

HISTORIC HERITAGE

CONTENTS

1	Scope of Report	2
2	Hearing and Submitters Heard.....	3
3	Sub-topic Recommendations	3
3.1	Whole of Chapter submissions and HH-O1	3
3.2	Identification and Listing of Historic Heritage Items	4
3.2.1	Assessment Criteria.....	4
3.2.2	Rolleston Hotel (H210).....	4
3.2.3	Mill House (H416)	6
3.2.4	Lincoln University	7
3.2.5	Hororata Public Hall (H184) and Lake Coleridge Power Station Powerhouse (H112) ...	8
3.2.6	St Joseph’s Catholic Church Darfield (H166).....	9
3.2.7	Springs O’Callaghan Farmhouse/Chudleigh (H323)	10
3.2.8	Prebbleton School Teacher’s House (H330).....	10
3.2.9	Southbridge School 1925-26 Building (H428)	11
3.2.10	Reference to NZ Heritage List	12
3.2.11	Bruecoe Lodge (H414), and Lady Rhodes Memorial Church/St Pauls Anglican Church (H52).....	12
3.2.12	New heritage areas and provisions for protection	12
3.2.13	New heritage items – Irwell School Hall, St Mary’s Church, Cottage at 177 Great Alpine Highway	13
3.2.14	Former Will Kennedy Hut and Shed (H159)	13
3.3	Management and Protection of Historic Heritage Items.....	13
3.3.1	Submissions wholly in support of Historic Heritage provisions as notified	13
3.3.2	Submissions seeking amendments to the Historic Heritage chapter provisions.....	14
3.3.3	Submissions dealing with Historic Heritage in the Signs chapter	15
3.3.4	Submissions dealing with Historic Heritage on the Energy and Infrastructure chapter	15
3.3.5	Submissions dealing with Historic Heritage in the Subdivision chapter	15
3.3.6	Non-notification clauses	15
4	Other Matters	16
	Appendix 1: Recommended Amendments	18
	Amendments to the PDP Maps.....	18
	Amendments to the PDP Text.....	18
	Appendix 2: Amendments to Historic Heritage Item Record Forms (HHIRFs)	22
	Appendix 3: List of Appearances and Tabled Evidence	38

1 Scope of Report

- [1] This Recommendation Report relates to the Historic Heritage chapter of the PDP and contains the Hearing Panel's recommendations to Council on the submissions and further submissions received on that chapter.
- [2] The Hearing Panel members for the Historic Heritage chapter were:
 - Yvette Couch-Lewis
 - Gary Rae (Chair)
 - Nicole Reid
 - Andrew Willis
- [3] The initial Section 42A Report and the end of hearing Section 42A Report (Reply Report) for this topic were:
 - Historic Heritage and Notable Trees, 13 September 2021, Andrew Mactier
 - Historic Heritage and Notable Trees, 27 October 2021, Andrew Mactier
- [4] Prior to the hearing the reporting officer also provided a report entitled 'Officer's Response to Questions from The Hearings Panel', received on 7 October 2021.
- [5] The Section 42A Report addressed both heritage and trees issues. However, the submissions on Notable Trees were addressed at a separate hearing, and a separate Recommendations Report has been prepared on that topic.
- [6] The Section 42a Report for Historic Heritage was informed by a technical report prepared by Dr Ann McEwan of Heritage Consultancy Services.
- [7] The Hearing Panel's recommended amendments to the notified provisions of the Historic Heritage chapter are set out in Appendix 1. Amendments recommended by the Section 42A Report author, both in the Section 42A report and in the Reply Report, that have been adopted by the Hearing Panel are shown in strike out and underlining. Further or different amendments recommended by the Hearing Panel are shown in strike out, underlining and red font.
- [8] The Hearing Panel's recommended amendments to the Planning Maps, are also set out in in Appendix 1, including any amendments recommended by the Section 42A Report author that we have adopted. Our recommended amendments to the Historic Heritage Item Record Forms are shown in Appendix 2.
- [9] We note that some of the numbering of individual clauses in the rule and rule requirement provisions will need to be consequentially amended and not all such amendments are shown in Appendix 1. We understand that will occur in the amended version of the entire PDP that will accompany the release of all of the Recommendation Reports.
- [10] Readers should also note that we have, at their request, amended all references to 'Trustpower' to 'Manawa Energy'.

- [11] Further submitters are not listed in the tables in this Recommendation Report because further submissions are either accepted or rejected in conformance with our recommendations on the original submissions to which they relate.

2 Hearing and Submitters Heard

- [12] The hearing for the Historic Heritage chapter was held on 12th and 14th October 2021. The submitters who appeared at the hearing are listed below, together with an identification of whether they were an original submitter, a further submitter, or both.

Sub #	Submitter	Original	Further
DPR-0135	Lilley Family Trust	✓	
DPR-0205	Lincoln University	✓	
DPR-0226	The Roman Catholic Diocese of Christchurch	✓	
DPR-0241	Nicola Willett	✓	
DPR-0269	Heritage New Zealand Pouhere Taonga	✓	✓
DPR-0290	Hamish Rennie	✓	
DPR-0467	Helen Reid	✓	

- [13] Some of the submitters had expert witnesses appear on their behalf. The witnesses we heard from, and the tabled statements of evidence we received, are listed in Appendix 3. Copies of all evidence (expert and non-expert) received are held by the Council and are available online. We do not separately summarise that material here, but we refer to or quote from some of it in the remainder of this Recommendation Report.
- [14] We record that we considered all submissions and further submissions, regardless of whether the submitter or further submitter appeared at the hearing and whether they were represented by expert witnesses.

3 Sub-topic Recommendations

- [15] In this part of the Recommendation Report we assess the submissions by sub-topic, using the same headings as the initial Section 42A Report.

3.1 Whole of Chapter submissions and HH-O1

- [16] The Definitions chapter was subject to its own Hearing (Hearing 2), however there are a number of submissions relating to definitions that were more appropriately considered as part of the Historic Heritage chapter. This sub-topic also includes submissions on Historic Heritage objective HH-O1.
- [17] We adopt the recommendations and reasons of the Section 42A Report author with respect to the submission points from Manawa Energy, which were in general support of some definitions and HH-O1, and also with respect to the submission from Federated Farmers in support of the definition of 'monument' but which identified some typographical errors.
- [18] We also note that some amendments to definitions were requested from NZHPT (maintenance or repair) and from Jill Thomson (relocation). However, we agree with the Section 42A Report author and Dr McEwan, Council's heritage advisor, that the definitions as notified are clear and achieve the intended purpose, and no amendments are necessary.
- [19] The submissions from RWRL and RIHL support the retention of Historic Heritage provisions as notified, subject to the removal of Historic Heritage item H323 ('The Springs' O'Callaghan

Farmhouse/'Chudleigh') from HH-SCHED2. The Section 42A Report author recommended that these submission points are rejected because the recommendation was to retain that heritage item, and whilst we have concurred with that in our subsequent recommendation on H323, we consider these submissions can be accepted in part in so far as they express support for the provisions in general.

[20] We consider that the submission by NZDF can be accepted in part, rather than rejected as recommended by the Section 42A Report author. The request was for the Heritage chapter to be retained as notified and our recommendations are to retain the chapter but with some modifications.

[21] Consequently, for the following submitters and submission points our recommendations are set out below.

Sub #	Submitter	Submission Point	Accept	Accept in part	Reject
DPR-0269	HNZPT	001			✓
DPR-0358	RWRL	184		✓	
DPR-0379	Jill Thomson	029, 078			✓
DPR-0384	RIDL	191		✓	
DPR-0422	Federated Farmers	065	✓		
DPR-0441	Manawa Energy	004, 006, 070	✓		
DPR-0448	NZDF	049		✓	

3.2 Identification and Listing of Historic Heritage Items

[22] This sub-topic relates to the Historic Heritage Assessment Criteria contained in HH-SCHED1 along with the listing of historic heritage items in HH-SCHED2 and their associated Heritage Item and Heritage Setting Overlays.

[23] Our recommendations are provided in the same order that they appear in the Section 42A Report.

3.2.1 Assessment Criteria

[24] For the following submitter and their submission point below we adopt the recommendations and reasons of the Section 42A Report author.

Sub #	Submitter	Submission Points
DPR-0269	HNZPT	018

[25] Heritage New Zealand Pouhere Taonga's submission was in support of the Historic Heritage Assessment Criteria identified in HH-SCHED1 of the PDP. We note there were no submissions in opposition, or requesting changes to, HH-SCHED1.

3.2.2 Rolleston Hotel (H210)

[26] For the following submitter and its submission point below we adopt the recommendations and reasons of the Section 42A Report author.

Sub #	Submitter	Submission Points
DPR-0135	Lilley Family Trust	005

[27] The submitter requested that the Rolleston Hotel (H210) at 2 Brookside Road be deleted from HH-SCHED2, and that the item and setting be deleted from the planning maps.

- [28] The evidence of Ms Aston, planner for the submitter, was that there is no sound basis for the heritage listing of the Rolleston Hotel and its setting. In her opinion it does not meet the relevant Historic Heritage Assessment Criteria in the PDP (i.e. in HH-SCHED1). She highlighted that it has been the subject of several substantial alterations and additions which have substantially compromised its authenticity. She considered the building is barely 'fit for purpose', unable to be economically modernised or refitted for alternative uses, and is located in a position where it compromises the safety and efficiency of the state highway and plans for its future widening. Ms Aston also considered the heritage listing for the Rolleston Hotel and its setting places unreasonable restrictions, uncertainty and consenting requirements for future development of the site, and noted that the Council has not undertaken a s32 assessment of the costs and benefits associated with this heritage listing.
- [29] Ms McPherson, planner for the submitter, provided an example of how the proposed listing of this building is affecting the future development of the wider site with regards to a 'Z' service station sign application. Ms McPherson also considered that the Council's HHIRF (H210) fails to clearly identify the physical values of the Rolleston Hotel, if there are any, that require protecting.
- [30] Dr McEwan's evidence¹ is that the building is a local landmark due to its location and age within the context of Rolleston township and State Highway 1. She acknowledged that while the Rolleston Hotel has been modified over time, the building retains sufficient integrity and authenticity to merit scheduling as a historic heritage item. Dr McEwan also noted that the heritage setting has been limited to the immediate surrounds of the building rather than the site as a whole, and this allows for the development of the remainder of the property.
- [31] The Section 42A Report noted that, on the matter of the building being unable to be economically modernised or re-purposed, the wider site the Rolleston Hotel sits on is already subject to re-development as a service station which has not resulted in the certificate of compliance to demolish the building being given effect to. Furthermore, the PDP historic heritage provisions only seek to manage external changes to the heritage fabric of the building; any internal alterations would not be subject to the historic heritage provisions of the PDP. The reporting officer also noted that the state highway road widening designation does not directly affect the Rolleston Hotel and that any future Notice of Requirement for road widening purposes in the immediate vicinity of H210 would be subject to a process set out under the RMA where all relevant matters would be considered and weighed up, including any effects on historic heritage.
- [32] In response to the information included with the submission from the Lilley Family Trust, some minor amendments were recommended to the 'Alterations and Additions' section of the HHIRF, along with minor amendments to the 'Physical Description' section of the HHIRF for H210. However, we accept the advice of the Section 42A Report author² that there is no scope to make these amendments given the submission point seeks the removal of the building from HH-SCHED2. Our recommendation is that these changes be included in a list of recommended changes to be processed by way of a subsequent plan change.
- [33] The Panel visited the site following the hearing. On site it appeared to us that the historic heritage values of the Rolleston Hotel may have been compromised to some extent by the adjacent 'Z'

¹ Section 42A Report Appendix 3, paragraphs 2.1 – 2.5

² Section 42A Report, paragraph 8.4.6

service station and State Highway 1. Following that we requested that the Section 42A Report author and Dr McEwan respond to Ms Aston's assertions that the values of the building had not been properly assessed, and we also enquired about whether there is a requirement under the RMA for section 32 assessments to be carried out for proposed new listings.

- [34] The Reply Report, in addition to the Section 42A Report, has confirmed to our satisfaction that:
- The expert heritage evidence is that the Rolleston Hotel's heritage values or qualities, as defined in the RMA (architectural, historical, etc), have been assessed in sufficient detail as standard practice in such assessments, and in accordance with the assessment criteria (in HH-SCHED1);
 - Although we observed during our site visit that the historic heritage values of the Rolleston Hotel were somewhat compromised, we favour the expert heritage evidence of Dr McEwan that the building retains sufficient integrity and authenticity to merit scheduling as a historic heritage item, along with its heritage setting.
 - District plan scheduling does not place any requirement on the owner to restore the building to its original state, and there is no evidence before us that the site cannot be used for alternative development; and
 - Based on the evidence of Dr McEwan, the heritage setting has been appropriately identified to facilitate the protection of the heritage item from inappropriate subdivision, use and development.
- [35] We are also satisfied, from the explanation in the Reply Report³, that the section 32 assessment carried out by Council as to the Heritage chapter provisions was sufficient and we accept it is not appropriate or necessary to carry out site-by-site economic cost assessments of historic heritage items listed in HH-SCHED2. This is the case both for any historic heritage items that are listed in the Operative District Plan and have been 'rolled over' into the PDP or are for a proposed new listing in the PDP, as is the case for H210.
- [36] Furthermore, the Historic Heritage s32 assessment does identify that listing a site, building, structure or item comes at a cost to landowners, but given the national importance s6(f) affords the protection of historic heritage, it is considered appropriate to impose the level of restrictions anticipated in the PDP.
- [37] We also observe that the PDP provides a consenting pathway to make additions and alterations, or partial or full demolition of any historic heritage items listed in the PDP. And as a result of submissions, we have recommended (in section 3.3.2 of this report) that a new policy is included in the PDP to provide the opportunity for financial assistance for any maintenance or upkeep of listed buildings, along with the waiving of consent fees in recognition that owning a historic heritage item listed in the PDP does impose additional costs on landowners, and that these costs should be, in part, shared by the wider community due to the wider benefits these items provide.

3.2.3 Mill House (H416)

- [38] For the following submitter and its submission point below we adopt the recommendations and reasons of the Section 42A Report author.

³ Reply Report, Paragraphs 2.3-2.9

Sub #	Submitter	Submission Points
DPR-0200	Walter Fielding-Cotterell	001

- [39] The submitter requested that the HH-SCHED2 HHIRF for Mill House, Item H416, be amended to reflect the updated and additional information included in the submission.
- [40] We note Dr McEwan's advice that the HHIRF is a summary document intended to describe the building, its history and appearance in such a way as to aid recognition and inform both future consenting processes and funding applications, should either course be desired by the owners, and that substantial changes are not therefore required. We accept that it is appropriate to amend the HHIRF as recommended by the Section 42A Report author, based on Dr McEwan's advice.

3.2.4 *Lincoln University*

Detail of Protected Elements

- [41] We adopt the recommendations and reasons of the Section 42A Report author with respect to the submission points from Lincoln University supporting the 'Detail of Protected Elements' component of HH-SCHED2 as it relates to Ivey Hall and Memorial Hall (H30), Young Farmers' Club Memorial Hall (H321), and 'Ivey's Cottage'/CAC Farm Staff/International Students' Cottage (H322).

Ivey Hall and Memorial Hall (H30)

- [42] We adopt the recommendations and reasons of the Section 42A Report author, including in the Reply Report⁴, with respect to the submission points from Lincoln University seeking to amend HH-SCHED2 H30 to confirm that the 1990's addition located to the south of Ivey Hall is not part of the heritage item.
- [43] For Lincoln University, we heard evidence from a planner, Mr Osborne, and a heritage architect, Dr Pearson. Mr Osborne⁵ summarised the issue as: *"The difference between the Council and the University is whether the 1990s addition to Ivey Hall (Item H30) constitutes historic heritage worthy of protection"*. He also outlined the statutory considerations including the obligations under section 5 and section 6(f) of the RMA which are reflected in Chapter 13 of the Canterbury Regional Policy Statement (CRPS). His evidence was that the objective and policy in this chapter are the key directives, noting in particular that they both seek to identify and protect significant historic heritage items that contribute to Canterbury's distinctive character and sense of identity.
- [44] Dr Pearson's evidence was that the Post-Modern addition significantly detracts from the original building and its early additions and lacks sufficient merit to be included as part of the scheduled heritage item. Mr Osborne's evidence was therefore that the Post-Modern addition does not have 'significant' heritage or cultural values. He also considered that this listing may impede the ability of the University to meet and provide for its social and cultural needs by placing an unjustified high threshold on any future resource consent application for redevelopment.
- [45] Dr McEwan's evidence was that from her inspection of the site and buildings, Ivey Hall and Memorial Hall, including its later 20th century additions, should be scheduled 'in toto'. Her

⁴ Reply Report, paragraphs 2.13 – 2.22

⁵ Mr Osborne, para 35

evidence was that the redevelopment of Ivey Hall in the late 1980s and early 1990s facilitated the ongoing use of the building and added a Post-Modern dimension to its architectural qualities. In the Reply Report, Dr McEwan's evidence was that, Ivey Hall, including Memorial Hall and the later stages of its development, is a highly distinctive heritage building and contributes to 'Canterbury's distinctive character and sense of identity'. Her evidence was that, as a matter of best practice, the additions should not be assessed in isolation to the main building and provided examples of where other additions to significant heritage buildings had been included in the overall listings.

- [46] Having weighed the evidence, and having visited the site, we concur with the evidence of Dr McEwan that the addition is worthy of inclusion in the overall listing for Ivey Hall and Memorial Hall. We accept that it meets the relevant assessment criteria at HH-SCHED1: Architectural and aesthetic values and accept the recommendation of the Section 42A Report author in this regard. We also note that Mr Osborne, in answer to a question, replied that there are no current plans for redevelopment and that the objection was more theoretical rather than based on any actual adverse effect on the submitter from the additions being included in the overall listing of H30 as notified.

Amend HH-SCHED2 to define the footprint of listed items

- [47] We adopt the recommendations and reasons of the Section 42A Report author with respect to an associated submission from Lincoln University requesting that the footprint of H30, and other Historic Heritage Items listed in the PDP, be shown in HH-SCHED2 to more clearly define the footprint of listed items.
- [48] In relation to Ivey Hall and Memorial Hall, we accept Dr McEwan's recommendation that the extent of the setting for H30 can be reduced in size to omit the southern portion of the site, from that shown in the notified HHIRF. This is in recognition that the separate building, lean-to structure and car parking at the rear of Ivey Hall do not contribute to the heritage values of the rest of H30 which is to remain listed in the PDP.
- [49] We accept the evidence of the Section 42A author that it is not necessary to make wider changes to the schedule for other items, for the reasons set out in the report⁶.
- [50] Consequently, for the following submitters and submission points our recommendations are set out below.

Sub #	Submitter	Submission Point	Accept	Accept in part	Reject
DPR-0205	Lincoln University	020, 021, 022	✓		
DPR-0205	Lincoln University	023			✓
DPR-0205	Lincoln University	024		✓	

3.2.5 Hororata Public Hall (H184) and Lake Coleridge Power Station Powerhouse (H112)

- [51] For the following submitters and their submission points, which support the inclusion of the Hororata Public Hall (H184) and the external part of the Lake Coleridge Power Station Powerhouse (H112), we adopt the recommendations and reasons of the Section 42A Report author.

Sub #	Submitter	Submission Points
DPR-0251	Kate Foster	001
DPR-0259	HHS	001

⁶ Section 42A Report, para 8.8.3

Sub #	Submitter	Submission Points
DPR-0441	Manawa Energy	082

3.2.6 *St Joseph's Catholic Church Darfield (H166)*

- [52] The Roman Catholic Diocese submission points oppose the listing of St Joseph Catholic Church Darfield (H166) on the basis that it does not warrant listing in the PDP as an historical site.
- [53] We heard from representatives from the submitter, who expressed concerns that the listing of the Church and its setting in an overlay would cause unnecessary hardship in terms of the costs of a consent process to carry out works to improve the building. Reference was made to potential re-roofing or recladding of the roof necessitating an expensive notified resource consent application. The submitter requested that provision be made in the PDP for Council to contribute to the costs associated with the maintenance or restoration of heritage resources. It was also noted that a very large area has been defined for the heritage setting around the Church building, and a request was made for downsizing of the heritage setting to exclude the parish centre, church yard and cemetery.
- [54] Having viewed the HHIRF for this item, the Panel is satisfied there is sufficient evidence to establish it meets the relevant significance criteria to warrant its listing in the Schedule (i.e. historical and social, cultural and spiritual, architectural and aesthetic, technological and craftsmanship). We did not understand the submitter to be challenging that evaluation.
- [55] However, in response to the submitter's presentation, the Section 42A author's Reply Report provided an amended recommendation that the heritage item overlay be reduced in scale, as requested by the submitter for reasons set out in the Reply Report⁷. This is shown in a revised HHIRF (along with a number of addition consequential amendments). The Reply Report also noted that scheduling provides recognition of the importance of a historic building and the heritage record form and associated research file could therefore be used by the parish or the diocese to support funding applications for seismic strengthening and other needed building works.
- [56] Overall, we accept the amended recommendation to retain the listing of the heritage item and to reduce the extent of the setting. We consider this will grant partial relief to the submitter, and we note also that the Panel has made a recommendation to include a new policy HH-P11 (see Section 3.3.2 of this report) to provide a framework for Council assistance to be provided to support landowners to maintain and preserve heritage buildings.
- [57] We were also advised in the Reply Report that HH-R1 provides for maintenance and repairs to listed heritage items and that re-roofing could be undertaken within certain parameters, but that if the work used alternative materials (such as replacing the slate with long-run roofing iron), this would require a resource consent but it would in all likelihood not be necessary to notify the application.
- [58] Consequently, for the following submitter and submission points our recommendations are set out below.

Sub #	Submitter	Submission Point	Accept in part	Reject
DPR-0226	Roman Catholic Diocese	001		✓
DPR-0226	Roman Catholic Diocese	002		✓

⁷ Reply Report, paragraph 3.3

Sub #	Submitter	Submission Point	Accept in part	Reject
DPR-0226	Roman Catholic Diocese	003	✓	

3.2.7 *Springs O'Callaghan Farmhouse/Chudleigh (H323)*

- [59] For the following submitter and their submission points we adopt the recommendations and reasons of the Section 42A Report author.

Sub #	Submitter	Submission Points
DPR-0358	RWRL	185, 186, 187
DPR-0384	RIDL	192, 193, 194

- [60] We note also that the submitters did not appear at the hearing and provided no evidence or supporting information to challenge the proposed listing of this item, or the information contained in the HHIRF.

3.2.8 *Prebbleton School Teacher's House (H330)*

- [61] For the following submitter and their submission point we adopt the recommendations and reasons of the Section 42A Report author, including the additional reasons provided in the Reply Report.

Sub #	Submitter	Submission Points
DPR-0241	Nicola Willett	001

- [62] Nicola Willett presented a statement at the hearing in support of her submission seeking the removal of the former Prebbleton School Teacher's House (H330) from HH-SCHED2 for reasons including that the assessment carried out by Dr McEwan is inadequate, and there had not been sufficient consultation with the owners regarding the potential listing of the building. Ms Willett elaborated on these points and in particular drew attention to the significant changes that had been made to the property since the owners purchased it in 1991, and also took issue with the entire parcel of land surrounding the building being included in the listing.
- [63] Ms Willett made the point that the owners had gone to considerable effort and expense to bring the building up to its current high standard and they felt they would be penalised for this effort if the listing was to remain. She said they were especially concerned at the impacts of the listing for the owners in regard to ongoing maintenance, repair, and potential development of the property, which will necessitate resource consent applications with associated costs and time delays. The submission also requested that a better way to preserve historic heritage would be to re-purpose the building for commercial uses and to amend the PDP to allow for this.
- [64] The Section 42A Report outlined that heritage settings are a well-established tool used in many district plans to protect historic heritage (including surroundings) from inappropriate subdivision, use and development, and the setting for H330 reflects the historical extent of the plot of land the school teacher's house has stood on since 1875 and its subsequent subdivision in 1948. It also explained that the process for listing of the building did not include an archaeological assessment on the basis of the age of H330, but in terms of the HNZPT Act 2014 it is appropriate to identify that there are potential archaeological values still to be found within the heritage setting of H330. We note that a HHIRF had been compiled which clearly identifies a number of values present with this building and surroundings.

- [65] The Section 42A Report author also explained that any re-use of the building for commercial purposes could be assessed as part of a resource consent process, noting the various considerations for this in terms of the current zoning and Heritage chapter provisions.
- [66] The Panel asked the Section 42A Report author, and Dr McEwan, to respond to several matters that arose at the hearing including the consultation process with owners of buildings proposed for listing. The Reply Report responded as follows:
- The assessment did take account of the large addition to the rear of the house and adjacent to the side street and this addition has been undertaken in sympathy with the original design of the house and consequently it does not detract from the architectural values of the building;
 - The fact that the building is set behind a tall hedge does not undermine its heritage value but rather signals the presence of a well-established residential building in central Prebbleton;
 - The house is located centrally on the site which makes it difficult to reduce the scale of the setting, however there is a potential for subdivision of the northern portion of the property in tandem with relocating the house closer to the main road;
 - HH-R1 provides for some maintenance and repairs to the building as a permitted activity, and works beyond that can be assessed as a restricted discretionary activity.
- [67] Following the hearing the Panel visited the site. We were impressed at the standard of the restoration work that had been, and was continuing to be, carried out on the property. The owners are to be commended for that.
- [68] The Panel acknowledges and fully appreciates the points made by the submitter. However, we are required to weigh the evidence before us, and from that we find that there is sufficient evidence to establish that the building and setting meet the relevant significance criteria for listing in HH-SCHED2. We also consider the officer's explanation of the consultation process was sufficient to establish that owners of buildings proposed to be listed had sufficient opportunity to become involved in the process.
- [69] We also consider that our recommended amendments to the Historic Heritage chapter, set out in section 3.3.2 of this report may provide partial relief to the submitter. We have recommended including a new policy to positively promote the restoration and use of historic heritage buildings in recognition that maintaining historic heritage imposes costs on the owners where the wider community receives a benefit. This may result in Council providing assistance to landowners when funding is available.

3.2.9 Southbridge School 1925-26 Building (H428)

- [70] For the following submitter and their submission point we adopt the recommendations and reasons of the Section 42A Report author.

Sub #	Submitter	Submission Points
DPR-0378	Ministry of Education	017

- [71] The Panel notes that a letter received from the submitter stated that the Ministry does not oppose the listing of the Southbridge School building as a heritage building as it meets the

assessment criteria. The submitter noted that site is designated and that this overrides any heritage listing in the PDP. The submission stated that any development on site can be addressed through the Outline Plan process.

3.2.10 Reference to NZ Heritage List

- [72] HNZPT requested that items included on the New Zealand Heritage List also be identified in HH-SCHED2 and within the relevant heritage item's HHIRF. The Section 42A report recommended that this be rejected because the inclusion of this information within the relevant HHIRF provides sufficient clarity.
- [73] We heard from Ms Wykes for the submitter, who explained that HNZPT supports the identification within the HHIRF but still considers the inclusion of the list details on the schedule would provide greater clarity and public awareness. She said this would be a simple, user-friendly way for owners, or any interested parties, to clearly identify the full heritage status of an item without having to open individual HHIRFs.
- [74] In the Reply Report, and in response to a question from the Panel, the Section 42A Report author provided some suggested wording for possible inclusion in the Overview section of this chapter to explain for the benefit of readers how the HNZPT listings work and its relationship to the District Plan. We note the officer's caution regarding both the scope to include such a change, and whether it was the District Plan's role to include such an explanation.
- [75] However, we consider there is scope to include a brief and concise reference within the Overview section, and this is warranted to assist readers as to the way the two sets of listings in the HNZPT and the PDP work. We have provided amended wording in Appendix 1 of this recommendation report.
- [76] Consequently, for this submitter's submission point our recommendation is set out below.

Sub #	Submitter	Submission Point	Accept	Accept in part	Reject
DPR-0269	HNZPT	019		✓	

3.2.11 Bruecoe Lodge (H414), and Lady Rhodes Memorial Church/St Pauls Anglican Church (H52)

- [77] For the following submitter and their submission points we adopt the recommendations and reasons of the Section 42A Report author.

Sub #	Submitter	Submission Points
DPR-0269	HNZPT	020, 021

- [78] The recommendations are to fix an incorrect reference to the NZHPT listing in the HHIRF for H414, and to also correct an error in HH-SCHED2 so that the link to the HHIRF for H52 works. These are both considered to be changes that can be made through clause 16(2) of the RMA.

3.2.12 New heritage areas and provisions for protection

- [79] For the following submitters and their submission points we adopt the recommendations and reasons in the Section 42A Report and in the Reply Report.

Sub #	Submitter	Submission Points
DPR-0290	Hamish Rennie	004, 006
DPR-0473	Clare Ryan	001

- [80] Two submissions requested identifying new historic heritage areas in the PDP; one from Hamish Rennie which would incorporate each of Sudley Park, Irwell School Hall and St Mary's Church, and one from Clare Ryan to identify the Selwyn Huts as a site of historic and cultural significance. Mr Rennie also requested the inclusion of rules to protect historic heritage areas. The Section 42A Report noted that no evidence had been provided in support of either of these requests. Mr Rennie provided a presentation at the hearing to support his request for the new heritage area.
- [81] The Reply Report responded to a question from the Panel to the effect that the land associated with these heritage items (Sudley Park, Irwell School Hall and St Mary's Church) are not expected to be under threat of development in the near future. The Panel considers these areas can be assessed further by Council when reviewing the Schedule and if any further need to protect these areas becomes apparent.

3.2.13 New heritage items – Irwell School Hall, St Mary's Church, Cottage at 177 Great Alpine Highway

- [82] For the following submitters and their submission points we adopt the recommendations and reasons of the Section 42A Report author.

Sub #	Submitter	Submission Point
DPR-0290	Hamish Rennie	005, 007, 008, 009
DPR-0467	Helen Reid	001

- [83] In relation to Irwell School Hall and St Mary's Church in Irwell we note that both of these buildings were included in the notified PDP in any event (H403 and H418). Ms Reid presented some detail regarding the historic value to her of the old building on her property at 177 Great Alpine Road. However we accept Dr McEwan's assessment that the building is in a very poor state of repair which undermines its authenticity and integrity to such an extent that it would not meet the criteria for listing in the PDP (HH-P1).

3.2.14 Former Will Kennedy Hut and Shed (H159)

- [84] For the following submitter and the submission point we adopt the recommendations and reasons of the Section 42A Report author. This will correct an error in the ownership details described in the HHIRF for H159 and is considered an amendment that can be made in terms of clause 16(2) of the RMA.

Sub #	Submitter	Submission Points
DPR-0294	Steve and Jane West	001

3.3 Management and Protection of Historic Heritage Items

3.3.1 Submissions wholly in support of Historic Heritage provisions as notified

- [85] For the following submitters and their submission points, which are in support of HH-P2, HH-P3, HH-P4, HH-P5, HH-P8, HH-P9, HH-P10, HH-R3, HH-R5, HH-R6, HH-R7, HH-R8 and HH-MAT1 as notified, we adopt the recommendations and reasons of the Section 42A Report author.

Sub #	Submitter	Submission Points
DPR-0205	Lincoln University	018, 019
DPR-0269	HNZPT	008 – 010, 013 – 017, 024
DPR-0441	Manawa Energy	071 – 073, 075

3.3.2 Submissions seeking amendments to the Historic Heritage chapter provisions

[86] For the following submitters and their submission points we generally accept the recommendations and reasons of the Section 42A Report author, including the amended recommendations and reasons as set out in the Reply Report which have in some cases responded in favour of new provisions and amendments requested by submitters.

Sub #	Submitter	Submission Points
DPR-0205	Lincoln University	025 - 028
DPR-0269	HNZPT	011, 012
DPR-0315	St John	001
DPR-0441	Manawa Energy	074, 076
DPR-0446	Transpower	078

[87] For these submissions and submission points we are satisfied that the Section 42A Report author's recommendations to:

- clarify that sub-clauses 1 -3 of HH-P6 must be read in conjunction with each other;
- include a new policy (HH-P11) for the PDP to positively promote the restoration and use of historic heritage buildings in recognition that maintaining historic heritage imposes costs on the owners where the wider community receives a benefit⁸;
- amend the reference to temporary scaffolding in HH-R1.5 to delete the references to exceptions to the rule. We consider the words in the rule as notified referring to scaffolding being potentially fixed to the heritage item provided it does not cause damage to the heritage item are uncertain and most likely are *ultra vires* in a permitted activity rule. We also consider there is no scope to add additional clauses relating to protective material being used;
- retain the defined word 'item' in HH-R1.5.a. rather than replace it with the more subjective term 'value';
- retain HH-R1.1 without making specific reference to any need for date-stamping of all new materials that are not distinguishable from the original as part of a requirement for maintenance or repair to be considered a permitted activity;
- amend HH-R4.1 to clarify the situation that any works on any buildings or structures that are within a heritage setting but are not listed in HH-SCHED2 would not require resource consent;
- amend HH-R4.1 to give effect to the NPS-ET; and
- amend HH-R4.1 to include 'gardening and cultivation' to the suite of activities permitted within heritage settings.

[88] We are satisfied that the Section 42A Report author's recommended amendments as outlined above are the most appropriate option for achieving the purpose of the RMA, the relevant objectives of this Plan and other relevant statutory documents, and we adopt the author's evaluation of the amendments in terms of s32AA of the RMA as set out in the Section 42A Report.

⁸ We have made a grammatical correction to the wording of new Policy HH-P11 recommended by the section 42A Report author

3.3.3 Submissions dealing with Historic Heritage in the Signs chapter

- [89] For the following submitter and their submission point we adopt the recommendations and reasons of the Section 42A Report author.

Sub #	Submitter	Submission Point
DPR-0269	HNZPT	027

- [90] We are satisfied that a minor amendment to the note in the Overview section of the Signs chapter, as recommended in the Section 42A Report, to clarify that signs attached to heritage items are considered an 'alteration' and subject to HH-R3 – Alterations and Additions will provide sufficient clarity that fixing a sign to a heritage item listed in HH-SCHED2 is not a permitted activity.

3.3.4 Submissions dealing with Historic Heritage on the Energy and Infrastructure chapter

- [91] For the following submitters and their submission points we adopt the recommendations and reasons of the Section 42A Report author.

Sub #	Submitter	Submission Points
DPR-0441	Manawa Energy	077- 081

- [92] The Tabled statement from Manawa Energy confirmed that the submitter accepts the Section 42A Report's recommendation that EI-REQ8 – Historic Heritage is not referenced in EI-R29 Renewable Electricity Generation – Coleridge HEPS.

3.3.5 Submissions dealing with Historic Heritage in the Subdivision chapter

- [93] For the following submitters and their submission points we adopt the recommendations and reasons of the Section 42A Report author.

Sub #	Submitter	Submission Points
DPR-0205	Lincoln University	034
DPR-0269	HNZPT	025
DPR-0358	RWRL	220
DPR-0363	IRHL	209
DPR-0374	RIHL	215
DPR-0384	RIDL	227
DPR-0414	Kāinga Ora	112

- [94] We note that two submissions are in support of SUB-R18. For the other submissions and submission points we are satisfied that the Section 42A Report author's recommendations to:

- Retain the terminology 'site' in SUB-18 which appropriately allows for consideration of the impacts of subdivision on a heritage item; and
- Retain the ability for Council to notify applications for subdivision as may be appropriate where there may be significant effects on heritage items listed in HH-SCHED2 (such as effects on a heritage item from reduced area and trees in a heritage setting, closer spacing of buildings arising from subdivision etc).

3.3.6 Non-notification clauses

- [95] The submitters below requested non-notification clauses be added to all controlled and restricted discretionary activities, including in the Historic Heritage chapter. The Section 42A Report recommended that these submission points be rejected because there is potential for adverse

effects to be more than minor in relation to any non-compliance with the rules identified above and for neighbouring properties, communities, or the wider district.

- [96] However, the Reply Report responded to questions from the Panel on this and as a result recommended that a non-notification clause be added in relation to HH-R2.1 (earthquake strengthening), and that HH-R4.1 (works within a heritage setting) could also be similarly amended.
- [97] We accept the amended recommendation with respect to HH-R2.1, on the basis that the adverse effects of any non-compliance with this rule for neighbouring properties, the community or the wider district are not likely to be more than minor. This will result in applications in terms of this rule still potentially being able to be limited notified but not publicly notified. This will give partial relief to the submitters. However, we did not consider that a non-notification clause is appropriate in relation to all applications in terms of HH-R4.1, as the potential effects could be wider than just on adjacent properties.
- [98] Consequently, for the following submitters and submission points our recommendations are set out below.

Sub #	Submitter	Sub Point	Accept in part	Reject
DPR-0358	RWRL	402	✓	
DPR-0363	IRHL	427	✓	
DPR-0374	RIHL	473	✓	
DPR-0384	RIDL	506	✓	

4 Other Matters

- [99] The recommended amendments to the PDP provisions contained in Appendix 1 are those that result from this Hearing Panel's assessment of submissions and further submissions. However, readers should note that further or different amendments to these provisions may have been recommended by:
- Hearing Panels considering submissions and further submissions on other chapters of the PDP;
 - the Hearing Panels considering rezoning requests, and
 - the Independent Hearing Panel (IHP) considering submissions and further submissions on Variation 1 to the PDP
- [100] Any such further or different amendments are not shown in Appendix 1 of this Recommendation Report. However, the Chair⁹ and Deputy Chair¹⁰ of the PDP Hearing Panels have considered the various recommended amendments and have ensured that the overall final wording of the consolidated version of the amended PDP is internally consistent.
- [101] In undertaking that 'consistency' exercise, care was taken to ensure that the final wording of the consolidated version of the amended PDP did not alter the intent of the recommended amendments contained in Appendix 1 of this Recommendation Report.

⁹ Who is also the Chair of the IHP.

¹⁰ Who chaired one stream of hearings.

- [102] In addition, whilst recommending a new policy (HH-P11) the Panel became aware of an error in the notified version of the definition of 'heritage item' which refers to items listed in HH-SCHED1 rather than the correct reference to HH-SCHED 2. We have corrected that as a consequential clause 16(2) matter.
- [103] There are no other matters arising from our consideration of the submissions and further submissions or that arose during the hearing.

Appendix 1: Recommended Amendments

Note to readers: Only provisions that have recommended amendments are included below. All other provisions remain as notified. Amendments recommended by the Section 42A Report author that have been adopted by the Hearing Panel are shown in strike out and underlining. Further or different amendments recommended by the Hearing Panel are shown in strike out, underlining and red font.

Amendments to the PDP Maps

The following spatial amendments are recommended to PDP Planning Maps:

Map Layer	Description of recommended amendment
Heritage Setting Overlay	<ul style="list-style-type: none"> Amend Heritage Setting for H30 – Ivey and Memorial Halls¹¹ <i>Refer to the HHIRF shown in Appendix 2</i> Amend Heritage Setting for H166 – St Joseph’s Catholic Church Darfield¹² <i>Refer to the HHIRF shown in Appendix 2</i>

Amendments to the PDP Text

Part 2 – District Wide Matters

HH – Historical and Cultural Values

Historic Heritage

HH-Overview
<p>...</p> <p>As well as meeting the specific duties under section 6 of the Resource Management Act 1991, maintaining sites and buildings with historic heritage values in Selwyn District can help teach people about their past, foster a sense of identity and community, and provide economic opportunities in heritage, tourism, recreation, restoration, and marketing.</p> <p><u>The New Zealand Heritage List/Rārangī Kōrero also identifies New Zealand's significant and valued historical and cultural heritage places. The List is maintained by Heritage New Zealand Pouhere Taonga. The Resource Management Act 1991 requires that when preparing or changing a district plan, a territorial authority shall have regard to any relevant entry on the New Zealand Heritage List/ Rārangī Kōrero.</u></p>

¹¹ DPR-0205.023 and 024 Lincoln University

¹² DPR-0226.003 The Roman Catholic Diocese of Christchurch

In contrast, district plans are administered by local authorities and control proposed changes to heritage places and sites listed in their heritage schedules¹³.

HH-Objectives and Policies

HH-Policies	
Works within historic heritage settings	
HH-P6	<p>Manage new buildings, structures, earthworks, and the relocation of a heritage item within the setting of a scheduled heritage item to ensure that the proposal:</p> <ol style="list-style-type: none"> 1. will not result in significant adverse effects on the historic heritage values of the heritage item; <u>and</u> 2. is undertaken in accordance with best practice conservation principles and methods; <u>and</u>¹⁴ 3. will contribute to the long-term viability, retention or ongoing use of the heritage item.
Future consideration of historic heritage	
HH-P11	<p><u>Council will support landowners to maintain and preserve heritage items by using one or more of the following methods:</u></p> <ol style="list-style-type: none"> 1. <u>obtaining, recording and sharing information about historic heritage;</u> 2. <u>encouraging the adoption of voluntary agreements or covenants; and/or</u> 3. <u>when funding is available, providing assistance to landowners to maintain and restore historic heritage resources; and the additional costs imposed by the provisions to protect heritage or cultural sites, items or buildings.</u>¹⁵

HH-Rules

HH-R1	Maintenance or repairs	
All Zones	<p>Activity status: PER</p> <p>5. Any temporary scaffolding</p> <p>Where:</p> <p>a. It is not fixed to the heritage item, except where this would be used in a way that would cause damage to the heritage item¹⁶.</p>	<p>Activity status when compliance not achieved:</p> <p>6. When compliance with HH-R1.5 is not achieved: RDIS</p> <p>Matters for discretion:</p> <p>7. The exercise of discretion in relation to HH-R1.6 is restricted to the following matters:</p> <p>a. HH-MAT3</p> <p>Notification:</p>

¹³ DPR-0269.019 Heritage New Zealand Pouhere Taonga

¹⁴ DPR-0441.074 Manawa Energy

¹⁵ DPR-0315.001 St John

¹⁶ DPR-0269.012 Heritage New Zealand Pouhere Taonga and DPR-0441.076 Manawa Energy

		8. Any application arising from HH-R1.6 shall not be subject to public notification. Absent their written approval, the application shall be limited notified only to Heritage New Zealand Pouhere Taonga .
HH-R2	Earthquake strengthening	
All zones	<p>Activity status: CON</p> <p>1. Earthquake strengthening of a heritage item listed in HH-SCHED2</p> <p>Where</p> <p>a. The works are required to satisfy or increase compliance with Building Act 2004 and Building Code requirements.</p> <p>Matters of control:</p> <p>2. The exercise of control in relation to HH-R2.1a are restricted to the following matters:</p> <p>a. HH-MAT2</p> <p>Notification:</p> <p>3. Any application arising from HH-R2.1 shall not be subject to public notification. Where the item is listed with Heritage New Zealand Pouhere Taonga, and absent their written approval, the application shall be limited notified only to Heritage New Zealand Pouhere Taonga.</p>	
HH-R4	Works within a heritage setting	
All Zones	<p>Activity status: PER</p> <p>1. Works within a heritage setting of a heritage item listed in HH-SCHED2.</p> <p>Where:</p> <p>The works are:</p> <p>a. any non-habitable building or structure less than 10m² in area and 2m in height; or</p> <p>b. any vehicle, trailer, tent, caravan, or boat which is movable and is not used as a place of storage, permanent accommodation or business (other than the business of hiring the item for its intended use); or</p> <p>c. any earthworks associated with interments within the setting of a heritage item identified as a cemetery; or</p>	<p>Activity status when compliance not achieved:</p> <p>2. When compliance with HH-R4.1 is not achieved: RDIS</p> <p>Matters for discretion:</p> <p>3. The exercise of discretion in relation to HH-R4.2 is restricted to the following matters:</p> <p>a. HH-MAT4</p>

	<ul style="list-style-type: none"> d. the installation, maintenance, or repair of any monument associated with interments within the setting of a heritage item identified as a cemetery; or e. land disturbance; or f. the maintenance and repair maintenance or repair¹⁷ of existing drains or water races; or g. the maintenance, repair and replacement of existing carpark areas, accessways, driveways, or paved areas. or h. the maintenance, repair, alteration, removal or demolition of buildings and structures within the heritage setting that are not heritage listed items identified in HH-SCHED2¹⁸; or i. for the safe operation or maintenance of the National Grid,¹⁹ or j. gardening and cultivation²⁰. 	
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General District Wide Matters

SIGN – Signs

SIGN-Overview

Note:

The Selwyn District Council Public Places Bylaw controls outdoor advertisements displayed in public places such as footpaths, roads, and parks. Signs located within the State Highway reserve also require the permission of the New Zealand Transport Agency as the road controlling authority. The Resource Management (National Environmental Standards for Electricity Transmission Activities) Regulations 2009 manages the size and area of signs on a transmission line support structure of an existing transmission line to identify the structure or its owner, or to help with safety or navigation. Signs associated with emergency services facilities and network utilities are subject to Rule EI-R23 in the Energy and Infrastructure Chapter. Signs attached to heritage items are considered to be an alteration and are²¹ subject to Rule HH-R3 in the Historic Heritage Chapter. Signs that are illuminated are subject to the Light Chapter.

¹⁷ DPR-0205.026 Lincoln University

¹⁸ DPR-0205.028 Lincoln University

¹⁹ DPR-0446.078 Transpower

²⁰ DPR-0205.025 Lincoln University

²¹ DPR-0269.027 Heritage New Zealand Pouhere Taonga

Appendix 2: Amendments to Historic Heritage Item Record Forms (HHIRFs)

Amend the following Historic Heritage Item Record Forms:

- H30²² – Ivey and Memorial Halls – Lincoln University
- H166²³ – St Joseph’s Catholic Church Darfield
- H416²⁴ – Mill House Irwell

²² DPR-0205.024 Lincoln University

²³ DPR-0226.003 The Roman Catholic Diocese of Christchurch

²⁴ DPR-0200.001 Walter Fielding-Cotterell

SELWYN DISTRICT COUNCIL
HISTORIC HERITAGE ITEM RECORD FORM

HERITAGE ITEM NAME Homestead Building / Ivey Hall (including Memorial Hall)

ADDRESS 85 Ellesmere Junction Road, Lincoln University,
Lincoln



PHOTOGRAPH(SDC2018)
(Dr A McEwan, July 2021)
~~(RC2017)~~

DISTRICT PLAN ITEM No. H30 & H31 **HNZ LIST No. & CATEGORY** 273 / 1
 (at time of assessment)

LEGAL DESCRIPTION Pt Lot 4 DP 6070

SDC FILE NO. 2405239300

DATE OF CONSTRUCTION 1878-80 + 1881 + 1918 + 1923-24 + 1985-87 + 1991-92

ARCHITECT/DESIGNER/BUILDER Frederick Strouts, JS Guthrie (east wing) & Cecil Wood (Memorial Hall), Trengrove & Blunt (library redevelopment), architects

STYLE Jacobean Revival / Jacobethan

PHYSICAL DESCRIPTION

Two-storey building with irregular footprint and gabled roof forms. Principal façade faces north and is largely symmetrical around a clock tower entrance porch. Gable ends feature cusped Tudor arches. Paired, casement and fanlight type fenestration. String course beneath first floor windows, decorative capping on principal ridgeline. Bay windows flank entrance porch. Arched loggia along east elevation. West wing connects main building to Memorial Hall. East and west elevations of modern additions to the south feature projecting bays that echo colour and detailing of 19th and early 20th century sections.

MATERIALS/STRUCTURE

Brick masonry with Oamaru / Mount Somers stone facings; pre-cast concrete panels; ~~s-~~Slate roof.

ADDITIONS/ALTERATIONS

West wing (1881), east wing (1918), and Memorial Hall (1923-24) additions. ~~George Forbes Memorial Library~~ construction (1985-87). Rear (south) extension (1991-92). Post-EQ repairs to west wing (Ivey West) and Memorial Hall (2017-18).

SETTING

Ivey Hall, including Memorial Hall, stands at the centre of the Lincoln University campus, north of Farm Road and south-west of the intersection of Ellesmere Junction and Springs Roads. The building's principal elevations face north, overlooking a paved forecourt and open grassed space. ~~Subject to survey, the~~ The scheduled setting is limited to the building and its immediate setting, especially in relation to the open space and forecourt immediately to the north; it excludes the structures and open space at the rear (south elevation) of the building. It is noted that the college grounds as a whole have potential archaeological values in view of the 19th century origins of the campus.

HISTORY

Lincoln Agricultural College was established in 1878 and opened to its first cohort of 16 students in 1880. The foundation stone of the College's homestead building, later named Ivey Hall after the first director, was laid in 1878. The building officially opened on 19 July 1880. It provided both accommodation and classrooms for college staff and students. The same architect, Frederick Strouts, designed the west wing dormitory extension in 1881. The east wing was built in 1918 to the design of JS Guthrie and Strouts's former pupil Cecil Wood designed the Memorial Hall in 1920. The Memorial Hall, which was officially opened on 13 August 1924, was erected with funds from past students as a World War I memorial. Ivey Hall was named for the college's first director, WE Ivey (1838-92), in 1954. Ivey oversaw the college from its foundation until his death. The college was renamed Lincoln College in 1961 and became Lincoln University in 1990. A major rebuilding programme in the mid-1980s and mid-early-1990s saw the development of a modern library building behind the historic facades of Ivey Hall.

HISTORIC AND SOCIAL SIGNIFICANCE

Ivey Hall, including the Memorial Hall, has historic and social significance for its association with Lincoln University, the first agricultural college in the Southern Hemisphere and the third oldest agricultural college in the British Commonwealth. It is also associated with the former staff and students of the college, particularly William Ivey who has been described as 'chief lecturer, academic and administrative head, caterer, farm manager and housemaster' during his tenure at the college (WE Ivey, DNZB entry, see below).

CULTURAL AND SPIRITUAL SIGNIFICANCE

Ivey Hall, including the Memorial Hall, has cultural significance due to the commemorative purpose of the Memorial Hall, which was dedicated to the memory of the former college students who had served in World War I. Two greenstone slabs were unveiled in the hall at the time of its opening, one inscribed with the names of past students who had died in the war and another of the names of all those connected with the college who had served. The hall was designed to host reunions and other similar occasions.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Ivey Hall, including the Memorial Hall, has architectural significance as an example of the work of three notable Christchurch architects, all of whom made a significant contribution to the history of New Zealand architecture. Frederick Strouts (1834-1919) also designed Otahuna homestead (1895) and the Rhodes Convalescent Home in Christchurch (1885-87, demolished). Jack Guthrie designed Christchurch Boys' High School (1926) and Cecil Wood was the designer of the Hare Memorial Library (1915) and the Memorial Dining Hall (1923-

25) at Christ's College. Later stages of the building were designed to maintain Strouts' Jacobethan design, which has few masonry counterparts in New Zealand, but is comparable with timber buildings such as the Nelson Provincial Council buildings (1859, demolished) and the former McLean's mansion in Christchurch (1899). The redevelopment of the building by Trengrove and Blunt in the mid-1980s is notable as an example of facadism combined with a Post-Modern interpretation of the building's Jacobean Revival architecture.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

Ivey Hall, including the Memorial Hall, has craftsmanship significance for the quality of the construction and architectural detailing.

CONTEXTUAL SIGNIFICANCE

Ivey Hall, including the Memorial Hall, has contextual significance for its defining contribution to the historic character of Lincoln University campus.

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

The site of Ivey Hall has potential archaeological significance given the mid-Victorian foundation of Lincoln College and the construction of Ivey Hall from the late 1870s onwards.

SUMMARY OF HERITAGE SIGNIFICANCE

Ivey Hall, including the Memorial Hall, has overall heritage significance to Lincoln and Selwyn district. The building has historic and social significance for its association with Lincoln University and the development of agricultural education in New Zealand. Ivey Hall, including the Memorial Hall, has cultural significance for its commemorative purpose and architectural significance for its design by three notable Canterbury architects, Frederick Strouts, JS Guthrie and Cecil Wood. The building has craftsmanship significance for the quality of its brick construction and Oamaru stone detailing. Ivey Hall, including the Memorial Hall, has contextual significance as a well-known Canterbury building that makes a defining contribution to the university campus environment. The building's site has potential archaeological significance, given the 19th century development of the property as an agricultural college and experimental farm.

REFERENCES

- *The Press* 12 March 1880, p. 3; 16 November 1880, p. 3; 27 July 1918, p. 13; 14 August 1924, p. 3.
- *Star* 12 February 1881, p. 2; 10 July 1918, p. 6.
- *Lyttelton Times* 20 March 1877, p. 4; 19 July 1878, p. 3; 12 June 1879, p. 7; 19 November 1879, p. 3; 11 July 1882, p. 5.
- *Sun* 15 May 1918, p. 6; 10 March 1920, p. 5.
- *Globe* 12 February 1881, p. 3.
- *Wairarapa Daily Times* 18 February 1881, p. 2.
- <http://www.heritage.org.nz/the-list/details/273>
- Architectural drawings collection, Macmillan Brown Library, University of Canterbury.
- <http://livingheritage.lincoln.ac.nz/nodes/view/8>
- Opus International, Conservation Plan, 2004.
- <https://teara.govt.nz/en/agricultural-education/page-3>
- <https://teara.govt.nz/en/biographies/2i4/ivey-william-edward>

REPORT COMPLETED

27 December 2017

AUTHOR

Dr Ann McEwan / Heritage Consultancy Services

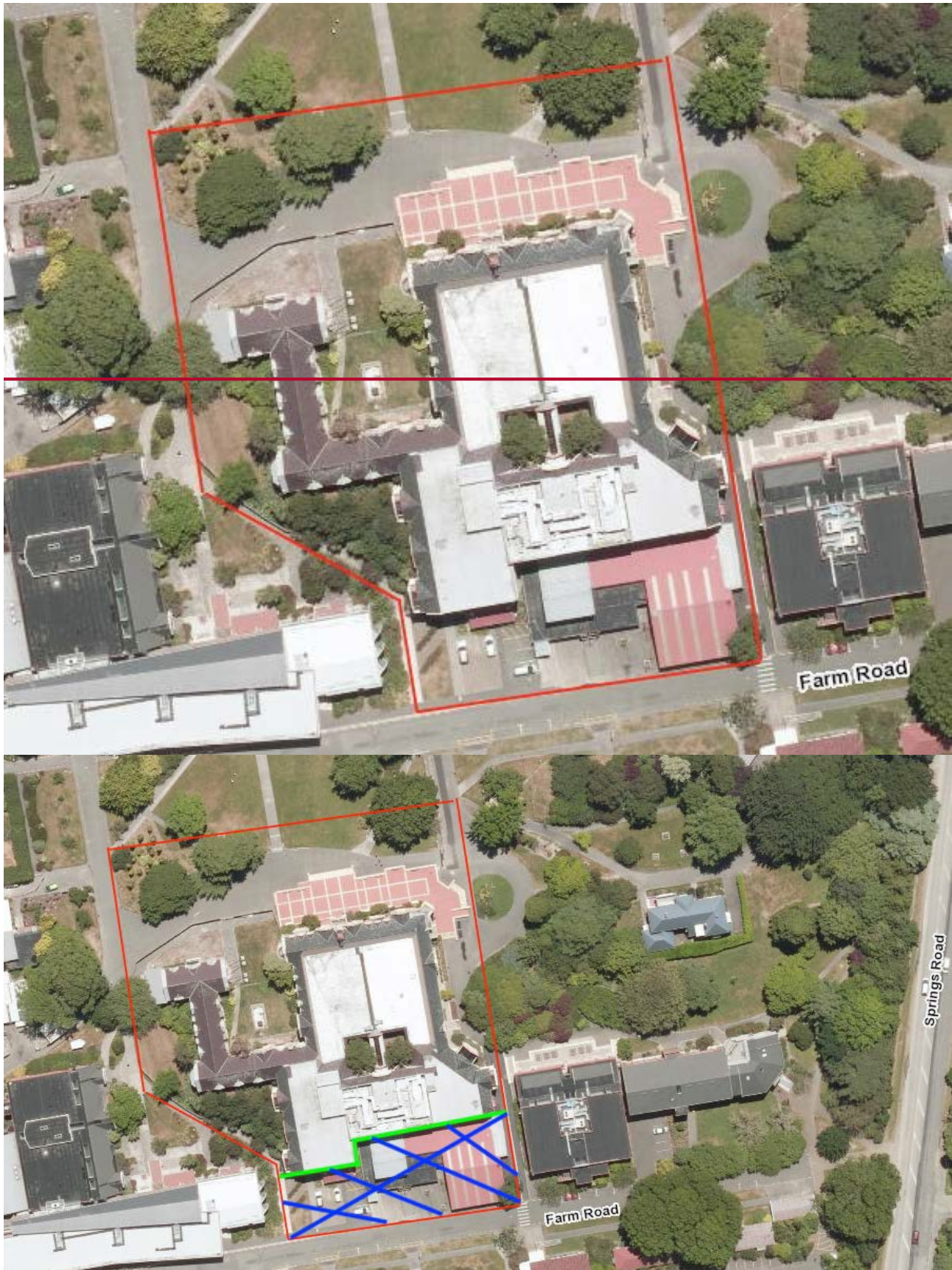
REPORT UPDATED

~~9 Oct 2018 (main photos)~~ 19 July 2021

AUTHOR Dr Ann McEwan**

PEER REVIEWED XX

REVIEWER XX



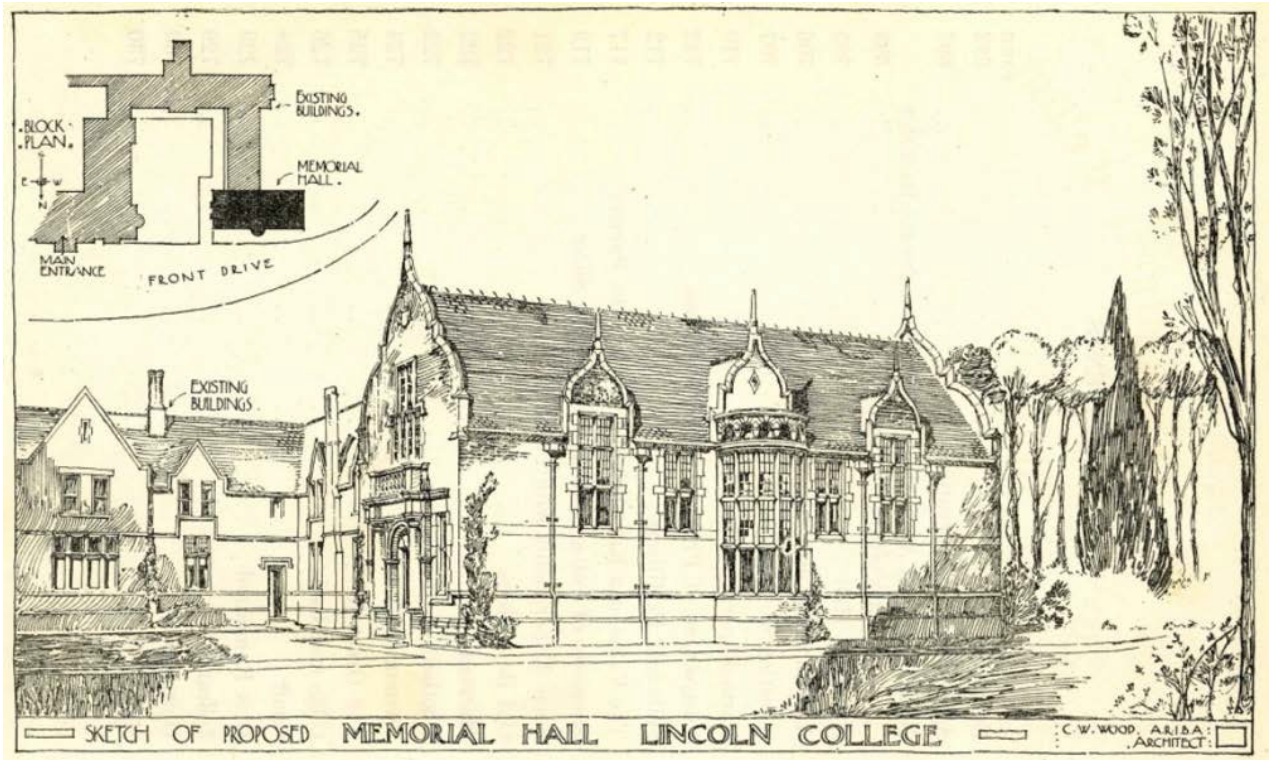
Extent of scheduling (~~subject to survey~~), Ivey Hall, Including Memorial Hall, Lincoln University[AM1].



Plan of Lincoln College Estate (detail), DP 6070, dated May-June 1918. Ivey Hall shown before the erection of the Memorial Hall. LINZ.



'Ivey Hall, Lincoln College, Canterbury'. Undated. 1/1-005089-G, Alexander Turnbull Library, Wellington.



Cecil Wood. 1920 sketch of proposed Memorial Hall.
0000871, <http://livingheritage.lincoln.ac.nz>

SELWYN DISTRICT COUNCIL
HISTORIC HERITAGE ITEM RECORD FORM

HERITAGE ITEM NAME St Joseph's Catholic Church
ADDRESS 1981 Telegraph Road, Darfield
PHOTOGRAPH



(D McEwan, October 2017)

DISTRICT PLAN ITEM NO. ~~n/a~~ H166 **HNZ LIST NO. & CATEGORY** n / a
 (at time of assessment)

LEGAL DESCRIPTION Pt RS 25014

SDC FILE NUMBER 2418028700A

DATE OF CONSTRUCTION 1936-37

**ARCHITECT/DESIGNER/
BUILDER** HF Willis, architect; J & W Jamieson, builders

STYLE Gothic Revival

PHYSICAL DESCRIPTION

Gothic Revival style church with rectangular footprint and gabled roof forms. Gabled entrance porch on north-east elevation is north of square-plan crenelated tower; apsidal chapels flank sanctuary at south-east end. Buttresses, paired cusped lancet arched window openings with decorative foils. Crosses atop gable ends and Moderne style strapwork on tower and framing entry. Lancet moulding at top of walls and above windows. Large, traceried windows at north-west and south-east ends with stepped bases.

MATERIALS/STRUCTURE

Plastered concrete incised to resemble blockwork with slate roof, Oamaru stone window surrounds, and leadlight windows.

ADDITIONS/ALTERATIONS

Post-EQ repair and repainting (post-2012).

SETTING

St Joseph's is located on the south-west side of Telegraph Road, south of its intersection with Cardale Street. The former convent and convent school are located to the east, on the other side of Telegraph Road. A low perimeter wall with lancet relief motifs borders the property, which also includes a cemetery and Parish Centre to the north-west of the church. The scheduled setting is that portion of the land parcel on which the church, ~~Parish Centre, and cemetery are~~ is located. The setting also includes the former site of the presbytery, which was demolished post-EQ, in view of the archaeological values that may be present.

HISTORY

Darfield's Catholic Church of the Holy Angels (built 1880) burnt down in January 1936 and tenders for its replacement were called in April of the same year. The foundation stone of the new church was laid in October 1936 by Bishop Brodie of Christchurch. The Bishop returned to Darfield to consecrate the new church on 27 June 1937. The first wedding celebrated in St Joseph's was that of Nancy O'Sullivan and MJ Corrigan in late October 1937. Today St Joseph's is part of the Catholic Parish of ~~Hornby/Darfield~~Selwyn.

HISTORIC AND SOCIAL SIGNIFICANCE

St Joseph's has historical and social significance for its association with Catholic worship in the district since 1880 and the commitment of the church's congregation to rebuild their church, at a cost of c.£4000, at a time when the effects of the Great Depression were still being felt.

CULTURAL AND SPIRITUAL SIGNIFICANCE

St Joseph's has cultural and spiritual significance as a place of Christian worship and the focus of the Catholic way of life since 1937.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

St Joseph's has architectural significance as the work of noted Christchurch architect H Francis Willis (1893-1972). Willis worked for the Christchurch City Council in the early 1920s and then formed a partnership with his former council colleague Charles Dawe (1924-28). Thereafter Willis ran his own practice, which is best known for the design of New Regent Street (1932). Francis Willis designed a number of other Catholic churches, including St Teresa's in Riccarton (1929) and the neighbouring presbytery (1933), and was a specialist in theatre design. Echoes of the Art Deco and Moderne styles that he favoured in his commercial and residential work can be seen in the strapwork on the tower and entrance porch of St Joseph's.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

St Joseph's has technological and craftsmanship significance for its concrete construction and integrated decorative elements. Samuel Jamieson (c.1813/1821-92) established one of Christchurch's most successful construction companies in 1864. The firm was later taken over by his sons James and William. J & W Jamieson also built 'Otahuna' homestead (H314, 1894-95), the Catholic Cathedral of the Blessed Sacrament (1901-5) and the Government Buildings in Cathedral Square (1909-13).

CONTEXTUAL SIGNIFICANCE

St Joseph's has contextual significance as a local landmark, which is associated with the former convent and convent school that are located at 47 and 45 Cardale Street respectively. Together the three buildings form a Catholic precinct that is acknowledged by local residents.

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

Although the church post-dates 1900, the site of St Joseph's has potential archaeological significance as it has been in church use since 1880.

SUMMARY OF HERITAGE SIGNIFICANCE

St Joseph's Catholic Church has overall heritage significance to Darfield and Selwyn district. The church has historical and social significance for its association with the Catholic community of Darfield and cultural and spiritual significance as a place of Christian worship and communion since 1937. St Joseph's has architectural significance as a Gothic Revival

style church designed by noted Christchurch architect Francis Willis and technological and craftsmanship significance for its concrete construction and integrated decorative mouldings by leading builders J & W Jamieson of Christchurch. St Joseph's has contextual significance as a local landmark and the site of St Joseph's has potential archaeological significance in view of the development of this property by the Catholic church since the late 19th century.

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AUTHOR

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AUTHOR

Dr Ann McEwan**

PEER REVIEWED

xx

REVIEWER

xx



Extent of scheduling, St Joseph's Catholic Church, 1981 Telegraph Road, Darfield.



Land parcel as a whole.



'Consecration of Roman Catholic Church at Darfield' *Auckland Weekly News* 7 July 1937, p. 58. AWNS-19370707-58-1, Sir George Grey Special Collections, Auckland Libraries.

SELWYN DISTRICT COUNCIL
HISTORIC HERITAGE ITEM RECORD FORM

HERITAGE ITEM NAME

'Mill House'

ADDRESS

1128 Leeston Road, Irwell

PHOTOGRAPH

(SDC)

DISTRICT PLAN ITEM NO.
(at time of assessment)

H416

HNZ LIST NO. & CATEGORY

n/a

LEGAL DESCRIPTION

Lot 2 DP 47406

SDC FILE NUMBER

2409019600

DATE OF CONSTRUCTION

c.1866-71?

**ARCHITECT/DESIGNER/
BUILDER**

Unknown

STYLE~~Italianate~~ Colonial vernacular with Italianate detailing**PHYSICAL DESCRIPTION**

~~Italianate~~ Two-storey cottage with rectangular footprint and gabled roof. Single-storey lean-to at the rear (west elevation) and extension to the south. Symmetrical façade has central entry with trellised porch flanked by French doors on one side and a bay window on the other. Shingled sunhoods over façade windows, timber quoins. Sash and casement type fenestration.

MATERIALS/STRUCTURE

Timber framing, rusticated and lapped weatherboard cladding & shingles on awnings; corrugated ~~iron~~ metal roofing.

ADDITIONS/ALTERATIONS

Lean-to rear extension remodelled and south extension added (~~c.1930?~~ late 1920s?). Earthquake damage repaired, including rebuild of chimney (2015).

SETTING

The dwelling stands on the west side of Leeston Road, close to the east bank of the Irwell River. It is not visible from the roadway, being set within a mature garden with large trees. The flax and flour mills associated with the house stood on the opposite side of the road, where the former mill office and grain store are ~~is~~ still extant. The scheduled setting is the

land parcel on which the 'Mill House' is located, in view of the potential archaeological values of the site.

HISTORY

The rural sections on which 'Mill House' stands were transferred to GB Woodman in August 1866, the same year in which flax and flour mills were established by Richard Rose and Cyrus Wilson on the Irwell River in late 1866. It is unclear from the land records and historic newspaper reports whether the house was built by and for Woodman or by Woodman for lease to the millers who operated the plant on the other side of Leeston Road. At first called the Leeston Mills, they were known as the Milton Mills by September 1867. John Cole, who later established the Brookside mill, was employed as a miller at the Milton Mills in April 1868. In 1871, Richard Rose (c.1818-1907), the sole owner of the mill since 1867, advertised the Milton Flour Mills at Irwell for sale. S Stuckey notified the public that he had taken over the mill in October 1871, although Richard Rose appears to have been back in residence by late 1872. The mill was later run by George Woodman's son William, who married John Coe's daughter Gertrude in 1887. B. Woodman and then GB Woodman senior (died 1890), who advertised the mill for let in August 1879 and again in December 1883. FGT Hulston purchased the property from Gertrude Woodman in 1893 and converted the flour mill to rollers; and in 1896 it was reported that he was resting the flax mill, due to a decline in flax prices, but was successfully milling three grades of flour and exporting to South Africa, as well as supplying the local market. At the same time Hulston renamed the mill 'Ellesmere Mills'. (The flax mill burnt down in 1898.) Irwell blacksmith George Heslop (c.1864-1922) owned-acquired the property in 1899, leased it to JA Brown in 1904 and then sold it to John Heslop, a miller, in 1911. Rupert and George and Rhoda Trapnell acquired the property from Heslop in 1924 and it remained in the Trapnell family until 1942. flour mill in 1903, it was later owned by W Holley. The house lot has since passed through a number of hands and remains in residential use. A Mr and Mrs B Taylor resided in the Mill House in the early 1940s; the mill itself was demolished in 1947, but the office and grain store are still extant at 1125 Leeston Road.

HISTORIC AND SOCIAL SIGNIFICANCE

'The Mill House' has historic significance for its association with Richard Rose, who married Caroline Stace in 1871. The couple had three sons the Woodman family and the millers and their families who operated flax and flour mills on the other side of Leeston Road. The house is a reminder of the industrial use of the neighbouring site from 1866 until the mid-20th century and the need of colonial mills to be located on waterways, from which they derived their motive power.

CULTURAL AND SPIRITUAL SIGNIFICANCE

'Mill House' has The Mill House has cultural value as a place of community identity and historic continuity. The mill-house has been included in historic tours of the district by the Lincoln Historical Society in the past.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

'Mill House' has The Mill House has architectural significance as an early 1870s colonial dwelling with Italianate influences in the symmetry of the principal elevation and the timber quoins applied to the ends of same. Its designer/builder is currently unknown.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

'Mill House' has The Mill House has craftsmanship value for the quality of its construction and detailing.

CONTEXTUAL SIGNIFICANCE

'Mill House' has The Mill House has contextual significance in relation to the Irwell River and the surviving mill office and grain store on the other side of Leeston Road.

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

As the dwelling pre-dates 1900, its site has potential archaeological significance relating to its use and development since c.1870.

SUMMARY OF HERITAGE SIGNIFICANCE

'The Mill House' has overall heritage significance to Irwell and to the district of Selwyn. The house has historical significance for its association with the Woodman family and the millers and their families who lived in it and cultural value as a reminder of Irwell's industrial past. 'Mill House' ~~The Mill House~~ has architectural significance as a ~~c.1874~~ colonial dwelling with Italianate influences and craftsmanship value for the quality of its construction and detailing. 'Mill House' ~~The Mill House~~ has contextual significance in relation to the Irwell River and the surviving mill buildings and its site has potential archaeological significance in view of the building's age.

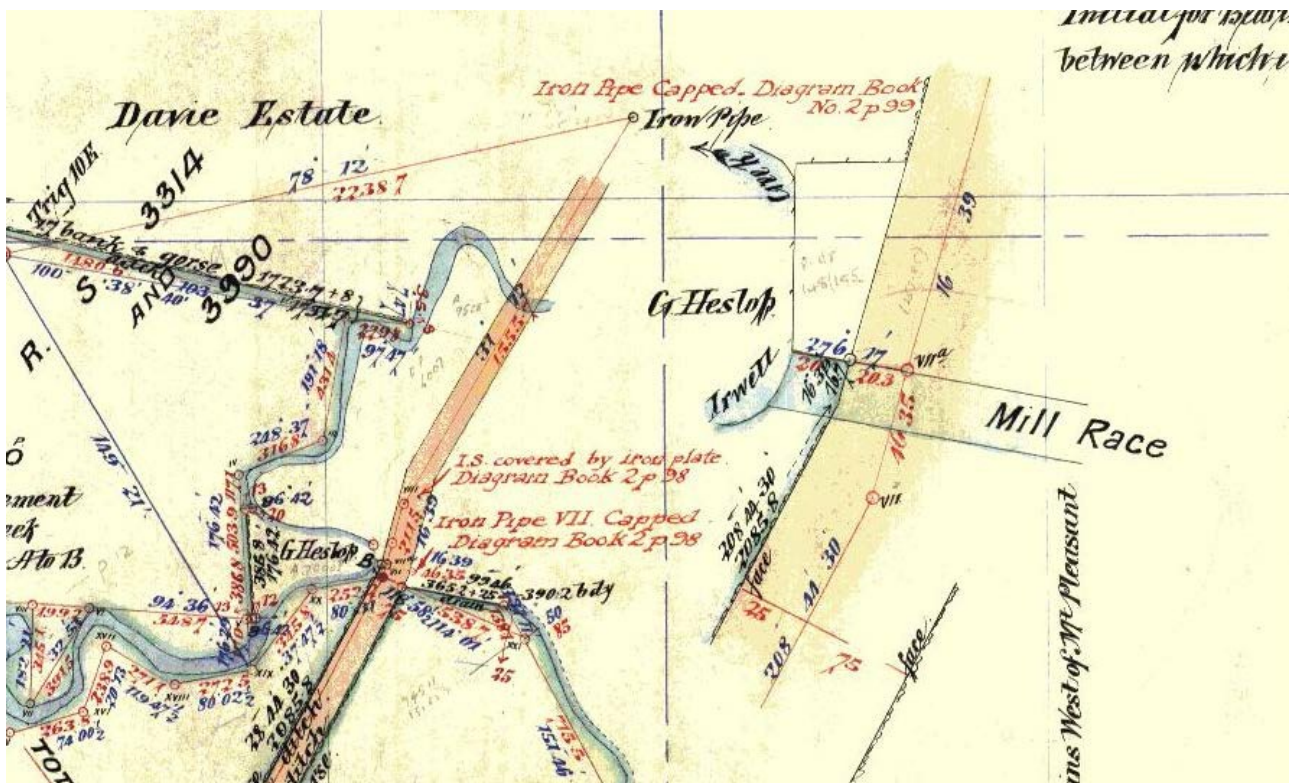
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- *Press* 14 July 1870, p. 2; 22 August 1871, p. 3; 26 August 1871, p. 4; 2 September 1871, p. 2; 21 September 1871, p. 1; 2 October 1871, p. 2; 12 June 1875, p. 4; 1 December 1883, p. 1; 9 December 1902, p. 6; 4 March 1903, p. 11; 4 October 1922, p. 9.
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- *Star* 10 August 1872, p. 2; 9 June 1890, p. 4; 1 October 1890, p. 2.
- *Evening Star* 2 January 1907, p. 4.
- *Ellesmere Guardian* 19 February 1896, p. 2; 19 September 1896, p. 3; 1 July 1916, p. 2; 29 July 1916, p. 1; 4 April 1917, p. 2; 1 October 1929, p. 5; 4 February 1941, p. 2; 21 September 1943, p. 3; 15 October 1943, p. 3.
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AUTHOR	Dr Ann McEwan / Heritage Consultancy Services
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AUTHOR	<u>Dr Ann McEwan</u> **
PEER REVIEWED	xx
REVIEWER	xx



Extent of scheduling, Mill House, 1128 Leeston Road, Irwell, Leeston.



Detail of DP 1861, dated March 1903, showing Mill House property in possession of G Heslop with mill race going under the Leeston Road. LINZ.



Rear elevation, SDC files.

Appendix 3: List of Appearances and Tabled Evidence

Hearing Appearances

Sub #	Submitter	Author	Role
DPR-0135	Lilley Family Trust	Fiona Aston Georgina McPherson	Planner Planner
DPR-0205	Lincoln University	Hamish Osborne Dave Pearson	Planner Heritage Architect
DPR-0226	Roman Catholic Diocese of Christchurch	Terry Foote Fr Brian Fennessy Bernard Duncan	Representative Representative Representative
DPR-0241	Nicola Willett	Nicola Willett	Owner
DPR-0269	Heritage New Zealand Pouhere Taonga	Fiona Wykes	Planner
DPR-0290	Hamish Rennie	Hamish Rennie	Self
DPR-0467	Helen Reid	Helen Reid	Self

Tabled Evidence

Sub #	Submitter	Author	Role
DPR-0378	Ministry of Education	Portia King	Planner
DPR-0422	Federated Farmers of NZ	Elisha Young-Ebert	Policy Advisor
DPR-0441	Manawa Energy	Shelby Macfarlane-Hill	Environmental Advisor
DPR-0446	Transpower New Zealand Limited	Rebecca Eng	Planner