (as at 27 December 2014).
- Pumphouses. Two brick pumphouses are situated on the riverbank in the residential red zone, at the intersections of River Road with Glade Avenue (fig.4) and Templar Street (fig.5). These pumphouses were built in 1911 and 1914 respectively and were erected to house pumps for water reticulation, designed in an ornate manner to complement both the residential and river settings.⁷

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 27 December 2014

⁶ Charlie Gates, 'Plan to save artist's former home', *The Press*, 18 November 2014, A5

⁷ Christchurch City Council, *Pavilions, temples & four square walls: Christchurch pump houses and substations*

- Prior to the Canterbury Earthquakes Richmond had special character for its streetscapes of nineteenth and early twentieth century cottages, villas and some substantial houses, as well as later villas and bungalows. Three remaining pre-1900 dwellings in the Richmond residential red zone indicate the range, scale and character of dwelling types that historically occupied this area: a large dwelling at 109 River Road built in the 1880s for Christchurch lawyer, Henry Hamilton Loughnan (fig.6); a cottage at 8 Templar Street built for coachman Thomas Alfred Langley in the early 1880s (fig. 8) and a villa at 131 River Road built in the 1890s (fig.7).
- A villa at 73 River Road was destroyed following the Canterbury earthquakes and subsequent arson. The villa, built around 1855, had historical and social significance as one of the oldest houses in Christchurch. It was built on land owned by Charles Fooks, surveyor and architect and Government engineer from 1856 to 1876. The site has been recorded as an archaeological site (M35/1053).
- 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 Richmond 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:
 - 42 Harvey Terrace (M35/1056) – assemblage of moderate archaeological significance mainly consisting of a large quantity of empty shoe polish bottles. Believed to be evidence of a fraudulent operation from 1887 whereby shoe polish was repackaged under another brand.⁸
 - 236 Fitzgerald Avenue (M35/697) – archaeological recording of 1880s brick villa.

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 W. A. Sutton house and garden at 20 Templar Street is repaired and retained in its current location. To support this recommendation Heritage New Zealand will consider inclusion of the W. A. Sutton house and garden in the New Zealand Heritage List/ Rārangī Kōrero;
- CERA supports and encourages the Christchurch City Council, as owners of the Glade Avenue and Templar Street pumphouses, to repair the buildings and retain them in situ;
- the stories of the Richmond, 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;

The architectural heritage of Christchurch. 10, Christchurch: Christchurch City Council, 2003, p.7

⁸ Greg Gedson and Katharine Watson, 'Underground Overground Archaeology Ltd., 42 Harvey Terrace, Christchurch: Report on Archaeological Monitoring', unpublished report for Canterbury Demolition, June 2013

- landscaping and redevelopment plans are sensitive to the scale and heritage values of Avebury House, situated adjacent to the residential red zone at 9 Evelyn Couzins Avenue;
- 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

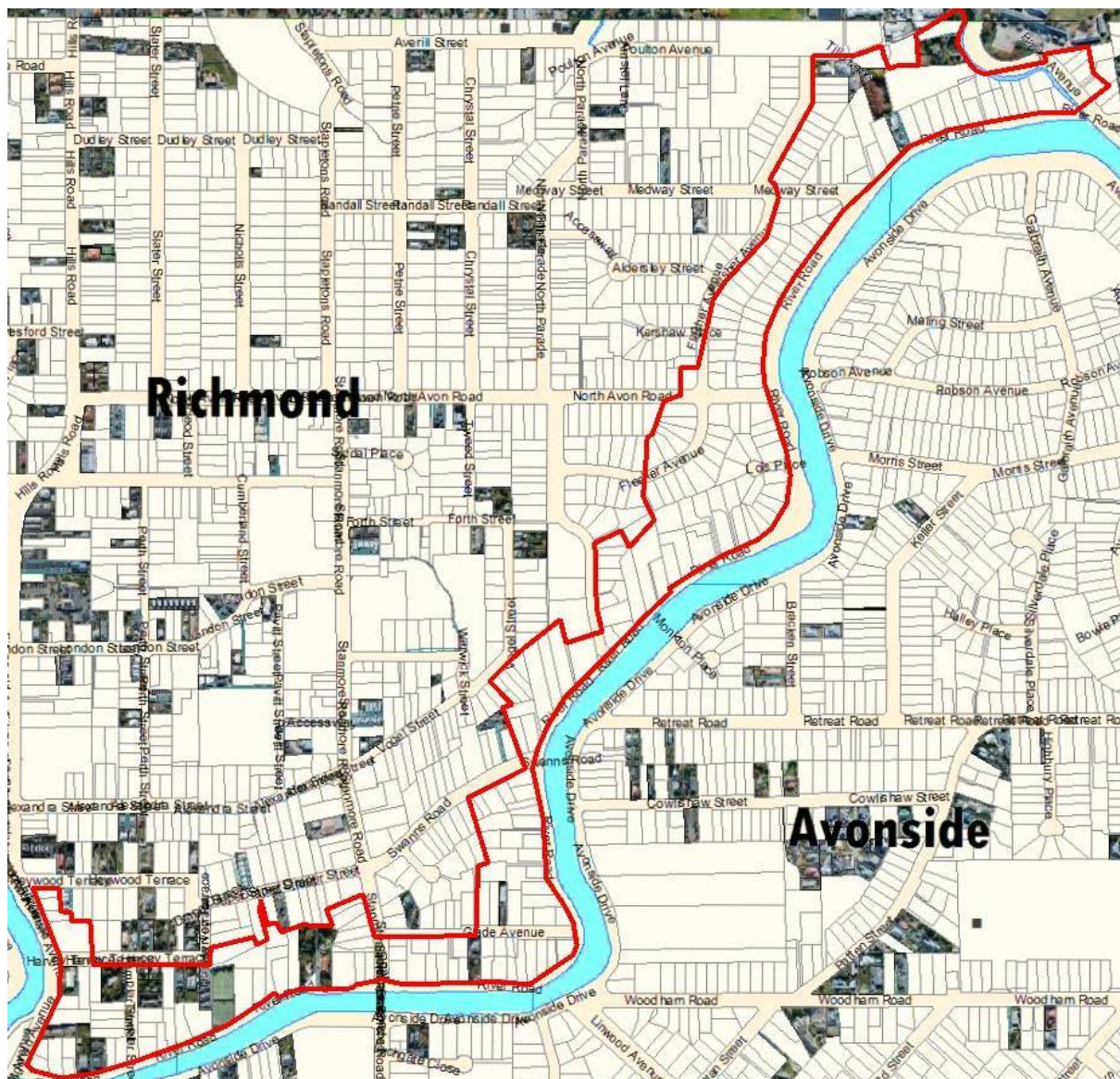


Figure 1. Quickmap plan showing approximate boundaries of the Richmond residential red zone, derived from CERA Base Map, January 2015



Figure 2. W. A. Sutton house and garden, 20 Templar Street, 27 December 2014 (Christine Whybrew, Heritage New Zealand)



Figure 3. W. A. Sutton plaque set in boundary wall outside 20 Templar Street, 27 December 2014 (Christine Whybrew, Heritage New Zealand)



Figure 4. Glade Avenue Pumphouse, 27 December 2014 (Christine Whybrew, Heritage New Zealand)



Figure 5. Templar Street Pumphouse, 27 December 2014 (Christine Whybrew, Heritage New Zealand)



Figure 6. 109 River Road, 27 December 2014 (Christine Whybrew, Heritage New Zealand)



Figure 7. 131 River Road, 27 December 2014 (Christine Whybrew, Heritage New Zealand)



Figure 8. 8 Templar Street (Google Streetview)