

## Appendix 5: Lincoln University

## Heritage Evaluation Summary Sheet

Description: Ivey Hall  
 Address: Lincoln University  
 SDC Identity: H55, Business 3, Map 12  
 Legal Description: Lot 4 DP 6070  
 Valuation Reference:

| <b><i>ARCHITECTURE</i></b>  |   |   |
|---|---|---|
| <b>A: Style</b>   | U<br>E<br>S<br>M<br>N   | 40<br>20<br>10<br><div style="border: 1px solid black; display: inline-block; width: 15px; height: 15px; text-align: center; line-height: 15px;">5</div><br>0 |
| <b>B: Construction</b>  | U<br>E<br>S<br>M<br>N   | 30<br>15<br>8<br><div style="border: 1px solid black; display: inline-block; width: 15px; height: 15px; text-align: center; line-height: 15px;">4</div><br>0  |
| <b>C: Age</b><br>1881 West Wing<br>1918 East Wing<br>1923 Memorial Hall | Before 1839<br>1840 – 1859<br>1860 – 1879<br>1880 – 1913<br>1914 – 1945 | 40<br>20<br>10<br><div style="border: 1px solid black; display: inline-block; width: 15px; height: 15px; text-align: center; line-height: 15px;">5</div><br>2 |
| <b>D: Architect/Designer/Originator</b>                                 | U<br>E<br>S<br>M<br>N   | 16<br><div style="border: 1px solid black; display: inline-block; width: 15px; height: 15px; text-align: center; line-height: 15px;">8</div><br>4<br>2<br>0   |
| <b>E: Design</b>  | U<br>E<br>S<br>M<br>N   | 16<br>8<br><div style="border: 1px solid black; display: inline-block; width: 15px; height: 15px; text-align: center; line-height: 15px;">4</div><br>2<br>0   |
| <b>F: Interior</b>  | U<br>E<br>S<br>M<br>N   | 8<br>4<br>2<br>1<br><div style="border: 1px solid black; display: inline-block; width: 15px; height: 15px; text-align: center; line-height: 15px;">0</div>    |

|   |                       |                                 |
|---|-----------------------|---------------------------------|
| <b><i>HISTORY: PEOPLE/EVENTS/ASSOCIATIONS</i></b> |                       |                                 |
| <b>G: Personnel</b>                               | E<br>S<br>M<br>N      | 50<br>25<br><u>10</u><br>0      |
| <b>H: Events</b>                                  | E<br>S<br>M<br>N      | 45<br>20<br>10<br><u>0</u>      |
| <b>I: Social Context</b>                          | E<br>S<br>M<br>N      | 40<br><u>20</u><br>10<br>0      |
| <b><i>ENVIRONMENT</i></b>                         |                       |                                 |
| <b>J: Continuity</b>                              | E<br>S<br>M<br>N      | 5<br>3<br><u>2</u><br>0         |
| <b>K: Physical Context (setting)</b>              | E<br>S<br>M<br>N      | 3<br><u>2</u><br>1<br>0         |
| <b>L: Landmark Significance</b>                   | U<br>E<br>S<br>M<br>N | 10<br><u>5</u><br>3<br>2<br>0   |
| <b>M: Group Significance</b>                      | E<br>S<br>M<br>D<br>N | 16<br>8<br>4<br><u>2</u><br>0   |
| <b><i>INTEGRITY</i></b>                           |                       |                                 |
| <b>N: Site</b>                                    | E<br>S<br>N<br>I      | <u>10</u><br>5<br>0<br>-5       |
| <b>O: Changes</b>                                 | E<br>S<br>M<br>L<br>N | 20<br>15<br>10<br><u>5</u><br>0 |
| <b>TOTAL POINTS</b>                               |                       | <b>82</b>                       |

## Heritage Evaluation Summary Sheet

Description: Ivey Hall

Address: Lincoln University

SDC Identity: H320, Outer Plains, Map 47/51

→ H31

Legal Description: Lot 4 DP 6070

Valuation Reference:

| <b>ARCHITECTURE</b>                      |             |    |
|--|-------------|----|
| <b>A: Style</b>                          |             |    |
| Jacobean etc                             | U           | 40 |
|  | E           | 20 |
|  | S           | 10 |
|  | M           | 5  |
|  | N           | 0  |
| <b>B: Construction</b>                   |             |    |
| Red brick, limestone facings, slate roof | U           | 30 |
|  | E           | 15 |
|  | S           | 8  |
|  | M           | 4  |
|  | N           | 0  |
| <b>C: Age</b>                            |             |    |
| 1878                                     | Before 1839 | 40 |
| 1881 additions                           | 1840 – 1859 | 20 |
| 1918 additions                           | 1860 – 1879 | 10 |
| 1986 demolition and façade retention     | 1880 – 1913 | 5  |
|  | 1914 – 1945 | 2  |
| <b>D: Architect/Designer/Originator</b>  |             |    |
| Frederick Strouts                        | U           | 16 |
| 1918 additions by J Guthrie              | E           | 8  |
|  | S           | 4  |
|  | M           | 2  |
|  | N           | 0  |
| <b>E: Design</b>                         |             |    |
| Refer to file                            | U           | 16 |
|  | E           | 8  |
|  | S           | 4  |
|  | M           | 2  |
|  | N           | 0  |
| <b>F: Interior</b>                       |             |    |
|  | U           | 8  |
|  | E           | 4  |
|  | S           | 2  |
|  | M           | 1  |
|  | N           | 0  |



|   |                       |                                 |
|---|-----------------------|---------------------------------|
| <b><i>HISTORY: PEOPLE/EVENTS/ASSOCIATIONS</i></b> |                       |                                 |
| <b>G: Personnel</b><br>Lincoln students and staff | E<br>S<br>M<br>N      | 50<br>25<br><u>10</u><br>0      |
| <b>H: Events</b>                                  | E<br>S<br>M<br>N      | 45<br>20<br>10<br><u>0</u>      |
| <b>I: Social Context</b>                          | E<br>S<br>M<br>N      | 40<br><u>20</u><br>10<br>0      |
| <b><i>ENVIRONMENT</i></b>                         |                       |                                 |
| <b>J: Continuity</b>                              | E<br>S<br>M<br>N      | 5<br>3<br><u>2</u><br>0         |
| <b>K: Physical Context (setting)</b>              | E<br>S<br>M<br>N      | 3<br><u>2</u><br>1<br>0         |
| <b>L: Landmark Significance</b>                   | U<br>E<br>S<br>M<br>N | 10<br><u>5</u><br>3<br>2<br>0   |
| <b>M: Group Significance</b>                      | E<br>S<br>M<br>D<br>N | 16<br>8<br>4<br><u>2</u><br>0   |
| <b><i>INTEGRITY</i></b>                           |                       |                                 |
| <b>N: Site</b>                                    | E<br>S<br>N<br>I      | <u>10</u><br>5<br>0<br>-5       |
| <b>O: Changes</b>                                 | E<br>S<br>M<br>L<br>N | 20<br>15<br>10<br><u>5</u><br>0 |
| <b>TOTAL POINTS</b>                               |                       | <b>82</b>                       |

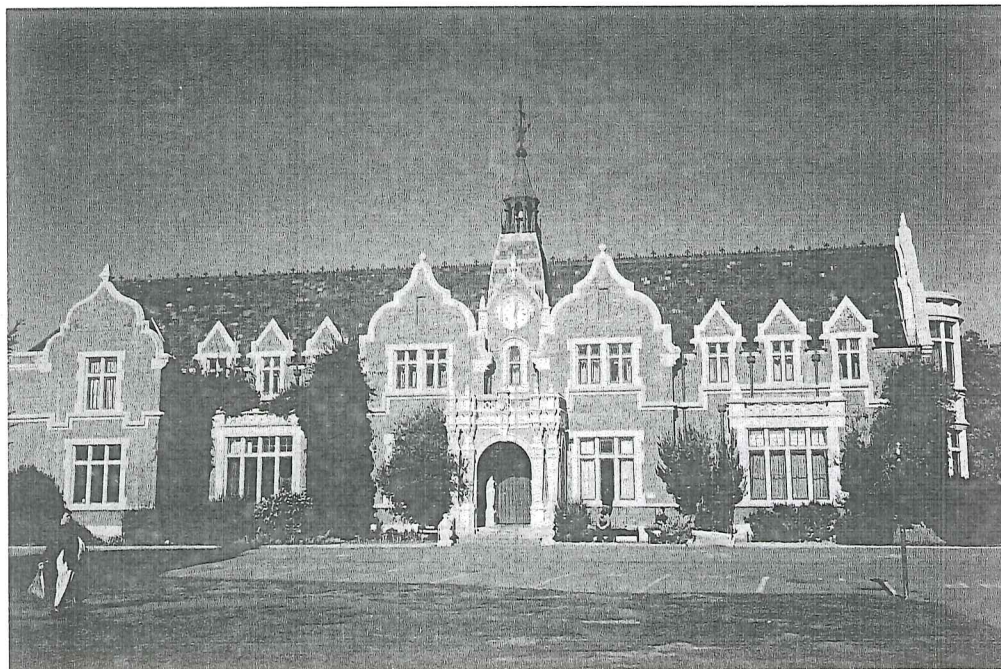




# N.Z. HISTORIC PLACES TRUST BUILDINGS RECORD FORM

COMPUTER No.: 273

HP FILE No.:



NAME of Building/Structure

Ivey Hall

REGION Canterbury

LOCAL BODY Selwyn District Council

CITY/TOWN Lincoln.

STREET AND No. Ellesmere Junction Rd.

DISTRICT SCHEME DETAILS

IF BUILDING IS PART OF AN HISTORIC AREA,  
ENTER NAME OF PRECINCT OR CONSERVATION AREA

## ARCHITECTURAL INFORMATION:

Style 'broadly Elizabethan, Dutch Colonial,  
Jacobean & Flemish'.

Construction

Materials red brick, limestone facings.  
slate roof.

Architect/s Frederick Starks

Engineer/s

Builder/s

Date of Construction 1878 with additions 1881  
J. Guthrie 1918

Associated Buildings

C. Wood 1923

Use/s

Condition of Building

Good.

TAKEN BY: D. Cosgrove May 95.

Negative held by: HPT.

Neg. Ref. No.

BUILDING TYPE: Educational

OWNER Name Lincoln University  
Address P.O. Box 94  
Lincoln.

OCCUPIER Name  
Address

## RECOMMENDED CLASSIFICATION

Research by D. Cosgrove

Inspected by

BCC 24/2/72  
20/7/74

APPROVED CLASSIFICATION B

Board Minutes

27/11/80.



## HISTORICAL INFORMATION

**HISTORY** Wey Hall is probably the most important bldg., architecturally + historically, in rural Canterbury. Lincoln College was founded in 1878 + there are only 2 older agricultural colleges in the Commonwealth. A competition was held to find a designer for the college + the winner was Frederick Shantz, a Ch. Ch. architect. Shantz based his design on English architecture of the reigns of Elizabeth I + James I (1558-1625) a period in which Dutch + Flemish influences were strong. Wey Hall is an irregular bldg. with curved + stepped gables, bay windows, crenelling along the roof + octagonal chimneys. The main entrance is enhanced by a dock + bell tower. In 1881 Shantz designed the west wing + in 1918 John Guthrie designed the east wing, whilst the memorial hall of 1923 was designed by Cecil Wood. Both these subsequent architects followed Shantz style hence the building is a harmonious whole. It was not until the 1950's that it was named Wey Hall after W.E. Wey the director of the college in 1878. By the 1960s the future of Wey Hall was causing concern. In 1973 a gp. was set up to ensure the preservation of the bldg. In the 1980s it was decided to use Wey Hall to house an enlarged library. The facade of the bldg's was retained in the entirety whilst a new bldg was built behind. Much of the original masonry was replaced, the bldg was re-roofed, the tower repaired + demolished chimneys rebuilt. It is NZ's best example of 'facadism' - the architects were Tongrove + Blunt.

## CRITERIA FOR CLASSIFICATION

### Social/Historical

1.1

1.2

1.3

1.4

### Traditional/Cultural

2.1

2.2

### Archaeological

3.1

### Technological

4.1

### Aesthetic

5.1

5.2

5.3

5.4

5.5

### Architectural

6.1

6.2

6.3

6.4

6.5

6.6

6.7

6.8

6.9

6.10

6.11

6.12

6.13

6.14

6.15

6.16

6.17

6.18

6.19

6.20

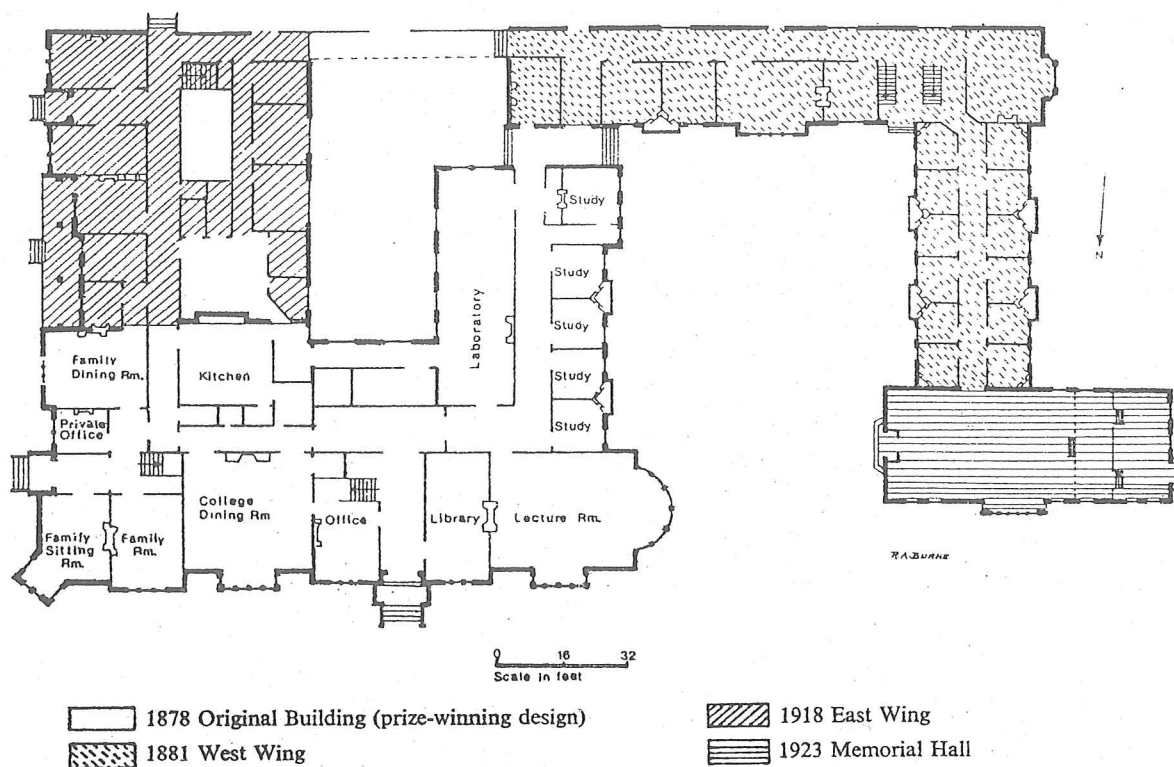
## REFERENCES (Write on separate sheets as necessary)

### Primary Sources

### Secondary Sources

Wilson, Jn. A story behind the walls of Wey Hall. 'The Star', 1/10/88

## IVEY HALL - GROUND FLOOR PLAN



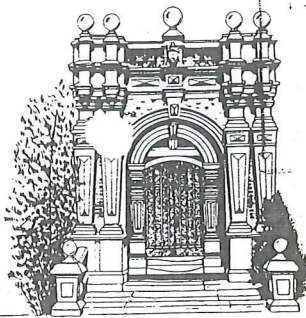
## THE PLAN AND THE ARCHITECTS

Ivey Hall—designed by three architects and built in four stages—is a “complex”. The original building (erected in 1878 to house the Director, his family and 20 students) and the west wing (added in 1881 for extra student accommodation) were both designed by Frederick Strouts. The east wing (added in 1918 to enlarge the Director’s quarters and provide for the Matron’s area, including a students’ sick bay and some service rooms) was designed by John Guthrie; and the Memorial Hall (built in 1923 as a College War Memorial) was designed by Cecil Wood. It completed the complex. Such was the care taken by the later architects that a harmonious unit resulted.

Except for the Memorial Hall, the building is two-storeyed, the upper storey consisting almost wholly of bedrooms. The ground floor plan shows the first use of each room in the original building.

*(A service wing added at the back in 1896 is not dealt with here as it is poorly built in a style not in keeping with Ivey Hall’s design.)*





13 JUN 1983

N.Z. HS

# Lincoln College

Lincoln College  
Canterbury  
New Zealand

UNIVERSITY COLLEGE OF AGRICULTURE

Telephone: Christchurch 252 811

HNMH:LB

7 June 1983

8/37/19

The Director  
New Zealand Historic Places Trust  
Private Bag  
WELLINGTON

Dear Sir

## CLASSIFICATION OF IVEY HALL

I write in reply to your letter HP6/1/6/1 of 17 May 1983 to say that the Council of Lincoln College fully supports the classification of the original building under the provisions of section 35(1)(a) or 35(1)(b) of the Historic Places Act 1980.

It is the wish of Council that the building be not only preserved but retained in use indefinitely and it is with this end in view that detailed surveys and proposals for strengthening and redevelopment, whilst retaining all significant architectural features have been submitted to the University Grants Committee for inclusion in the Universities' capital works programme. As you are no doubt aware the significance of this building to the College transcends its architectural features. For a very large proportion of former students, Ivey Hall is synonymous with the College as many have lived and worked in it. For all of them it has played a not inconsiderable part in their experience at Lincoln and it is the hope of the Council that it will continue to fulfil this role for many years to come.

The College is prepared to support classification of this building under whichever section of the Historic Places Act 1980 is considered by the Trust to be appropriate but considers that when both architectural features and historical associations are taken into account, classification under section 35(1)(a) is justified.

Yours faithfully

J.D. Stewart  
PRINCIPAL

HP 6/1/6/1

8/37/19

19 September 1983

Sir James Stewart  
Principal  
Lincoln College  
Lincoln  
CANTERBURY

Dear Sir James,

I am writing to inform you that Ivey Hall, Lincoln Agricultural College, Lincoln was classified under Section 3(1)(b) Historic Places Act 1980 by the New Zealand Historic Places Trust Board on 1 September 1983. As a classified B building it merits permanent preservation because of its very great historical significance and architectural quality.

Please contact me if you have any enquiries.

Yours faithfully,

J A Burns  
Assistant Director

per: 

c.c. The Secretary  
Canterbury Regional Committee

For your information.

# IVEY HALL



IVEY Hall was the original teaching, administration and residential building on the Lincoln campus.

The foundation date, 1878, may be seen above the main entrance, and the well-worn step beneath attests to the hall's constant use over the years since then.

Today it houses the Lincoln University Library - a collection of 100,000 volumes, which in the areas of agriculture and horticulture is probably the best specialist collection of its type in New Zealand.

As the spelling indicates, Ivey Hall is not named after the climbing shrub which typically adorns many buildings of ancient vintage. It takes its title from an Australian-born scientist/farmer who was the first director of Lincoln School of Agriculture, William Edward Ivey (1838-1892).

Ivey was educated at the Royal Agricultural College, Cirencester, the oldest agricultural college in the British Commonwealth. Only Cirencester, and Ontario Agricultural College in Canada, are older than Lincoln

among the Commonwealth's agricultural education institutions.

Construction of Ivey Hall began in 1878. There had been a competition for designs and the requirement was for a "homestead building" to accommodate a manager, his family, 20 students each with a separate room, and a lecture room to accommodate 70.

The winning design came from Frederick Strouts, a foundation member of the Canterbury Association of Architects.

The style is Jacobean with characteristics of Flemish design, and the cost by 1880 was 30,000 pounds.

The complex is made up of four parts - the original house and frontage built in 1878; a west wing added in 1881 for extra accommodation; an east wing added in 1918; and Memorial Hall, built in 1923 as Canterbury Agricultural College's War Memorial.

In 1941 the interior of Ivey Hall was extensively refurbished, then 13 years later the distinctive tall chimneys, a feature of Strouts' design, were dismantled as an earthquake risk.

In addition to having been the original Lincoln teaching and residential block, Ivey Hall has had a number of other uses over the years. From 1930 to 1976 it housed administration offices, and for a period it also provided space for a student common-room.

By 1978, and Lincoln College's centennial, Ivey Hall was well past its functional best in terms of interior layout. There had been talk of it being an earthquake risk, and its retention or demolition had been a topic of debate for some years.

In 1973 Lady Burns, wife of Lincoln College's Principal, Sir Malcolm Burns, had



proposed an Ivey Hall Fund, to be a nucleus of money to ensure the preservation of the building in some form. She subsequently became a key figure in moves to save the building and her book "Ivey Hall, Lincoln College: a pictorial comment" formed part of an energetic lobbying effort.

In 1986 work on the interior refurbishment of Ivey Hall began. Essentially the whole of the old inside was removed and replaced

with new structures while the exterior walls and facade were strengthened, cleaned and generally restored. It was a \$4.5 million project and the library took up residence in the third term 1988.

Today Lincoln University has the best of both worlds - retention of Ivey Hall's distinctive exterior, and a modern, purpose-built library inside. ■

## MEMORIAL HALL

MEMORIAL Hall is one of the few buildings on the Lincoln campus not erected with State funds.

It was constructed in the early 1920s through an appeal among old students, college friends and others, as a memorial to those who fought and died in the First World War. The names of over 200 students and old students who served, and the 55 who did not return, are recorded on wall plaques inside.

The foundation stone, by the main entrance, carries the date October 1923, and the building was opened the following year.

The honour of opening Memorial Hall was given to Harry Arthur Knight, who had been the first student enrolled at the original Lincoln School of Agriculture when it opened in 1880. Mr Knight subsequently served on the board of Canterbury Agricultural College and was the main individual donor to the Memorial Hall building fund.

From its opening until the 1950s Memorial Hall was the centre of public gatherings, social functions and chapel services at Lincoln. Today student and staff numbers mean it can no longer fulfil this purpose

with comfort. It is, however, used on special occasions for small gatherings.

After the Second World War granite tablets were placed on the walls commemorating the service and sacrifice of students and staff in that conflict. The Governor-General, Lord Freyberg, unveiled these plaques in 1949.

Memorial Hall also contains plaques marking the work of numerous people associated with Lincoln over the years. Portraits of past directors, principals and others are another feature of the interior.

Notable among the portraits is that of Captain Charles Upham VC and Bar, who was a student at Lincoln prior to the Second World War. Captain Upham was the only serviceman to be awarded two Victoria Crosses (highest award for gallantry) in the 1939-45 war. The portrait, by Archibald Nicholl, was presented by the Old Students' Association.

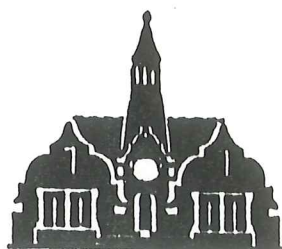
Memorial Hall was designed by architect Cecil Wood to blend with the Jacobean form of Frederick Strouts' earlier buildings. All agree it is a happy marriage. ■



# CAMPUS WALK

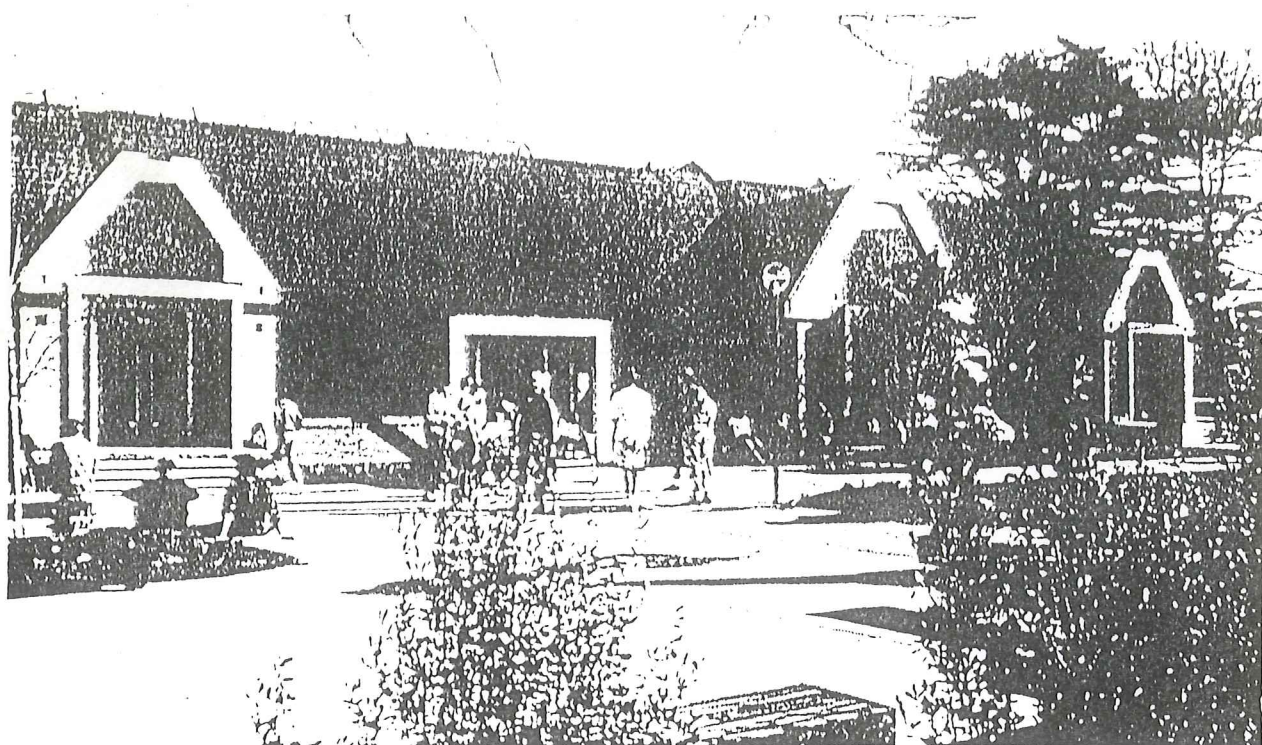
**notable buildings on the  
Lincoln University campus**

- ☆ **Ivey Hall**
- ☆ **Memorial Hall**
- ☆ **James Stewart Building**
- ☆ **George Forbes Memorial Building**





# JAMES STEWART BUILDING



LINCOLN University's James Stewart Building, officially opened in August 1990, was the first major addition to campus lecture theatre facilities since the start of the 1970s.

Its need reflected Lincoln's steadily expanding roll over recent years.

The \$2.3 million complex was named in honour of former Lincoln College Principal Sir James Stewart, who has had a lifelong association with the institution.

Hi-tech teaching aids are a feature of the two lecture theatres in the building.

They are the first New Zealand lecture theatres of their type to include full colour, computer-based teaching equipment as a standard fixture.

A sophisticated teaching desk is the nerve-centre for each room's facilities and it contains easily accessible controls for everything, including the VGA computer.

Facilities include a projection system for videos and data, projecting on to a standard screen; a hi-fidelity sound system which

makes use of the full acoustic treatment given to the interior of the rooms, such as carpeting and wool-upholstered seating for sound absorption; and semi-computerized controls for lighting and sound projection.

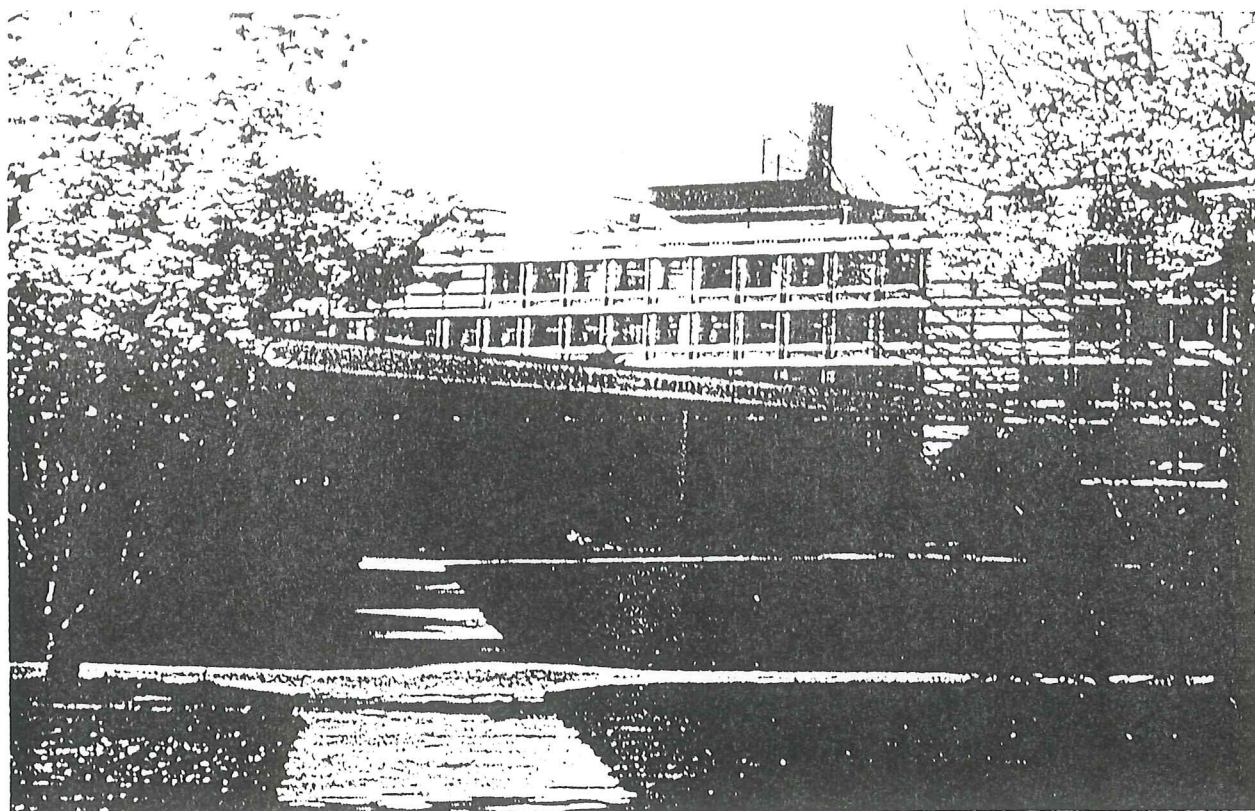
All the teaching-aid facilities were designed on campus by Lincoln University's Educational Services Unit.

As well as the two lecture theatres, seminar and computer room, the building contains a foyer for displays, an office, and kitchen facilities.

A feature of the James Stewart Building is the display of artworks in the foyer. These are some of the newer acquisitions from the Lincoln University Art Collection, which now numbers over 180 original works by New Zealand artists.



# GEORGE FORBES MEMORIAL BUILDING



LINCOLN University is the site of an official national memorial to a former New Zealand Prime Minister, The Right Honourable George Forbes, who led the country from 1930-1935.

The memorial is in the form of a building constructed as the first real home of Lincoln's library.

When it came into use in March 1960 the purpose-built library had a capacity for 25,000 volumes plus display facilities for serials and accessions, and study desk accommodation for 60 readers.

It was designed and built when Lincoln had about 300 students. By the mid-1970s roll growth forced the library to expand into several levels of the newly constructed Registry building. By the mid-1980s, with the roll climbing towards 2000, it was again looking for more space. Refurbished Ivey

Hall provided the solution and the book collection and associated services moved there for the start of Term 3, 1988. Currently the library has about 100,000 volumes.

The original George Forbes Memorial Building remains in place and today it is occupied by a range of University services and departments.

The foundation stone for the structure was laid in November 1957 by the then Prime Minister, The Right Honourable Keith Holyoake, and the building was opened in August 1960 by the Governor General, The Viscount Cobham. Plaques marking these occasions are on the wall of the portico.

Instrumental in "conceiving and pursuing" the establishment of the George Forbes Memorial as a library at Lincoln was the Chairman of the College's Board, Mr W.H. Gillespie MP. A wall plaque drawing

attention to his involvement may also be seen on a wall of the portico.

Gillespie, like Forbes, was a Member of Parliament for the North Canterbury electorate of Hurunui, and like Forbes he was also a Minister of Agriculture.

In the 1950s he made representations to the Government for a memorial library to be named after Forbes, who in addition to being a former Prime Minister of Canterbury origin, had links with the land as a farmer and past Minister of Agriculture.

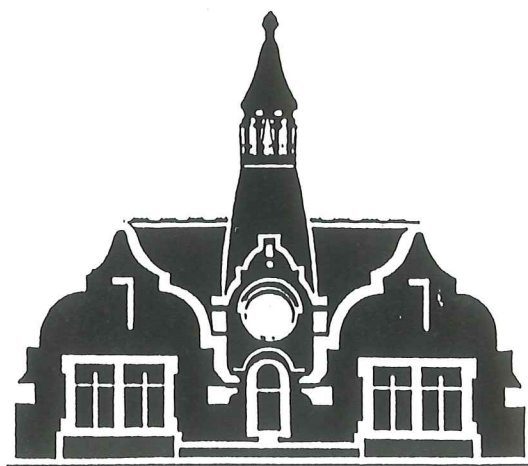
The Government agreed and made a grant of 50,000 pounds for a memorial building at Lincoln to commemorate Mr Forbes' services to New Zealand.

Born in Lyttelton in 1869 and educated at

Christchurch Boys' High School, Forbes farmed a property at Cheviot. He was a foundation member of Cheviot County Council and was elected Liberal Member of Parliament for Hurunui in 1908. He held the seat until his retirement in 1943, and died at Cheviot in May 1947.

Forbes' time as Prime Minister was not easy. The party he led was in decline, and the country he headed faced the crisis of Depression. Labour's sweeping victory of 1935 cast his Government from office and slashed his personal majority from 4000 to 1200.

While the tide of history was against him, Forbes' honesty and integrity were never in question and it is fitting that his name should live on in an educational institution. ■







File No 19466

H31  
HIGH STREET, LEESTON  
PRIVATE BAG 1, LEESTON  
PH: (03) 324-8080 FAX: (03) 324-3531

REF No.....

29 June 2000

Lincoln University  
P O Box 94  
Lincoln University  
**CANTERBURY**

copy

Dear Sir

Selwyn District Council is currently preparing their District Plan. As part of this process the Council is required under Section 7(e) of the Resource Management Act to have particular regard to protecting the heritage value of sites, places, areas and buildings.

In response to feedback from the District Plan discussion and the public workshops a number of broad principles were decided. These include:

1. Recognising the important role owners and local groups has played in voluntary heritage protection in the past.
2. Protecting heritage is a partnership with owners and interested parties.
3. Encouraging heritage buildings to be used, so they are maintained. This means allowing modifications to them.
4. Offering practical assistance, information, free resource consents and a contestable fund for assisting with heritage projects.

The Council has a database of sites and buildings in the district with possible heritage values. After an initial review of the database the Council is left with about 200 properties that need addressing to see if they have heritage values worthy of protection. Your property is on the list.

### What Happens Now?

I would like to visit your property (**Ivey Hall**) on 5 July 2000 to see if it has heritage values indicated in the Council database. You are welcome to participate in the assessment or simply receive a record of it. Obviously you have the right to refuse such an assessment. However, may I ask that you read the rest of this letter first?

### What Happens After the Assessment?

Depending on the results the site or building shall be given one of three classifications:

1. Worthy of protection
2. Worthy of recording but not protecting
3. Deleted from the database

If your site is "worthy of recording" the Council will add a file on its history and associated information. You will be encouraged to add to that file and are welcome to have a copy of the information. The information is a public record of the district's history - but there are no restrictions on what can be done to the site.

If your site is "worthy of protection" the Council would like to:

- Keep a public record of its history; and
- Provide some protection for the site in the new District Plan.

### **What Does Protection Mean?**

If a site or building is listed for heritage protection in the District Plan then:

1. The owner can continue general maintenance and repairs as normal.
2. Any other modifications or extensions to a building, or any demolition of a building or site need a resource consent.

This does not mean the activity cannot be done. In deciding on an application for a resource consent the Council shall consider many things, including:

- The condition and heritage values of the site or building.
- Do any proposed alterations affect those heritage values in a negative way or do they enhance the values.
- Whether the changes proposed will improve the usefulness of the site or building for whatever purpose it is used for.
- The "costs" to the owners of not making the changes or of making them in a different way.

There will be no fee for processing a resource consent application for a heritage site or building if the proposed activity would not otherwise have needed a resource consent.

The policies and rules for protecting heritage sites and buildings and the list of protected sites and buildings will be subject to public submissions when the District Plan is notified. If you are worried about what the rules may say, you have an opportunity to object later, even if you agree to an assessment now.

### **What Happens if I Don't Want an Assessment Done?**

The Council wants to protect heritage sites and buildings in partnership with their owners. The Council will not force you (and cannot force you) to allow someone onto your property to assess a heritage site or building.

You should be aware that any person may make a submission on the plan when it is notified. A person may ask for your site or building to be protected as a heritage item, even if you do not agree. You need to "follow" the District Plan process even if you do not have your site assessed now.

If you have any queries about this process or your "rights", or if you simply want to talk things through a bit more before making your mind up, please contact either Lynda Weastell at the Selwyn District Council (telephone 3248 080) or myself (telephone 3254 394).

Yours faithfully



Brent Nahkies  
**HERITAGE ADVISOR**  
**SELWYN DISTRICT COUNCIL**



Lincoln University  
P O Box 94  
Lincoln University

09 February 2006

FILE COPY

Dear Sir/Madam

You have been sent a copy of this letter because our records indicate that you are the owner of a parcel of land where a heritage building listed for protection in the Selwyn District Plan is located.

Council staff have recently reviewed the consultation and notification carried out when items classified as having special heritage values were added to Proposed District Plan schedule.

The schedule containing your property was notified in different stages between 2000 and 2002. All owners should have been notified by letter that their building(s) was considered as having significant heritage values for Selwyn District, and that it was being placed on a heritage schedule in the District Plan. Following our review it seems that there may have been an error in the notification processes, and some owners may not have received this letter, and are therefore unaware that their heritage building has been listed for protection.

I have enclosed the assessment form used at the time of the inspection of your building(s). Buildings included in the schedule were those that scored 60 points or more. I have also attached a document titled "Explanatory Notes on Heritage Evaluation Methodology" so you can better understand how the assessment and decision were made. A copy of the relevant part of the District Plan schedule is also enclosed.

The listing of your building in the District Plan means that resource consent is likely to be required for any alterations to the building(s) other than routine maintenance. This gives the Council the opportunity to assess the effects of the planned work on the heritage values of the building(s). However it is likely that the usual cost of applying for resource consent will be waived. Owners of buildings listed in the District Plan will soon have the opportunity to apply for financial assistance from the new Selwyn Heritage Fund, which the Council is launching later in the year.

If you have any questions regarding this letter please contact me on 324-5893 or alternatively, reply to [pedro.neves@selwyn.govt.nz](mailto:pedro.neves@selwyn.govt.nz).

Your attention to this matter is much appreciated. If you have received this letter in error, I would be grateful if you would return it to the Council, so we can amend our records.

Yours sincerely

Pedro Neves

*Policy Planner*

Selwyn District Council

DDI (03) 324-5893

email [pedro.neves@selwyn.govt.nz](mailto:pedro.neves@selwyn.govt.nz)

**DISTRICT PLAN – LISTED HERITAGE PLACE**  
**HERITAGE ASSESSMENT – STATEMENT OF SIGNIFICANCE**  
**HERITAGE ITEM NUMBER 482**  
***CHRIST’S COLLEGE FORMER BIG SCHOOL AND SETTING, 33***  
***ROLLESTON AVENUE, CHRISTCHURCH***



**PHOTOGRAPH: M.VAIR-PIOVA, 20/01/2015**

### **HISTORICAL AND SOCIAL SIGNIFICANCE**

*Historical and social values that demonstrate or are associated with: a particular person, group, organisation, institution, event, phase or activity; the continuity and/or change of a phase or activity; social, historical, traditional, economic, political or other patterns.*

Christ's College's Big School has high historical and social significance as the oldest building on the College site. Big School, so named because it once housed all of the teaching rooms at the College, was built in 1863. Earlier buildings on the site were constructed from timber and are no longer extant. JE Fitzgerald (1818-96), a leading Canterbury settler, one-time editor of the *Christchurch Press*, and an amateur architect, designed Big School in 1850 while still in England. It was funded by the Provincial Council and constructed by builder James Johnston. By the late 19<sup>th</sup> century classes were largely held in other College buildings and Big School was used variously as an assembly hall, gymnasium and theatre until it was converted for use as the school library in 1958. A substantial west wing addition undertaken in 1989-90 doubled the footprint of the building but maintained the integrity of the eastern/quadrangle elevation.

## **CULTURAL AND SPIRITUAL SIGNIFICANCE**

*Cultural and spiritual values that demonstrate or are associated with the distinctive characteristics of a way of life, philosophy, tradition, religion, or other belief, including: the symbolic or commemorative value of the place; significance to Tangata Whenua; and/or associations with an identifiable group and esteemed by this group for its cultural values.*

Big School is of high cultural significance having been part of the College complex since 1863, a testament to the value the colonists placed on community culture through education and the cultural value the school places on the durability of its built fabric and school heritage. The Heritage New Zealand list entry for the building states that 'Big School may be the oldest educational building in New Zealand still in use for educational purposes' (Historic place item # 48). The panelling installed around the west side of the building in 1910 was a memorial to the South African [Boer] War. During World War I the flagpole atop the building was raised following the chapel service during which the names of Old Boys who had been killed were read out.

## **ARCHITECTURAL AND AESTHETIC SIGNIFICANCE**

*Architectural and aesthetic values that demonstrate or are associated with: a particular style, period or designer, design values, form, scale, colour, texture and material of the place.*

Big School has high architectural significance, as it is an early colonial building designed in the Gothic Revival style that was to become synonymous with the 19<sup>th</sup> century architectural heritage of Christchurch. Although an amateur architect, J E Fitzgerald took a keen interest in the architectural development of Christchurch. Even before he had set foot in New Zealand Fitzgerald envisaged his design would express the value of strength of character to the school's pupils. Fitzgerald was Canterbury's first Superintendent and he is commemorated by a statue on Rolleston Avenue near the intersection with Cashel Street. Groups of lancet windows, buttresses, a pointed arch entrance door and steeply pitched gabled roof convey the Gothic Revival style that was particularly favoured in the Church of England settlement. The gable ends feature large composite windows set within timber frames and all the windows are filled with diamond-pane leaded glass. The multi-coloured slate roof may date from c1896, the year in which two fireplaces [since removed] were installed in the building. Leading Canterbury architects have undertaken alteration to the building over time to adapt for uses as the school changed and grew. Heathcote Helmore undertook the library conversion in 1958 and Warren and Mahoney installed the mezzanine installed, 1970 and double height addition to west, 1989-90. The latter's west extension echoed the gabled roof forms and fenestration of Condell's House (now known as Selwyn House) to the south of Big School. The original Big School was constructed by James Johnston, an early carpenter/builder who provided the venue for the first Presbyterian service conducted in the city in 1853 and built the first stage of Riccarton House (1856).

## **TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE**

*Technological and craftsmanship values that demonstrate or are associated with: the nature and use of materials, finishes and/or technological or constructional methods which were innovative, or of notable quality for the period.*

The building has technological and craftsmanship significance for what it may reveal of nineteenth century material, fixtures, fittings and construction methodologies. Technological and craftsmanship significance of the building lies in the quality of its masonry construction,

which has weathered more than 150 years. Inside the building, the panelling dates from 1900/1910, from which time it established a precedent for the internal treatment of later additions and alterations. The building also has technological and craftsmanship significance that can be attributed to the later additions to the building and for what that may reveal of late twentieth century material, fixtures, fittings and construction methodologies.

## **CONTEXTUAL SIGNIFICANCE**

*Contextual values that demonstrate or are associated with: a relationship to the environment (constructed and natural), a landscape, setting, group, precinct or streetscape; a degree of consistency in terms of type, scale, form, materials, texture, colour, style and/or detail; recognised landmarks and landscape which are recognised and contribute to the unique identity of the environment.*

Big School has high contextual significance as a defining component part of the Christ's College precinct, in which a number of notable architectural elements are arranged around the school's Main Quadrangle. Big School presents its eastern elevation to the Quadrangle and the monumentality of its steeply pitched gabled roof heightens its visibility within the Christ's College grounds.

The wider setting of Christ's College extends along Rolleston Avenue, between the River Avon in the north and Canterbury Museum and the former Robert McDougall Art Gallery in the south. The school grounds and playing fields adjoin the Christchurch Botanic Gardens on the western boundary. The College as a whole contributes significantly to the city's educational and cultural precinct, centred upon the Museum and Arts Centre [former University of Canterbury], which is synonymous with the city's 19<sup>th</sup> and early 20<sup>th</sup> century cultural and architectural heritage identity.

## **ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE**

*Archaeological or scientific values that demonstrate or are associated with: the potential to provide information through physical or scientific evidence an understanding about social historical, cultural, spiritual, technological or other values of past events, activities, structures or people.*

Big School is of archaeological significance because it has the potential to provide archaeological evidence relating to past building construction methods and materials, and human activity on the site prior to 1900 including known evidence dating from 1857.

## **ASSESSMENT STATEMENT**

Big School and its setting are of overall high significance to Christchurch, including Banks Peninsula as a key element within one of the most well-known and highly regarded early educational architectural precincts in New Zealand. The building has high historical and social significance as the oldest building on the site; high cultural significance for its place within the school's history and identity, and high architectural significance for its design and association with J E Fitzgerald and association with one of the city's early colonial builders. The building has technological and craftsmanship significance for what it may reveal of nineteenth century material, fixtures, fittings and construction methodologies. Its high contextual significance arises from its place and prominence in the College grounds, as a

defining element of the Main Quadrangle, and as part of a recognised educational and architectural precinct. Big School is of archaeological significance because it has the potential to provide archaeological evidence relating to past building construction methods and materials, and human activity on the site prior to 1900.

#### REFERENCES:

D Hamilton and R Wells *The Buildings of Christ's College 1850-1990* (Christchurch, 1991)

Historic place # 48 – Heritage NZ List

<http://www.heritage.org.nz/the-list/details/48>

College, Christ's College 125 Years. Bascands Ltd.

**REPORT DATED: 3 NOVEMBER 2014**

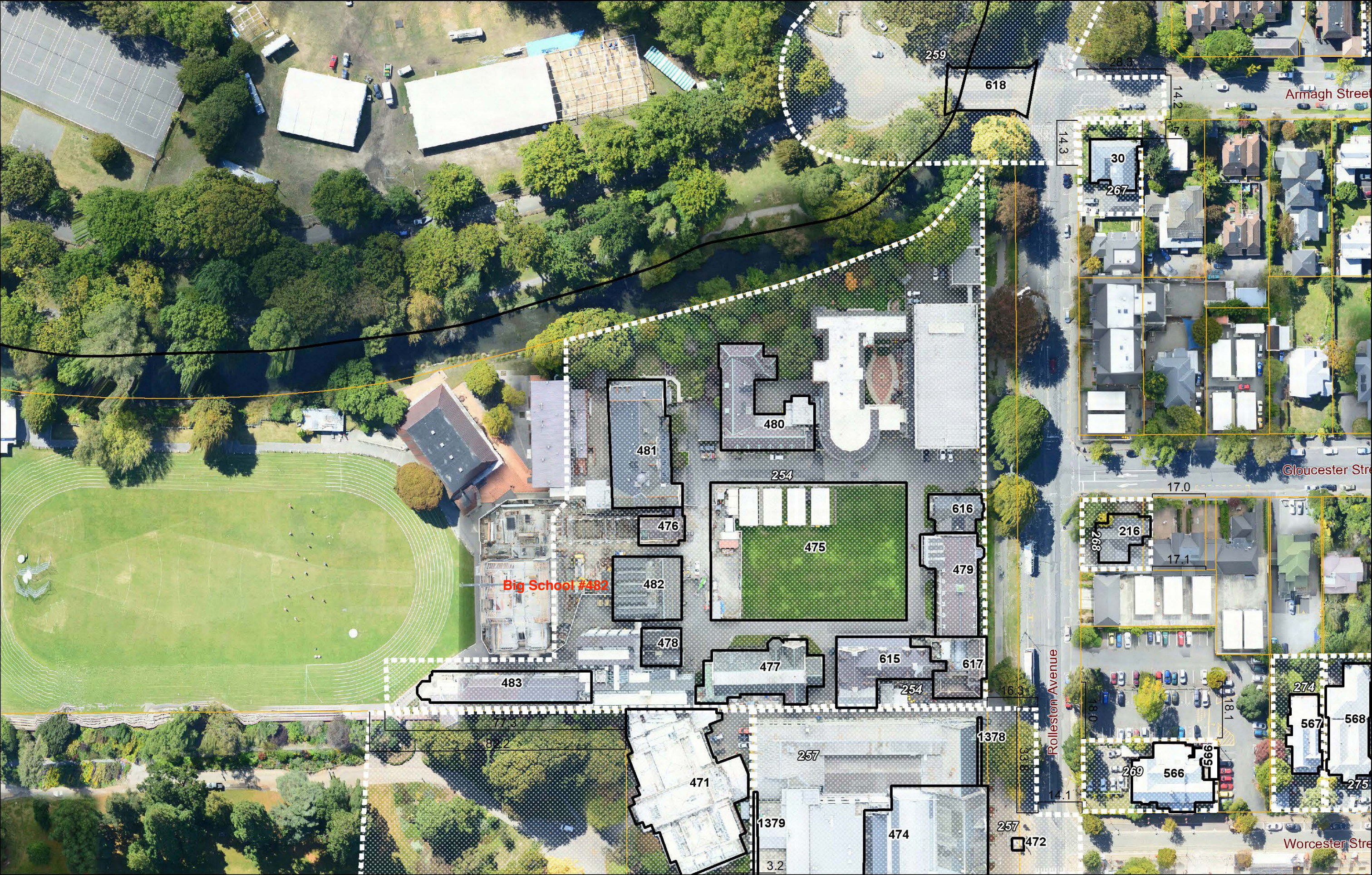
PLEASE NOTE THIS ASSESSMENT IS BASED ON INFORMATION AVAILABLE AT THE TIME OF WRITING. DUE TO THE ONGOING NATURE OF HERITAGE RESEARCH, FUTURE REASSESSMENT OF THIS HERITAGE ITEM MAY BE NECESSARY TO REFLECT ANY CHANGES IN KNOWLEDGE AND UNDERSTANDING OF ITS HERITAGE SIGNIFICANCE.

PLEASE USE IN CONJUNCTION WITH THE CCC HERITAGE FILES.



# Heritage Items and Settings Aerial Map

Aerial Map Reference: 120  
Heritage Item Number: 482  
HeritageSetting Number: 254



Heritage Item and Setting boundaries are a visual reference only as they have been captured against specific sets of aerial photography.  
The outer boundary of the setting is deemed to follow:  
a) the specific measurement(s) or description of the setting boundary where they are included on the aerial map; or if not specified, then;  
b) the cadastral boundary at the nearest point to the setting boundary shown on the aerial maps  
The boundaries should only be referred to in relation to these specific photos, not survey information or building plans. There may be a visual distortion due to the angle of the aerial photography.  
District Plan rules do not apply for overlays extending into the Coastal Marine Area. The Coastal Marine Area is as defined in the Resource Management Act.

 Heritage Item  
 Heritage Setting



Scale 1 : 1,100  
Aerial photography captured in 2014  
Published On:30/10/2017



**DISTRICT PLAN – LISTED HERITAGE PLACE  
HERITAGE ASSESSMENT – STATEMENT OF SIGNIFICANCE  
HERITAGE ITEM NUMBER 1011  
*MADEIRA HOTEL AND SETTING – 44, 46, 48 RUE LAVAUD,  
AKAROA***



**PHOTOGRAPH: SIMON DAISLEY, 2013**

**HISTORICAL AND SOCIAL SIGNIFICANCE**

*Historical and social values that demonstrate or are associated with: a particular person, group, organisation, institution, event, phase or activity; the continuity and/or change of a phase or activity; social, historical, traditional, economic, political or other patterns.*

The Madeira Hotel has historical and social significance as an Edwardian hotel that is associated with the early 20<sup>th</sup> century development of the village as a visitor destination. The hostelry was established by Antonio Rodrigues, who had emigrated from Portugal, via England in 1851. Rodrigues built a commercial building at 50 Rue Lavaud in the early 1860s which he later converted into the original Madeira Hotel (1871). The hotel was named for his birthplace. Rodrigues died in 1905 and his son-in-law Martin Daly took over the hotel, transferring the publican's licence to Frederick Keppler.

In 1906 the Licensing Commission stipulated that three of Akaroa's four hotels, including the Madeira, must be rebuilt in order for them to remain operating. In response Frederick Keppler purchased the neighbouring property at 48 Rue Lavaud and had the new Madeira Hotel built. It was completed by August 1907. In the same year the property was transferred to Keppler's wife Mary. Mary leased the hotel to John O'Neil until 1918 when she sold it. The hotel has had a series of owners since that date, but has continued to operate under its original name. Alterations and additions have been made to the building however it has largely retained its early 20<sup>th</sup> century character.



## **CULTURAL AND SPIRITUAL SIGNIFICANCE**

*Cultural and spiritual values that demonstrate or are associated with the distinctive characteristics of a way of life, philosophy, tradition, religion, or other belief, including: the symbolic or commemorative value of the place; significance to Tangata Whenua; and/or associations with an identifiable group and esteemed by this group for its cultural values.*

The Madeira Hotel has cultural significance as it demonstrates the development of visitor accommodation in Akaroa in the early 20<sup>th</sup> century and is therefore esteemed by the local community as part of Akaroa's historic character and identity. The hotel has operated as a hotel since its construction in 1907 and continues to operate under the name the original hotel was given in 1871.

## **ARCHITECTURAL AND AESTHETIC SIGNIFICANCE**

*Architectural and aesthetic values that demonstrate or are associated with: a particular style, period or designer, design values, form, scale, colour, texture and material of the place.*

The Madeira Hotel has architectural and aesthetic significance for its early 20<sup>th</sup> century form and architectural style. It was a large symmetrical two-storey square plan building with aspects of Italianate styling including a hipped roof and modillions under the eaves. The first floor balcony overlooking the roadway is cantilevered and enhanced with decorative bracketing. Some alterations have been made to the building to ensure its ongoing operation as a hotel including extensions to the rear, the addition of a bottle store and tank room in 1972, and the installation of bathrooms to the first floor accommodation. Although the designer of the building is not known at this time, there is speculation it may have been local builder John Walker.

## **TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE**

*Technological and craftsmanship values that demonstrate or are associated with: the nature and use of materials, finishes and/or technological or constructional methods which were innovative, or of notable quality for the period.*

The Madeira Hotel has technological and craftsmanship significance as it demonstrates the construction techniques and materials that were in use in the early 20<sup>th</sup> century in Akaroa. Its construction, materials and detailing evidence the period in which it was built.

## **CONTEXTUAL SIGNIFICANCE**

*Contextual values that demonstrate or are associated with: a relationship to the environment (constructed and natural), a landscape, setting, group, precinct or streetscape; a degree of consistency in terms of type, scale, form, materials, texture, colour, style and/or detail; recognised landmarks and landscape which are recognised and contribute to the unique identity of the environment.*

The Madeira Hotel and its setting has high contextual significance in relation to the neighbouring building at 50 Rue Lavaud, which was the original Madeira Hotel and remains in use as visitor accommodation. The current hotel is located in the main street of the

township, in a group of listed heritage buildings including the two former cottages opposite which were built in the same year as the hotel. The building has landmark significance in the street due to its proximity to the roadway, its scale and distinctive first floor balcony. The setting consists of a narrow rectangular parcel of land with frontages to both Rue Lavaud and Rue Jolie. Behind the hotel is a single-storey extension with a hipped roof and on the north side of the hotel is a carpark.

## **ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE**

*Archaeological or scientific values that demonstrate or are associated with: the potential to provide information through physical or scientific evidence an understanding about social historical, cultural, spiritual, technological or other values of past events, activities, structures or people.*

The Madeira Hotel and its setting have archaeological significance because of the potential to provide archaeological evidence relating to past construction methods and materials, and human activity on the site, including that which occurred before 1900. SO 811 indicates that there were buildings on or near the site of the 1907 hotel in c.1883.

## **ASSESSMENT STATEMENT**

The Madeira Hotel and its setting has overall significance to Banks Peninsula and Christchurch. It has historical significance as an Edwardian hotel in continuous use since 1907. The Madeira Hotel has cultural significance as it demonstrates the development of visitor accommodation in Akaroa in the early 20<sup>th</sup> century and has operated under the same name since the original hotel was constructed in 1871. The building has architectural significance as it has largely retained its original form and style. The Madeira Hotel has technological and craftsmanship significance as it demonstrates the construction techniques and materials that were in use in the early 20<sup>th</sup> century in Akaroa. The building and its setting has high contextual significance due to its location beside the original Madeira Hotel building (50 Rue Lavaud) and as part of a group of listed heritage buildings that define the character of this section of Rue Lavaud. The Madeira Hotel and its setting have archaeological significance because of the potential to provide archaeological evidence relating to past construction methods and materials, and human activity on the site, including that which occurred before 1900.

## **REFERENCES:**

Christchurch City Council Heritage File *48 Rue Lavaud, Madeira Hotel*  
Daisley, S. Background Information Listed Heritage Building, 48 Rue Lavaud. 2013  
<http://www.akaroacivictrust.co.nz>

**REPORT DATED: 25 FEBRUARY, 2015**

PLEASE NOTE THIS ASSESSMENT IS BASED ON INFORMATION AVAILABLE AT THE TIME OF WRITING. DUE TO THE ONGOING NATURE OF HERITAGE RESEARCH, FUTURE REASSESSMENT OF THIS HERITAGE ITEM MAY BE NECESSARY TO REFLECT ANY CHANGES IN KNOWLEDGE AND UNDERSTANDING OF ITS HERITAGE SIGNIFICANCE.

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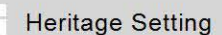
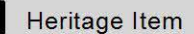


*Aerial Map Reference:* **554**  
*Heritage Item Number:* **1011**  
*HeritageSetting Number:* **492**



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Scale 1 : 518

**Aerial photography captured in 2010**

Published On:30/10/2017





# A New Life for Ivey Hall

John Wilson

In the early 1960s, Lady Ruth Burns, wife of the then Principal of Lincoln College, near Christchurch, learned that Ivey Hall, the charming nineteenth century, red brick building which had been the College's first home, might possibly be demolished.

Lady Burns had been living on the campus at Lincoln almost continuously since 1938. She had come to love Ivey Hall and become increasingly aware of the architectural and historical significance of the building. The prospect that it might be demolished distressed her, so she set about doing what she could to ensure that some part at least of the building was retained. She produced cards depicting Ivey Hall and in 1969 painted a mural for the College's new Hilgendorf Wing which highlighted the central place of Ivey Hall on the campus.

In 1973, with her husband about to retire as Principal, she persuaded the College Council to start an Ivey Hall Preservation Fund, hoping that the existence of the fund would keep the possibility of preserving Ivey Hall in the minds of future administrators of the College. Proceeds from card sales and other efforts went into the fund. In 1977 she published a book on Ivey Hall, charmingly illustrated with her own drawings of the building and details of it. Profits from the sale of the book went to the Ivey Hall fund.

Optimistically, Lady Burns hoped that publication of the book would increase awareness of the building's significance and so contribute to its survival. Pessimistically, she thought the book would be a suitable memorial should the building be demolished.

Despite the efforts of Lady Burns and others on behalf of Ivey Hall, the future of the building remained uncertain until the 1980s. Gradually, however, the grounds for optimism increased. In the early 1980s some work was done to main-

tain the long neglected building. In 1983, the Historic Places Trust classified Ivey Hall as a building which merited permanent preservation. Then in 1985 a Christchurch architect, John Trengrove, imaginatively considering the future of Ivey Hall in tandem with the problem of providing the College with a much-needed new library, produced a report and sketch plans on how the building could be strengthened and redeveloped as the College library.

In 1986, the Government at last approved finance for the redevelopment of Ivey Hall as the new library and Trengrove's plans were executed in 1987-88. March 1989 sees the reopening of Ivey Hall in its new role as library. More than two decades have passed since Lady Burns first became concerned about the fate of Ivey Hall. She has the satisfaction now of seeing the preserved building reopened in its new role, "a happy ending" she says, "after a very long, and often discouraging time".

In fact, all that survives of the old building are its facades. Behind the re-

stored facades is an entirely new, earthquake-resistant, concrete building. But the conversion has been done so skilfully that approaching Ivey Hall from the front, a Rip van Winkle from the College's earliest days would notice little amiss, until he stepped through the old front door into a strikingly modern library.

In the 1950s and 1960s, Ivey Hall suffered some mutilation as chimneys, roof cresting and stone finials were removed to lessen earthquake risk. With the building of the new library behind the old facades, much of this damage has been repaired and the building looks more like it did when new than it has for many years.

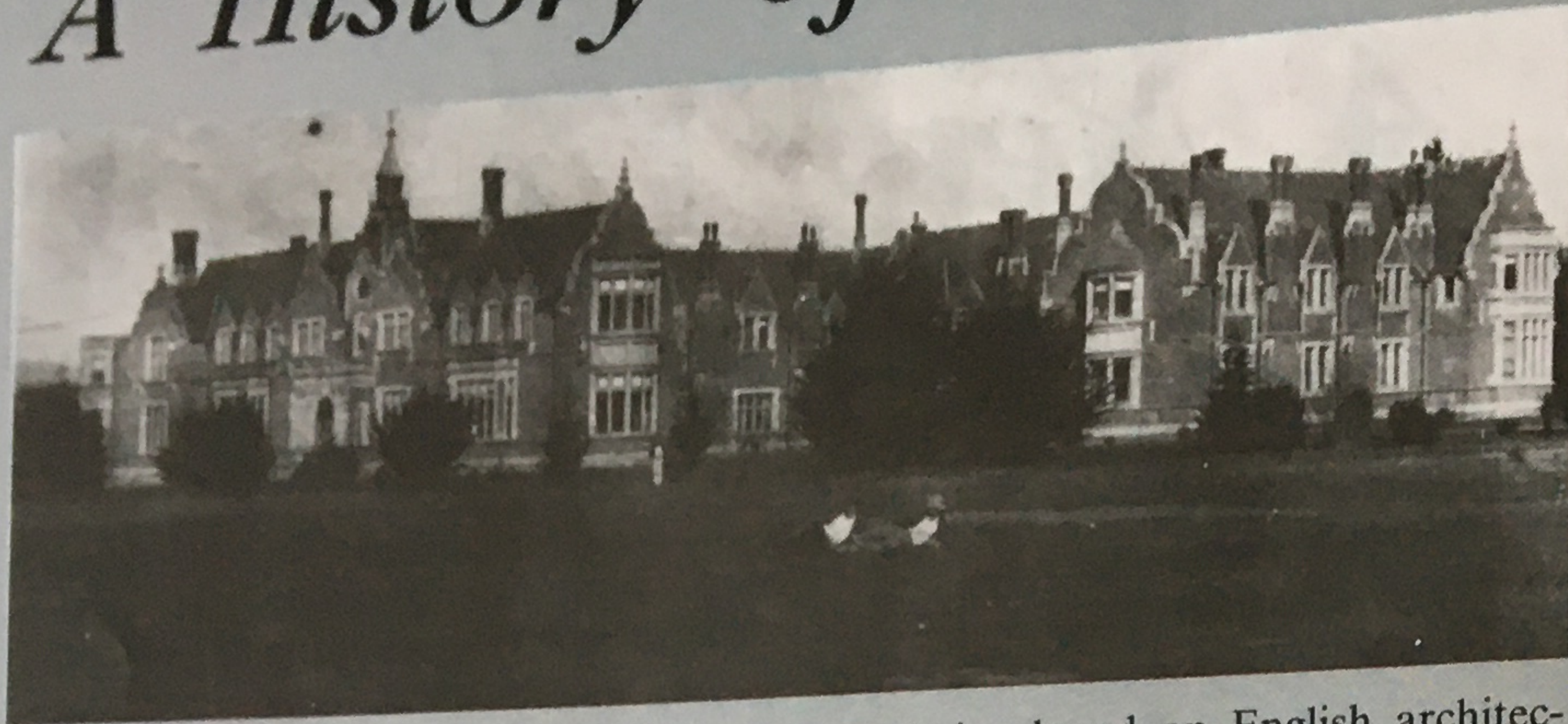
Lady Burns feels that John Trengrove "has handled the renovations splendidly; with thoughtful perception and sympathy. He has even retained a stone fireplace and a kauri staircase from the original interior. The garden courtyard is a truly elegant and appropriate innovation, giving light and grace to the interior of the building."



Right: An early photograph of Ivey Hall, taken before 1918 when the east wing was built to the left in this photograph. (Photo: Alexander Turnbull Library)



## A History of the Hall



Ivey Hall was built in 1878 to house the newly founded School of Agriculture which has become today's Lincoln College. It is rural Canterbury's most important building, historically and architecturally — historically because the institution was only the third agricultural college in the world, architecturally because it is the major work of Frederick Strouts, an early Canterbury architect whose career is described in the following article.

The new School of Agriculture's founding committee called a competition for a design for the school's new building. Strouts won the competition

with a design based on English architecture of the reigns of Elizabeth I and James I (1558-1625), a period in which Dutch and Flemish influences were apparent in the design of English buildings.

The irregular, romantic building, with curved and stepped gables, was built of red brick with pale, almost honey-coloured, limestone for facings and a grey slate roof. When Lady Ruth Burns, the building's champion for fifty years, (see the main article) first saw Ivey Hall in the late 1930s she was reminded of "a gracious English manor".

The Ivey Hall which existed just before it was gutted for the building of the new

library, had been added to through the years. Strouts, the architect of the original 1878 building, designed the west wing which was added in 1881. The east wing of 1918 was designed by John Guthrie and the Memorial Hall of 1923 by Cecil Wood. Guthrie and Wood followed Strouts' original style and the enlarged building remained an harmonious whole.

The building was not given its present name until the 1950s, but the name Ivey, like the building, dates back to the College's earliest days. W.E. Ivey, educated at the Royal Agricultural College in Cirencester, England, was appointed Director of the new school in 1878 and served that position until his death in 1899. His name was given to the building in 1954 when, as new buildings began to rise on the campus, the old building needed a name of its own to distinguish it from the new ones.

*The picture shows Ivey Hall from the north-west. The west wing, right, was designed by Strouts and built in 1881. (Photo: Alexander Turnbull Library)*

The outcome of efforts to save Ivey Hall is one of the happiest endings to any building preservation story in New Zealand. A determined woman, a skilful architect, a sympathetic College Council and support from the Government have ensured the survival of a 110-year-old

building that Canterbury — and New Zealand — would have been poorer for losing.

John Wilson, a Canterbury historian and journalist, is the editor of *Historic Places in New Zealand*.

## A fine example of 'facadism'

Ivey Hall is probably New Zealand's best example of "facadism" — the erecting of a new building behind the facade of an old. Unlike some other New Zealand examples of retaining old facades on redeveloped sites, at Ivey Hall the architectural integrity of the old building has been completely respected.

To some extent, the architect for the conversion of Ivey Hall had an easier job than the architects of major downtown developments, where the commercial need to put a very large new building on an inner city site has made it difficult to prevent the

old facade looking like a cut-out pasted onto an overpowering new building. Christchurch's former Clarendon Hotel is a sorry example of facadism that hasn't really worked.

But it was still not an easy task, in the case of Ivey Hall, to fit the large new building required for the library behind the old facade without the new building protruding above the old roofline.

A major article on facadism as it has been attempted in New Zealand appeared in the June 1987 issue of *Historic Places in New Zealand*.

## Legislation Review

An issues paper intended to serve as a basis for public discussion on how to provide better protection for historic places has been released.

The issues paper considers the case for a system of interim protection to overcome the problem of buildings being demolished before they can be classified. The paper also points out that many types of historic place do not fit within the definitions in the present Historic Places Act and therefore do not receive protection under the legislation. It examines the need for more extensive grant or incentive provisions to encourage owners of historic buildings to preserve them and asks whether compensation should be paid to owners of protected buildings. The paper also asks whether present legislation deals with historic places satisfactorily from a Maori perspective.

The discussion paper is open for submissions until 17 March 1989. The paper has been sent to a wide range of people and organisations for comment. The views in submissions will be incorporated in a report to the Minister. Revised legislation may be introduced into Parliament in 1989.