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The Upper Selwyn Huts

A Statement of Significance

Report prepared for Selwyn Huts Owners' Association Incorporated

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Executive summary

Underground Overground Archaeology (UOA) has been commissioned by the Selwyn Huts Owners' Association Incorporated, to undertake a Statement of Significance (SOS) for their community at 62-79 Anderson Ave, 96-102 Billens Ave, 41-49 Bruce Ave, 54-56, 59,61 Meddings Ave, 57, 58, 60 Izard Ave, 81-95 Moorhouse Ave, 51-55 Ollivier Ave, 1-40, 103 Spackman Ave, Springston, Selwyn, Canterbury Land District (Section 1 and Section 2 SO 457605). This SOS will accompany an application by the Upper Selwyn Huts community to the Selwyn District Council (SDC), who manages the land.

The area on which the Upper Selwyn Huts community is located is on the eastern bank of the Waikirikiri/Selwyn River near the shore of Te Waihora/Lake Ellesmere. In the latter part of the nineteenth century, the area drew recreational anglers to its waterways. Brown trout was introduced to New Zealand in the late 1860s, and in 1871 the Canterbury Acclimatisation Society released trout into the Selwyn River. By the early 1880s the river was providing large quantities of good-sized trout for recreational sporting anglers. The Selwyn angling settlements began in 1888 when the first "fishing box" was built by W.H. Spackman. Keen anglers soon followed his example, and a variety of small fishing huts began to group on the banks of the Selwyn River. Spackman and the Canterbury Angler's Society petitioned the Crown for several years to set aside the area as a fishing reserve. In 1895 Reserve 3048 was set aside as a recreation reserve, part of which was dedicated as land for fishing huts. The quality of the brown trout angling in the river spread the fame of the Selwyn fishing grounds far and wide, attracting men, women, and even the odd dignitary: including the future King George VI. Local Cantabrians were also attracted to the community for weekend holidays. Over the decades huts were relocated, altered and added to as the community developed into a popular holiday spot.

Today the Upper Selwyn Huts occupy Section 1 and Section 2 SO 457605 (formerly part of Reserve 3048) "for the purpose of a hut settlement", subject to the provision of the Reserves Act 1977 (NZGZ 2015-In4639). While the land is owned by the Crown, it is administered by the Selwyn District Council (SDC) under the Reserves Act 1977.

UOA's assessment of the heritage values of the Upper Selwyn Huts finds the place to have special heritage significance as a testament to the recreational sport of angling and the small fishing hut communities that once graced New Zealand's river and lake fronts in the nineteenth and twentieth centuries. The huts are an example of an increasingly rare type of vernacular architecture, which represents the Kiwi No. 8 wire tradition of do-it-yourself. The Huts were known nationally and internationally, attracting even peers of the realm. The settlement evolved into a small bach community, representative of the type that were central to the traditional New Zealand holiday experience during much of the twentieth century. For these reasons the Upper Selwyn Huts are assessed to have significance for their archaeological, architectural, cultural, historical and technological values.

UOA recommends that because of these heritage values the Upper Selwyn Huts remain on their current site; that they are entered on HNZPT's List/Rārangi Korero as a historic area; and that they are added to SDC's District Plan heritage schedule.

Abbreviations

Abbreviation	Definition
DOC	Department of Conservation
HNZPT	Heritage New Zealand Pouhere Taonga
HNZPTA 2014	Heritage New Zealand Pouhere Taonga Act 2014
ICOMOS	International Council on Monuments and Sites
ICOMOS NZ	International Council on Monuments and Sites New Zealand/Te Mana o Nga Pouwhenua o Te Ao
NZAA	New Zealand Archaeological Association
RMA 1991	Resource Management Act 1991
SDC	Selwyn District Council
SOS	Statement of Significance
UOA	Underground Overground Archaeology

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1 Introduction

Underground Overground Archaeology (UOA) has been commissioned by Selwyn Huts Owners' Association Incorporated, to undertake a Statement of Significance (SOS) for their community at 62-79 Anderson Ave, 96-102 Billens Ave, 41-49 Bruce Ave, 54-56, 59, 61 Meddings Ave, 57, 58, 61 Izard Ave, 81-95 Moorhouse Ave, 51-55 Ollivier Ave, 1-40, 103 Spackman Ave, Springston, Selwyn, Canterbury Land District (Section 1 and Section 2 SO 457605). This SOS will accompany an application by the Upper Selwyn Huts community to the Selwyn District Council (SDC), who manages the land.

The area on which the Upper Selwyn Huts community is located is on the eastern bank of the Waikirikiri/Selwyn River near the shore of Te Waihora/Lake Ellesmere. In the latter part of the nineteenth century, the area drew recreational anglers to its waterways. Brown trout was introduced to New Zealand in the late 1860s and in 1871 the Canterbury Acclimatisation Society released trout into the Selwyn River. By the early 1880s the river was providing large quantities of good-sized trout for recreational sporting anglers. The Selwyn angling settlements began in 1888 when the first "fishing box" was built by W.H. Spackman. Keen anglers soon followed his example, and a variety of small fishing huts began to group on the banks of the Selwyn River. Spackman and the Canterbury Angler's Society petitioned the Crown for several years to set aside the area as a fishing reserve. In 1895 Reserve 3048 was set aside as a recreation reserve, part of which was dedicated as land for fishing huts. The quality of the brown trout angling in the river spread the fame of the Selwyn fishing grounds far and wide, attracting men, women, and even the odd dignitary: including the future King George VI. Local Cantabrians were also attracted to the community for weekend holidays. Over the decades huts were relocated, altered and added to as the community developed into a popular holiday spot.

Today the Upper Selwyn Huts occupy Section 1 and Section 2 SO 457605 (formerly part of Reserve 3048), a Local Purpose Reserve "for the purpose of a hut settlement" subject to the provision of the Reserves Act 1977 (NZGZ 2015-In4639). While the land is owned by the Crown, it is administered by the SDC under the Reserves Act 1977. Selwyn District Council and the homeowners of the Upper Selwyn Huts are currently in an engagement process to determine the future of the settlement. The Upper Selwyn Huts are not scheduled on the Selwyn District Council's District Plan heritage schedule. The site is not currently recorded as an archaeological site on the New Zealand Archaeological Association's (NZAA) site recording scheme ArchSite.

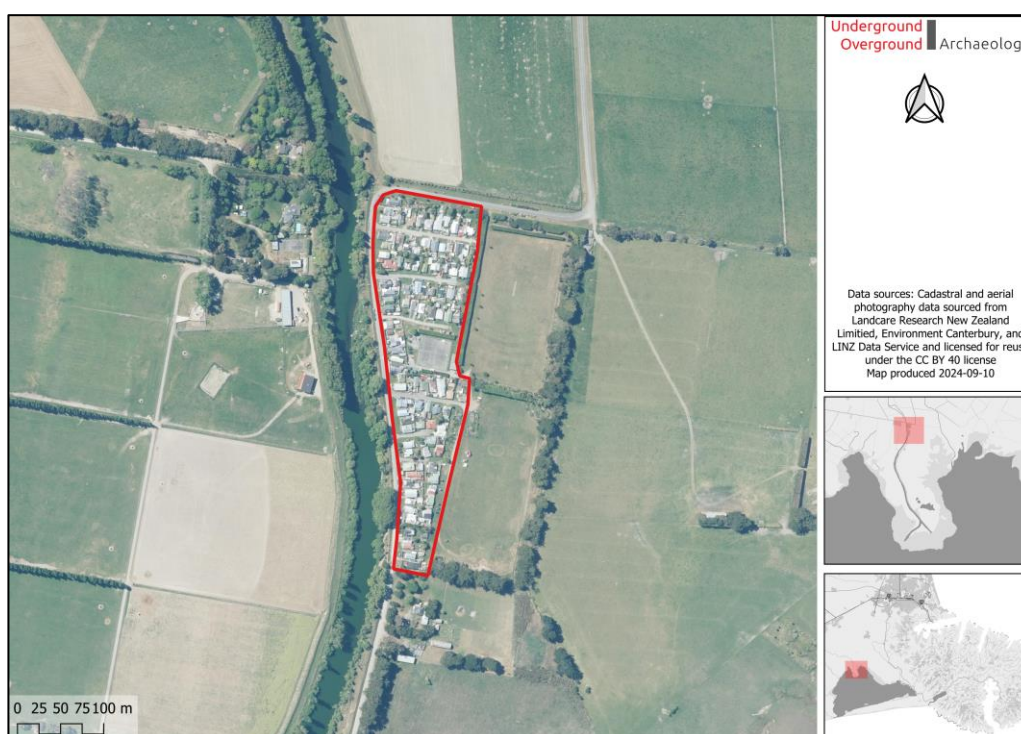


Figure 1-1. Location of the Upper Selwyn Huts outlined in red, 62-79 Anderson Ave, 96-102 Billens Ave, 41-49 Bruce Ave, 54-56, 59, 61 Meddings Ave, 57, 58, 61 Izard Ave, 81-95 Moorhouse Ave, 51-55 Ollivier Ave, 1-40, 103 Spackman Ave, Springston, Selwyn, Canterbury Land District (Section 1 and Section 2 SO 457605) Canterbury Land District.

2 Statutory Provisions

This SOS considers relevant legislative requirements and provisions relating to heritage values which are detailed in the following sections. There are two main pieces of legislation that provide protection for heritage values: the Resource Management Act 1991 (RMA 1991) requires local authorities to set up and operate a district plan, and the Heritage New Zealand Pouhere Taonga Act 2014 (HNZPTA 2014) establishes the New Zealand Heritage List/Rāangi Kōrero and protects archaeological sites. The Upper Selwyn Huts are located on Crown Land and administered under the 1977 Reserves Act.

2.1 Reserves Act 1977

The Upper Selwyn Huts are located on Section 1 and Section 2 SO 457605 (formerly part of Reserve 3048) “for the purpose of a hut settlement” subject to the provision of the Reserves Act 1977 (NZGZ 2015-In4639). In total the area comprises around 3.5 hectares. The land is Crown-owned and managed under the Reserves Act 1977 as a recreation reserve. It is administered by the Selwyn District Council. The general purposes of this Act are to provide for the “preservation and management for the benefit and enjoyment of the public, areas of New Zealand possessing -

- (i) *recreational use* or potential, whether active or passive; or
- (ii) wildlife; or
- (iii) indigenous flora or fauna; or
- (iv) environmental and *landscape amenity or interest*; or
- (v) natural, scenic, *historic, cultural, archaeological*, biological, geological, scientific, *educational, community, or other special features or value* (italics added) (Reserves Act, 1977, sec. 3)”

In its management role, the SDC renewed the Deed of Licence for the Upper Selwyn Huts on 30 June 2024. However, the SDC decided in March 2024 that Upper Selwyn Huts Deeds of Licence will not continue past 30 June 2039. This means that no huts will be allowed on the site after this date. The decision included the following:

- A new Deed of Licence will be issued for a period of five years from 30 June 2024.
- There will be an opportunity, based on certain conditions, to renew the Deed of Licence for two further periods of five years.
- Conditions include an inspection programme of the Upper Selwyn Huts to ensure compliance with relevant legislation and Council policy.
- A remediation bond will be introduced as part of the Deed of Licence.
- Transfers of a Deed of Licence after 30 June 2034 will be restricted to identified family members or significant persons (yet to be defined) of the licensee.
- No occupancy will be permitted after 30 June 2039 (Selwyn District Council, 2024b).

The decision was based on a report to the SDC regarding the future occupancy strategy of the Upper Selwyn Huts. The report considered several factors, including the following:

- That climate change over the next 100 years means that sea level rise that will result in changes to the environment around Te Waihora / Lake Ellesmere specifically resulting in the lake not being able to be opened to the sea as easily or possibly as often, thus resulting in the lake area increasing in volume and area and the water table lifting. This includes the area of Upper Selwyn Huts.
- Green Park Huts, managed by Ngāi Tahu is subject to a management plan that sees its closure by June 2024
- Lower Selwyn Huts are administered by the Department of Conservation (DOC). DOC will shortly be inviting residents to make applications for a final, 10-year, transition concession. This concession may include conditions limiting the transfer of leases and building extensions.
- The SDC is at risk of not fulfilling its duty of care under the Deed of Licence, with respect to the Building Act 2004, Resource Management Act 1991, Reserves Act 1977, Property Law Act 2007, and Health and Safety at Work Act 2015 (Selwyn District Council, 2024).

The report did not consider the heritage values of the Upper Selwyn Huts. Nor did the SDC commission a report into the cultural and historic significance of the Selwyn Huts community prior to making its decision.

On 24 July 2024 the Council paused the current Upper Selwyn Huts process that would have resulted in a deed of licence (DOL) being issued for a period of 5 years from 1 October 2024 with the conditional opportunity to renew the DOL for two further periods of five years up to a maximum total of 15 years. The Council also agreed to “engage with the Upper Selwyn Huts community through to 1 March 2025 (Consultation Period) to develop a proposal concerning the future licencing arrangements for the USH” (Selwyn District Council, 2024a).

2.2 Resource Management Act (1991)

The heritage provisions of the RMA 1991 were strengthened with the Resource Management Amendment Act (2003). The Resource Management Amendment Act (2003) contains a more detailed definition of heritage sites and now considers historic heritage to be a matter of national importance under Section 6. The act requires City, District and Regional Councils to manage the use, development, and protection of natural and physical resources in a way that provides for the well-being of today’s communities while safeguarding the options of future generations.

The act defines historic heritage as those natural and physical resources that contribute to an understanding and appreciation of New Zealand’s history and cultures, derived from archaeological, architectural, cultural, historic, scientific, or technological qualities. Historic heritage includes:

- Historic sites, structures, places and areas,
- Archaeological sites,
- Sites of significance to Māori, including Wahi Tapu; and,
- Surroundings associated with the natural and physical resources.

It should be noted that this definition does not include the 1900 cut-off date for protected archaeological sites as defined by the HNZPTA 2014. Any historic feature that can be shown to have significant values must be considered in any resource consent application.

2.3 Heritage New Zealand Pouhere Taonga Act (2014)

The HNZPTA 2014 came into effect in May 2014, repealing the Historic Places Act 1993. The purpose of this act is to promote identification, protection, preservation, and conservation of New Zealand’s historical and cultural heritage. HNZPT administers the act and was formerly known as the New Zealand Historic Places Trust (Pouhere Taonga).

Archaeological sites are defined by this act as

- (a) any place in New Zealand, including any building or structure (or part of a building or structure), that:
 - (i) was associated with human activity that occurred before 1900 or is the site of the wreck of any vessel where the wreck occurred before 1900; and
 - (ii) provides or may provide, through investigation by archaeological methods, evidence relating to the history of New Zealand; and
- (b) includes a site for which a declaration is made under section 43(1)

Additionally, HNZPT has the authority (under section 43(1)) to declare any place to be an archaeological site if the place:

- (a) was associated with human activity in or after 1900 or is the site of the wreck of any vessel where that wreck occurred in or after 1900; and
- (b) provides, or may be able to provide, through investigation by archaeological methods, significant evidence relating to the historical and cultural heritage of New Zealand.

Archaeological sites are protected under Section 42 of the act, and it is an offense to carry out work that may “modify or destroy, or cause to be modified or destroyed, the whole or any part of that site if that person knows, or ought reasonably to have suspected, that the site is an archaeological site”, whether or not the site has been previously recorded. Each individual who knowingly damages or destroys an archaeological site without having the appropriate authority is liable, on conviction, to substantial fines (Section 87).

Any person wishing to carry out work on an archaeological site that may modify or destroy any part of the site, including scientific investigations, must first obtain an authority from HNZPT (Sections 44(a,c)). The act stipulates that an application must be sought even if the effects on the archaeological site will be no more than minor as per Section 44(b).

An additional role of HNZPT is maintaining the New Zealand Heritage list, which is a continuation of the Register of Historic Places, Historic Areas, Wahi Tapu, and Wahi Tapu Areas. The list can include archaeological sites. The purpose of the list is to inform members of the public about such places and to assist with their protection under the RMA 1991.

The Upper Selwyn Huts were nominated for entry on the HNZPT LIST in 2019. The nomination was rejected on the basis that the “Selwyn District Council, who is responsible for the public land upon which all the huts sit, has highlighted that complications around expected sea level rise and issues of storm water management mean that hut licences and subsequent renewals will only be issued for a short term finite period...we would require more certainty from the Council or Crown about the huts being able to remain and survive at Upper Selwyn, before we could progress any nomination for entry of the Upper Selwyn Huts on the List” (Heritage New Zealand Pouhere Taonga, 2019). The Upper Selwyn Huts nomination was not rejected on the basis of insufficient heritage values, since the values were not assessed.

2.4 Protected Objects Act (1975)

The Protected Objects Act (1975) was established to provide protection of certain objects, including protected New Zealand objects that form part of the movable cultural heritage of New Zealand. Protected New Zealand objects are defined by Schedule 4 of the act and includes archaeological objects and taonga tuturu. Under Section 11 of the Protected Objects Act (1975), any newly found Māori cultural objects (taonga tuturi) are automatically the property of the Crown if they are older than fifty years and can only be transferred from the Crown to an individual or group of individuals through the Māori Land Court. Anyone who finds a complete or partial taonga tuturu, accidentally or intentionally is required to notify the Ministry of Culture and Heritage within:

- (a) 28 days of finding the taonga tūturu; or
- (b) 28 days of completing field work undertaken in connection with an archaeological investigation authorised by the HNZPT.

2.5 ICOMOS New Zealand Charter 2010

The ICOMOS NZ Charter 2010 is a set of guidelines on cultural heritage conservation used in the New Zealand heritage sector by local bodies in district plans and heritage management, and by practitioners and forms a recognised benchmark for conservation standards and practice.

3 Methodology

This SOS was prepared to identify the history of the Upper Selwyn Huts and to determine their heritage values. In preparing this SOS, guidance on methodology is considered from *Sustainable Management of Historic Heritage Guidance Information Sheet 9 Preparing a Heritage Impact Assessment* produced by the then New Zealand Historic Places Trust (NZHPT, 2007b) and *Guidance on Heritage Impact Assessments for Cultural World Heritage Properties* (ICOMOS, 2011). However, UOA recognises that a SOS must be fit for purpose and has conducted detailed documentary research to provide a history of the site and associations with significant individuals and organisations. In order to determine the physical values of the site, a site visit was done during which a photographic record was taken. This data informs the significance assessment, which determines the heritage values embodied within the site.

3.1 Research to Inform the Significance Assessment

UOA consulted numerous sources of documentary evidence in order to determine the historical context of the project area. The results of the documentary research are provided in Section 4.1. The sources utilised in this research include:

- Historic maps and plans (accessed via Prover)
- Historic newspapers (accessed via the Papers Past website)
- Historical photographs of the area (searches were conducted using the DigitalNZ website)
- Various secondary sources
- Sources and images provided by members of the Upper Selwyn Huts.

This SOS also considered whether there was existing work identifying heritage values for the site. This included checking the SDC's District Plan, HNZPTs' List/Rārangī Korero and ArchSite (the New Zealand Archaeological Associations site recording scheme). No previous work on the heritage values was found to have been completed.

A site visit was conducted by Jamie-Lee Hearfield to document the exterior of the huts and their setting.

3.1 Significance Assessment of Heritage Values, Assessment of Effects, and Mitigative Measures

Assessment of heritage significance is guided by the criteria outlined in the HNZPT Act 2014, the definition of historic heritage in the Resource Management Act 1991, and best practice standards from HNZPT (NZHPT, 2007a). The assessment criteria used in this SOS build from these sources and are defined in Table 3-1 provided below, which consider the archaeological, architectural, cultural, historic, scientific, and technological value. Specific rankings for each value have been defined by Bowman (2017), and they are utilised here to ensure that heritage values are assessed systematically.

Table 3-1. Assessment criteria for physical, historic, and cultural values (adapted from the RMA 1991 and NZHPT, 2007a) with rankings following Bowman (2017).

Archaeological Values	
Archaeological Information	<p>Does the place or area have the potential to contribute information about the human history of the region, or to current archaeological research questions, through investigation using archaeological methods?</p> <ul style="list-style-type: none">• High - has the potential for national or regional archaeological values i.e. rare site types, sites from the first phase of settlement, particularly intact physical remains.• Moderate - has the potential for local archaeological values i.e. relatively early, possibility of relatively intact physical remains, representative types.• Low - known to be pre-1900, or has the possibility of pre-1900 evidence, but unlikely to have high or moderate archaeological values.
Architectural Values	
Architecture	<p>Is the place significant because of its design, form, scale, materials, style, ornamentation, period, craftsmanship or other architectural element?</p> <ul style="list-style-type: none">• High - highly original, early, ideal, landmark or innovative design, style, use of materials, or craftsmanship for the period.

	<ul style="list-style-type: none"> • Moderate - good design, style, use of materials, or craftsmanship for the period • Low - typical design, style use of materials, or craftsmanship for the period
Rarity	<p>Is the place or area, or are features within it, unique, unusual, uncommon or rare at a district, regional or national level or in relation to particular historical themes?</p> <ul style="list-style-type: none"> • High - first, only remaining or one of very few of the period, locally/regionally/nationally. • Moderate - one of few of the period, locally/regionally/nationally. • Low - common for the period, locally/regionally/nationally.
Representativeness	<p>Is the place or area a good example of its class, for example, in terms of design, type, features, use, technology or time period?</p> <ul style="list-style-type: none"> • High - has all the key characteristics of architecture or technology of the period. • Moderate - has many of the characteristics of the architecture or technology of the period. • Low - has few characteristics of the architecture or technology or period.
Integrity	<p>Does the place have integrity, retaining significant features from its time of construction, or later periods when important modifications or additions were carried out?</p> <ul style="list-style-type: none"> • High - unchanged or has had important modifications since construction retaining heritage values. • Moderate - unimportant changes since construction but essential character and most heritage values retained. • Low – character changed significantly with few heritage values remaining
Vulnerability	<p>Is the place vulnerable to deterioration or destruction or is threatened by land use activities?</p> <ul style="list-style-type: none"> • Yes/no
Context or Group	<p>Is the place or area part of a group of heritage places, a landscape, a townscape or setting which when considered as a whole amplify the heritage values of the place and group/ landscape or extend its significance?</p> <ul style="list-style-type: none"> • High - principal contributor to the dominant values of the group. • Moderate – compatible with the group but not a principal contributor to the dominant values of the group. • Low – of little importance to the group.
Cultural Values	
Identity	<p>Is the place or area a focus of community, regional or national identity or sense of place, and does it have social value and provide evidence of cultural or historical continuity?</p> <ul style="list-style-type: none"> • High - focus of national or regional community identity, sense of place or social value or has special age value such as constructed within the first 30 years of settlement. • Moderate - focus of local community identity, sense of place or social value or has age value such as construction between 1870 and 1900. • Low – has minor community focus, sense of place or social value.
Public esteem	<p>Is the place held in high public esteem for its heritage or aesthetic values or as a focus of spiritual, political, national or other cultural sentiment?</p> <ul style="list-style-type: none"> • High - focus of national or regional community identity, sense of place or social value, recommended for listing, discussed in national publications, or received an award at the national, or local level. • Moderate - focus of national or regional community identity, sense of place or social value, recommended for listing, discussed in national publications, or received an award at the national, or local level. • Low – focus of national or regional community identity, sense of place or social value, recommended for listing, discussed in national publications, or received an award at the national, or local level
Commemorative	<p>Does the place have symbolic or commemorative significance to people who use or have used it, or to the descendants of such people, as a result of its special interest, character, landmark, amenity or visual appeal?</p> <ul style="list-style-type: none"> • High - commemorates national or regional endeavours or people at a national, regional or local level. • Moderate - commemorates national or regional endeavours or people at a national, regional or local level • Low – commemorates national or regional endeavours or people at a national, regional or local level
Education	<p>Could the place contribute, through public education, to people’s awareness, understanding and appreciation of New Zealand’s history and cultures?</p> <ul style="list-style-type: none"> • High - commemorates national or regional endeavours or people at a national, regional or local level. • Moderate – commemorates national or regional endeavours or people at a national, regional or local level. • Low – has minor potential for education.
Tangata whenua	<p>Is the place important to tangata whenua for traditional, spiritual, cultural or historical reasons?</p> <ul style="list-style-type: none"> • Yes/no
Statutory recognition	<p>Does the place or area have recognition in New Zealand legislation or international law including: World Heritage Listing under the World Heritage Convention 1972; registration under the Historic Places Act 1993; is it an archaeological site as defined by the Historic Places Act 1993; is it a statutory acknowledgement under claim settlement legislation; or is it recognised by special legislation?</p> <ul style="list-style-type: none"> • Yes/no
Historic Values	

People	<p>Is the place associated with the life or works of a well-known or important individual, group or organisation?</p> <ul style="list-style-type: none"> • High - intimately associated with a group or person of national or regional significance. • Moderate – intimately associated with a group or person of local significance. • Low – minor or peripheral connection to a locally significant group or person.
Events	<p>Is the place associated with an important event in local, regional or national history?</p> <ul style="list-style-type: none"> • High - intimately associated with events of national or regional significance. • Moderate – intimately associated with events of national or regional significance. • Low – minor or peripheral connection to a locally significant event.
Patterns	<p>Is the place associated with important aspects, processes, themes or patterns of local, regional or national history?</p> <ul style="list-style-type: none"> • High - intimately associated with events of national or regional significance. • Moderate - intimately associated with pattern of local significance. • Low – minor or peripheral connection to a locally significant pattern.
Scientific	
Scientific	<p>Does the area or place have the potential to provide scientific information about the history of the region?</p> <ul style="list-style-type: none"> • Yes/no
Technological	
Technology and Engineering	<p>Does the place demonstrate innovative or important methods of construction or design, does it contain unusual construction materials, is it an early example of the use of a particular construction technique or does it have the potential to contribute information about technological or engineering history?</p> <ul style="list-style-type: none"> • High - highly original, ideal, innovative or early construction design for the period • Moderate - good example of construction design for the period • Low - common construction design for the period

4 Understanding the Place: Historic

The physical and historical setting of a site provides invaluable contextual information through which greater understanding can be achieved. The broader history of Selwyn and the development of angling in New Zealand establishes the environment in which the Upper Selwyn Huts were established and guides the interpretation of the site's significance.

4.1 A Brief History of Māori Occupation

Traditional accounts relate to successive migrations to Te Wai Pounamu (the South Island) from Te Ika a Māui (the North Island). The earliest groups noted in oral traditions include Kāhui-Tipua, Hawea, and Te Rapuwai. Ngāi Tahu scholars have considered these groups as at least semi-mythical, as traditions regarding them are typically aetiological narratives explaining the origins of such things as kūmara or the Moeraki Boulders. Traditions regarding later groups (Waitaha, Ngāti Māmoe, and Ngāi Tahu) are primarily related to human events, rather than the supernatural (Tau and Anderson, 2008).

The first human settlers of Te Wai Pounamu for which traditional accounts and whakapapa are clear were Waitaha, descendants of the explorer Rākaihautū who arrived in the waka Uruao. They were followed later by Ngāti Māmoe, who migrated from Te Ika a Māui to the South Island around the late 16th/early 17th centuries. The relationship between Waitaha and Ngāti Māmoe was complicated, with periods of peace and intermarriage as well as conflict, but Ngāti Māmoe gradually came to establish mana whenua through both means over much of the South Island. In the early to mid-17th century, Ngāi Tahu migrated to the South Island from the lower North Island, and traditions recount their whakapapa to the East Coast and the Tākitimu waka. As with their predecessors, Ngāi Tahu came to establish mana whenua over most of the South Island through both conflict and intermarriage (Anderson, 1998; Tau and Anderson, 2008).

The Canterbury Purchase, or Kemp's Deed, was signed by a group of Ngāi Tahu chiefs on 12 June 1848. It included the area that would later be known as the Selwyn district, including Waihora (Lake Ellesmere) and Waikirikiri, a river which fed into the lake: "Despite the importance of the lake to Ngāi Tahu as a food resource, despite the reservation of mahinga kai from the sale, despite acknowledgement from the Māori Land Court in 1868 that the tribe had always regarded this place as a valuable fishery and as the tribe's most highly prized and valuable of all their possessions, despite strong protests by Ngāi Tahu over the years, no reserves of any kind were ever created over the lake to protect its use for Ngāi Tahu" (The Te Waihora Co-Governance Group, 2024a). In 1998, ownership of the lake bed was returned to the Ngāi Tahu people (Wilson, 2015).

4.2 A Brief History of Selwyn

The district is named after one of the first Europeans to travel through the area (Selwyn District Council, 2024b). George Augustus Selwyn (1809-1878) was the first Anglican Bishop of New Zealand. Arriving in 1841, Selwyn visited all parts of his huge diocese establishing a string of mission stations. In 1843 he began a tour of the southern parts of his diocese, visiting all the settlements in the South Island including the isolated sealing stations on Ruapuke and Stewart Islands (McLintock, 1966). In January 1844 Selwyn visited Waihora (Lake Ellesmere) and met with Te Taumutu. On 11 January he held a service for Te Taumutu: the first taken by an ordained Anglican missionary in the future Christchurch diocese (Blain, 2006).

Waihora/Lake Ellesmere was "a large brackish coastal lake" only separated from the sea by a narrow coastal bar (McDowall, n.d.). It was an abundant source of eel and flounder for Māori. Today it is the largest lake in the Canterbury region, and the fifth largest enclosed body of water in New Zealand (McDowall, n.d.). The Waikirikiri river fed into the western reaches of Waihora. The river was renamed in Bishop Selwyn's honour by the Canterbury Association's surveyor, Captain Joseph Thomas (Selwyn District Council, 2024c). The district would, in turn, take its name from the Selwyn River (Selwyn District Council, 2024b).

Settlement of the Selwyn District began when Washbourne, Aldridge, and Westenra began farming the rough tussock-covered country (Cyclopedia Company Limited, 1903b). By the late 1840s, large farming runs surrounded the lake (The Te Waihora Co-Governance Group, 2024a). These settlers renamed Te Waihora after

the Earl of Ellesmere, a member of the Canterbury Association (The Te Waihora Co-Governance Group, 2024a). The wider Lake Ellesmere and Selwyn River areas soon attracted more settlers and evolved into a farming district. From the 1860s, pressure for land saw the large runs subdivided. This enabled lake levels to be lowered so a network of drains could be constructed to provide more areas for farming. The district still remained isolated until the establishment of railway about 1867 which gave much needed impetus to the area (Cyclopedia Company Limited, 1903b). The Selwyn County Council was established in 1876, one of 63 counties established in New Zealand after the abolition of the Provincial Councils (Selwyn District Council, 2024a).

4.3 The Recreational Sport of Angling in New Zealand

Just as Bishop Selwyn was returning to England, imported trout were being released into New Zealand's rivers (McDowall, n.d.). Freshwater fishing for recreation was introduced by British settlers, who imported the fishing methods, recreational sporting culture, and fish. In Britain many of the best trout and salmon streams were privately owned by the wealthy upper classes. Lower classes could not access these rivers and fished mainly in public ponds and canals for lesser species of fish. Settlers wanted New Zealand "to be a land where anyone could angle for sports fish": one of many examples of colonial rejection of the English class system and hierarchical social norms (Walrond, 2008). New Zealand's waterways, however, seemed devoid of fish to immigrants, as most native species were small and hid well away from view. Settlers began to import trout and salmon, liberating them into New Zealand's waterways and making them freely available to all anglers. Acclimatisation Societies formed and began to take on this role of introducing non-native species. Brown trout proved the most successful of all introduced fish species (Walrond, 2008).

Brown trout was introduced to the Avon River in the late 1860s by the Canterbury Acclimatisation Society. The Selwyn River was likely stocked by 1871, if not earlier (McDowall, n.d.). During the 1870s, the Acclimatisation Society made at least nine "liberations" of trout into the Selwyn River. By 1882 the river was providing "good sport" for anglers (McDowall, n.d.). Brown trout weighing up to up to 11 kilograms could be had and a weight of four to five kilograms was said to be common place (McDowall, n.d.). Indeed, the Selwyn River was once described as "the best brown trout fishery in the world" (McDowall, n.d.).

In 1903 the *Cyclopedia of New Zealand* declared: "From the angler's point of view Canterbury is one of the most delightful countries in the world. The size and weight of colonial trout was for many years among English anglers a subject for contemptuous derision; but the stories of twenty-pounders are now so well authenticated that many sceptical fishermen having been tempted hither, have come, seen, and been conquered. Not only do trout grow here to a size undreamt of in England, but the number of the streams and the great quantity of fish that they contain make Canterbury in good seasons a veritable angler's paradise" (Cyclopedia Company Limited, 1903a). So successful was the release programme that the Acclimatisation Society began to harvest the Selwyn River's stock for other Canterbury rivers, including the Avon. In 1918 the Society extracted 1.5 million ova from the river, yet stocks remained high. In 1932 the Society proclaimed that bags of 50 fish were standard from the river, with fish ranging from two to five kilograms. In 1937 it was reported that "for many years the lower Selwyn has borne the reputation of being the best three miles of brown trout fishing in the Dominion, or probably the world, taking into consideration the numbers taken from the lower water each season and their large average size" (McDowall, n.d.).

Angling became hugely popular, not only among men but also women. The quality of fishing in New Zealand also attracted many tourists. Visits by famous individuals such as the Duke and Duchess of York (later King George VI and Queen Consort Elizabeth, and the Queen Mother) and American writer Zane Grey, both of whom fished the Tongariro River in the 1920s and 1930s, raised the international profile of New Zealand's fishing waterways (Walrond, 2008).

4.4 A History of the Upper Selwyn Huts

This section details the historical development of the Upper Selwyn Huts. The following table (Table 4-1) is a brief chronology of events relating to the huts, as far as can be ascertained. The sources appear throughout the report and rely heavily on newspaper sources.

Table 4-1. Timeline of events with documentary sources

Year	Event	Source
1860s	Area first surveyed as Section 8, granted to J. Hurst	(<i>Black Map. Lake Ellesmere.</i> , 1936)
1871	Reserve 959, Block XVI Leeston Survey District created by Crown grant	(<i>Canterbury Provincial Ordinances 1872-1873 Sessions 36-39, 1872, p. 86</i>)
1880	Area of Upper Huts surveyed and included as part Section 18, Block XII. Leeston SD. Granted to Frank Powell	(LINZ, 1880)
1887	Survey records “Building sites” on western bank of Selwyn River where Upper Selwyn Huts would develop	SO 1047
1888	W. Spackman builds a fishing box at the lake front	(Press, 1933).
1889, 1890	Lord Onslow, Governor of New Zealand, fishes at Selwyn	(Lyttelton Times, 1889; New Zealand Herald, 1890)
1891	Reports of huts and Medding’s Lodge being erected	(Otago Witness, 1891)
1895	Area surveyed and gazetted as Reserve 3048 for use as Public Recreation Ground (later renamed Springston South Domain SO 6745)	SO 6648, NZGZ 1895, p.457
1897	Lake Ellesmere Domain Board constituted with powers to collect rent from the fishing hut occupiers for the lease of the land	(Lyttelton Times, 1897a).
1900	First identified image of a Selwyn Hut	(New Zealand Illustrated Magazine, 1900)
1902	Artesian well dug	(Press, 1902).
1906	A form of licence was adopted	(Lyttelton Times, 1906)
1911	Tennis court opened, including adjacent building	(Lake Ellesmere Domain Board, 1926)
1913	Ladies’ convenience erected to supplement existing public conveniences	(Lake Ellesmere Domain Board, 1926)
1913, 1916, 1919	Additional lots surveyed for lease	(SO1028, Lake Ellesmere Domain Board, n.d.; Singleton, 2007)
1919	Building erected to house copper boilers	(Lake Ellesmere Domain Board, 1926)
1921	Water pipes extended	(Lake Ellesmere Domain Board, 1926)
1924	List of hut licensees records 95 hut owners	(Unknown, 1924c)
By 1924	Electricity connected	(Press, 1924b)
1926	Sports Pavillion erected at a cost of 72 pounds and 15 shillings	(Bonniface, Sierakowski, & Stempa, n.d.)
1927	Dawe and Willis, architects and structural engineers, designed a septic tank and drainage system to service 95 huts. Installed by Williamson	(Press, 1927b, 1927c)
1927	1500 gallon reinforced concrete tank added	(Lake Ellesmere Domain Board, 1926)
1930	Survey recorded footprint of around 20 huts bordering Moorhouse and Spackman Avenues	SO 6433
1931	Part of horse paddock was made available for additional huts	(Colenso, 2024).
1937	Survey plan Moorhouse Avenue to Meddings Avenue recorded c. 53 huts and associated structures	SO 6961
c.1940s-	Settlement includes a shop and tearooms	(Lincoln and Districts Historical Society, 2020)
1950-1970	Telegraph office in settlement	(Craw, 1951)
1951	Sports Pavillion moved from Billens Ave to Spackman Ave, Hut Number 103	(Bonniface et al., n.d.)
1995	Upper Selwyn Huts Centennial held	(Unknown, 1995b)
2015	Surveyed as Section 1 and Section 2 SO 457605, set aside “for the purpose of a hut settlement”	(NZGZ 2015-In4639)

Around 1869 the Canterbury Provincial Council set aside Lake Ellesmere and parts of the surrounding shore line as Reserve 959.¹ The Canterbury Provincial Ordinances for 1872-1873 noted that the Ellesmere District included over 1180 reserves, and the Crown grant for these reserves was officially recorded on 10 October 1871 (*Canterbury Provincial Ordinances 1872-1873 Sessions 36-39, 1872; Hay, 1887*). Around 1880, a Crown Grant map for the area was produced. The area of land including the later location of the Upper Huts was surveyed as Section 18, Block XII Leeston Survey District. It was granted to Frank Powell (*Crown Grant Plans. Leeston District, 1880*) (Figure 4-1).

4.4.1.1 *The establishment of the Upper Hut Settlement*

In February 1887 J. Hay surveyed part of Lake Reserve 959 surrounding the Selwyn River. The area where the Upper Huts would develop was described as “Good sandy soil, good rye grass, pasture not flooded from Lake” (Hay, 1887). Significantly, Hay’s plan recorded “building sites” where structures had been erected. One such site was recorded on the eastern edge of the river where the Upper Selwyn Huts would develop. It was the first building of the settlement, although not specifically recorded as a fishing hut (Hay, 1887); Figure 4-2).

By 1888 the Selwyn River was a favoured spot for anglers. In December 1888, for example, the national newspapers reported that trout fishing on the Selwyn was “of an extraordinary character”: “It happened to be a most favourable evening, warm after a hot day... During the whole evening, when once it began to get dark, the river was the scene of heavy splashing, caused by the fish rushing for the bullheads and silveries. The supply of fish from Lake Ellesmere seems to be inexhaustible” (New Zealand Herald, 1888). News of the Selwyn’s fisheries had garnered national attention. In 1889 and 1890 Lord Onslow, Governor of New Zealand, visited Lake Ellesmere for a fishing expedition. At the mouth of the Selwyn he caught two trout, described as 12½ lb and 10½ lb respectively and in “splendid condition” (Lyttelton Times, 1889; New Zealand Herald, 1890). The local newspaper reported that “[v]ery good sport was enjoyed, and His Excellency expressed a high opinion of the fishing to be obtained in Canterbury waters” (Star (Christchurch), 1889). The Governor was accompanied on his visits by W. H Spackman. A lawyer by trade, Spackman was also a keen angler. He was founder and President of the Canterbury Anglers’ Society and was also involved with the Acclimatisation Society. Writing of the lower Selwyn River in 1892 he recorded that the spot provided fine live bait fishing and trout of 8lb and 10lb were quite common. Daytime anglers were rewarded but he noted “some enthusiasts keeping out all night till dawn” (Cyclopedia Company Limited, 1903). Other anglers camped overnight to catch the fish feeding in the morning (Cyclopedia Company Limited, 1903); Figure 4-3 and Figure 4-4).

It is Spackman who is credited with the establishment of the Selwyn Huts fishing settlement. He later recorded that the “angling township” began in 1888 when he and some friends built a “fishing box” at the lake front. His example was soon followed by others (Press, 1933) (Figure 4-5. See also Figure 4-21 bottom left and Figure 4-24). For example, keen angler, George Mannering, recorded an 1892 visit to William Izard’s hut which was built on the Selwyn River. During their stay, Mannering and Izard were joined by “two old fishermen, W.H. Spackman and A.M. Ollivier” (Mannering, 1943, p. 182).

In 1889 Spackman wrote to the Commissioner of Crown Lands seeking to lease 20 acres along the banks of the Selwyn as a camping ground for visiting fishermen and as a paddock for their horses. The land, however, was already leased (Singleton, 2007, p. 281; Times, 1889). The Canterbury Angling Society (later Anglers’ Society) took up the cause. The society was founded in 1879 to further the cause of license holders (Lyttelton Times, 1879). By 1889 Spackman was President of the Society and between 1891 and 1895 the Society petitioned the Commission of Crown Lands to establish a permanent reserve for the use of anglers (Lyttelton Times, 1891; Singleton, 2007, p. 281).

Despite the lack of an official reserve there were reports in the early 1890s of huts on the Selwyn River. In 1891, for example, a party of anglers went to the Lower Selwyn to report on the number of trout to be seen.

¹ The Canterbury Provincial Gazette for Session 30 1869 is not available online. However, Session 31 1869 set aside a list of reserves beginning with Reserve 961, indicated Reserve 959 was set aside the previous Session (*Canterbury Provincial Ordinances 1869 Session 31, 1869, p. 21*).

They noted that “[a]nglers are already seeing to their huts on the river flat and Mr Medding is putting up a quite a comfortable lodge down there” (Otago Witness, 1891). Medding’s Lodge is today commemorated by Meddings Avenue. In 1893, Spackman reported to the Anglers’ Society that several anglers huts were already erected on the Lake Ellesmere reserve (Lyttelton Times, 1893). In later years, it was remembered that the original hut owners were Messrs Spackman Rhodes, Stead, Ollivier, and Dr Moorhouse (Press, 1924b). Fishing spots like the Selwyn River were some distance from town, in the days before the motor car, and overnight stays were not uncommon. As one contemporary later noted, anglers would have had to “sleep in the tussocks but for the hut, for although some anglers have a tent and horse and trap, the greater number have a bike only, and on a bike can only carry a rug, some tucker, and their tackle. So without the huts these places would not be fished” (Otago Witness, 1904a).

The word “huts” was used by Canterbury locals to denote a “fishing and holiday settlement at a lake or river mouth” (Wilson, 2015). One commentator defined “huts” at the mouth of Canterbury rivers as akin to Otago’s cribs and North Island’s baches, and not as transitory as the usual meaning of huts might imply (McDowall, n.d.). Various fishing hut communities and small lake-edge settlements sprang up around Lake Ellesmere including Fishermans Point, Greenpark Huts, and Kaituna Huts. At the mouth of the Waiwhio/Irwell River a settlement of 20 to 30 fishermen’s huts developed from the late 1880s. The construction of the huts, including those at the Selwyn, were similar in type to the Rotten Row Baches at Taylors Mistake, which included buildings constructed of a variety of cheap building materials. Constructed from the late 1890s, these baches were added to HNZPT’s List in 1995 as a historic area (Heritage New Zealand Pouhere Taonga, 1995). There were numerous examples further afield, including fishing huts at the mouth of the Rakaia River which were later described as “small fishing cottages and holiday homes [which] have a typical New Zealand character” (Phillips, 2015) and as “intriguing examples of early New Zealand bach (holiday cottage) architecture” (Wilson, 2015). The fishing spot at the mouth of the Ashburton River was home to “upwards of a dozen whares belonging to private individuals besides the hut recently erected by the Acclimatisation Society and the society’s cookhouse” (Otago Witness, 1903). Fishing huts were not only a Canterbury phenomenon. Otago, for example, had fishing huts at Lake Onslow, Roxburgh Bridge and the Waitaki River (Otago Witness, 1901, 1904b; Shellie Evans Photography, 2014).

In August 1894 surveyor John Stevenson wrote to J. Marchant the Chief Surveyor in Christchurch. He had just completed a survey of Lake Ellesmere Reserve 959, which had been subdivided into 40 allotments. He noted having set aside “20 acres at the Fisherman’s huts on the north bank of the Selwyn River, two small reserves at the mouth of the Selwyn River, - one on either bank of the River” (Stevenson, 1894). On 22 March 1895 these twenty acres was gazetted as a public reserve named the Lake Ellesmere Recreation Ground. Five acres were set aside as Reserve 4100 for a fishing settlement, the site of the Lower Selwyn Huts. Reserve 3048 was also gazetted as a public recreation ground and five acres were set aside for the Upper Selwyn fishing settlement. The balance becoming public domain (Ellis, 1932; Singleton, 2007, p. 281, *NZGZ* 1895, p.457, *NZGZ* 1896, p.325; Figure 4-6).

Singleton (Singleton, 2007, p. 282) notes in his publication *Ellesmere: the Jewel in the Canterbury Crown* that the fishing settlement reserves set aside on the bank of the Selwyn River in 1895 were one of the few fishing reserves ever to be designated in New Zealand. He argues this was largely due to the quality of angling in the Selwyn: “it has been said that the one and a half mile section of the Selwyn River from the Upper Huts to the Lower Huts was the best stretch of river in the world as far as trout numbers went” (Singleton, 2007, p. 282).

4.4.1.2 The Lake Ellesmere Domain Board

Following the establishment of the Reserve, applications to build huts were said to be so frequent that the area was brought under the Public Domains Act giving the Commissioner the power to lease sections (Singleton, 2007, p. 281). As Singleton notes, “[f]ishing was to the Selwyn Huts, what gold was to Arrowtown” (Singleton, 2007, p. 282).

The Lake Ellesmere Domain Board was constituted in 1897 to give practical effect to the legislation and were empowered to lease allotments and collect rent from the fishing hut occupiers (Lyttelton Times, 1897a;

Singleton, 2007, p. 282). That year the occupation fee of 20 shillings was established and the first settlement bylaws adopted. (Singleton, 2007, p. 282). Early leaseholders, likely located in the Upper Selwyn reserve, were Mr Meddings, Messrs Humphris and Charlewood, U.V. Richards, A. W. King, I.L. Freeman and Edward Marshall. Mr C.D. Morris was also a leaseholder who, it was noted, had a hut in the fledgling settlement from 1889 (Singleton, 2007, pp. 281–282).

The Domain Board's members included anglers from the Upper Selwyn Huts, including J. Rennie, who was Chair. The Commissioner of Crown Lands was also a member, as was Dr Moorhouse (Lyttelton Times, 1903). The Domain Board oversaw the general amenities on the reserve including tree planting and fencing, and made sure hut owners kept their leased area tidy (Lyttelton Times, 1897b, 1897a). By 1902 the Board has sunk an artesian well which was "much appreciated" by the fishing settlement. It was also noted in the 1902 report that not all anglers had paid the lease on their huts (Press, 1902).

In 1905 the Domain Board's annual report recorded that the reserve now contained 21 anglers' huts (Press, 1905). This number continued to grow and even the Acclimatisation Society purchased a hut at the Upper Huts settlement (Hut 62), likely to assist with their regular collection of trout ova from the Selwyn River (North Otago Times, 1908; Singleton, 2007, p. 282). To help manage the leases, in 1906 the Commissioner of Crown Lands supplied the Domain Board with a form of license which was used in the leasing of national domain reserves (Lyttelton Times, 1906). From this point, hut owners would be issued the lease in the form of a licence.

4.4.1.3 *Fishing hut architecture*

In 1907 the Domain Board requested hut owners remove and/or relocate their huts back into the reserve to leave the chain of land along the bank of the river free from occupation (Lake Ellesmere Domain Board, 1926). This request indicates the unusual architectural feature common to the fishing huts: the structures were relatively easy to relocate. Each were simply built structures, lacking significant foundations, and built by anglers in Kiwi vernacular architecture: the tried-and-true tradition of "No. 8 wire". Photographic images of the day also provide evidence of the simple nature of the huts, made from whatever materials were most easily hauled to site. Most were clad in timber or corrugated metal and with corrugated metal roofs (Weekly Press, 1909a, 1927); (Figure 4-7, Figure 4-8, Figure 4-9, Figure 4-10, Figure 4-11, Figure 4-12, Figure 4-13, Figure 4-14, Figure 4-15, Figure 4-16, Figure 4-17, Figure 4-18, Figure 4-19, Figure 4-20, Figure 4-21 and Figure 4-22). Additional structures, including caravans and tram or rail cars, were also relocated on to site to provide extra accommodation (Press, 1931) Figure 4-23 and Figure 4-24).

Corrugated iron was a versatile material embraced by New Zealand's colonists. The "wrinkly tin" did not make such an impact in the UK or Europe but in the colonies, it was "just the product the settlers needed" (Thomson, 2005, p. 27). Used not only for roofing but also walls, it was relatively cheap, strong but light weight, easy to transport, easy to use, quick to go up and quick to come done "and the corrosion protection offered by the zinc coating made the product ideal for mining town, army barracks and housing" (Thomson, 2005, p. 27). It was the original Kiwi DIY material and easily recycled. New Zealanders developed a "love affair with corrugated iron" (Thomson, 2005, p. 27). It came to be used in so many ways across our rural landscape in particular, that it became a "Kiwi icon, with a historic and aesthetic value we are emotionally attached to" (Thomson, 2005, p. 49).

Records also indicate that anglers used huts help smoke or dry fish for transport: in an age before refrigeration was readily available. To keep milk and butter cold, more Kiwi ingenuity was put into play. A hole was dug beside the hut and lined with concrete. A lid was then constructed to cover the hole: "it was remarkable how cool things stayed" (Singleton, 2007, p. 284). Meat safes and fish safes were also common until electricity arrived in the 1920s (Singleton, 2007, p. 284). The traditional Kiwi long drop often serviced a hut although the Domain Board also erected five public conveniences (Singleton, 2007, p. 284) (Figure 4-25). Although originally small and basic, many of the huts were added to over the years and "grew like topsy", each in a thoroughly vernacular manner (Singleton, 2007, p. 284). Photographs dating to the early twentieth century record the same type of huts were used by duck shooters at Lake Ellesmere. No doubt many shooters may simply utilised

the existing fishing huts (Auckland Weekly News, 1909; Canterbury Times, 1901; Weekly Press, 1914b, 1914a); Figure 4-26, Figure 4-27, Figure 4-28, Figure 4-29 and Figure 4-30).

4.4.1.4 *The Settlement Develops*

Despite the simple nature of the huts the settlement was becoming more established and moving beyond a group of simple fishing huts to something of a holiday spot. The Upper Selwyn Huts were not only attracting anglers but Cantabrians of all descriptions. Huts began to be rented by people flocking to the area at weekends and on holidays (The Te Waihora Co-Governance Group, 2024). This growing change was exemplified in 1907 when the Domain Board was petitioned to lay down a tennis court. The court was built in 1910 and saw an adjacent building erected for the use of visitors and for locking up tools. The court was officially opened in 1911 (Lake Ellesmere Domain Board, 1926).

The year 1912 was a busy one for the Domain Board and the annual report stated that permanent improvements on the Reserve included fencing, drains, wells, horse troughs, asphalt tennis court, a pavilion and plantations. The report also noted, despite the arrival of holiday makers, that “[t]he domain is used principally for the accommodation of anglers, there being forty-four huts on the reserve” (Press, 1913). That same year the Board subsidised the Springs County Council’s work on repairing the road leading to the anglers’ huts (Ellesmere Guardian, 1913). A “Ladies Convenience” was also erected by the tennis players, with the Board paying the cost of materials (Lake Ellesmere Domain Board, 1926).

In 1913 a survey of a corner next to the plantation set aside several allotments which included three huts, two large sheds, and a water pipe and trough (SO 1028 Figure 4-31). These additional sections were then available for lease. This exercise was repeated again in 1916 and 1919 (Lake Ellesmere Domain Board, 1926; Singleton, 2007). Also in 1919, the Board let a contract for a building to house copper boilers to heat water. In 1921 the water supply pipes were also extended to meet growing demand. In 1922 two additional fences were erected and a tender to renew the tennis court was accepted (Lake Ellesmere Domain Board, 1926).

4.4.1.5 *“Resort” Residents*

In 1895 Nicolo Bassi’s application to live permanently on the reserve in his eight by ten foot hut had been rejected. By 1924, however, there were a number of permanent residents in the settlement, although permanent residents were still not encouraged. A hut owner was expected to be absent for at least three continuous months every year. Later the rules changed so that the three months did not have to be taken in a continuous stretch (Singleton, 2007, p. 290).

Nevertheless, the huts were no longer occupied just on weekends or the odd evening fishing trip. Such was the popularity of the Selwyn huts that problems began to appear. In 1924 news from the settlement appeared in the *New Zealand Herald* in an article titled “Fishing Hut Conduct. A Canterbury Resort” (New Zealand Herald, 1924). The community was described as “the famous Selwyn fishing huts”, but the visitors to the “popular resort” were having such a “lively time” that the locals were concerned at the way some chose to “comport themselves” (New Zealand Herald, 1924). The Commission of Crown Lands was of the opinion that the Board had created the problem by leasing parts of the Domain, beyond the fishing reserve, on which not only anglers but holiday makers had built huts (Press, 1924a). Mr C.H. Cook, who lived in the community, argued that it was the Domain Board’s duty to keep the reserve solely set aside for anglers. Cook was concerned by the “young ‘flappers’” who went to the huts for the weekends: “people who have absolutely no interest in fishing at all...one young fellow went about with only his trousers on, which was not very nice for one’s wife and daughters. He added that he had also seen married women walking along the road clad only in bathing costumes. He felt that the [Lake Ellesmere Domain] board was not realising what the place was growing into” (New Zealand Herald, 1924). One wag responded to the complaints in a poetic manner:

Something surely should be done;
thither flock the flappers gay, not for fishing, but for fun.
How they hog the tennis court, in their jazzy jumpers bright,
and on Sundays there disport steadily from morn to night!

In the river they will dive, and with pleasure loudly squeal;
it is quite enough to drive any angler off the reel...
Though myself for peace I long, by all noisy throngs unmarred,
still I think that Cook is wrong on these girls to be so hard.
Of these flappers there are some that are quiet now and then;
and a-fishing they have come, not for fishes, but for men. (Star (Christchurch), 1924).

As a result of complaints, the Domain Board made an inspection visit:

The township presented a very quiet appearance, as was to be expected of an off day; of the ninety-five huts which have been erected, the occupants of only two or three were in residence. The members of the Board first made a general tour of inspection, special attention being paid to the condition in which the holders of licenses to occupy sites were keeping the land surrounding their huts. It was found that in the majority of cases the sections were kept in a very tidy state. There are some of the huts which are practically dwelling-houses, and which are surrounded by nicely-kept lawns, with pleasant garden beds, some of which are still gay with flowers. Other places are not so well kept, and note was taken of those with the view of the Board calling upon the owners to tidy up their sections, remove rubbish, and cut back trees. Note was also taken of the practice of making the plantation at the back of the sections a dumping-place for empty tins; and also of the unauthorised encroachments on the plantation area by some of the licensees. ...It is remarkable how thickly populated the township of Selwyn Huts has become. Its beginning as an anglers' week-end resort goes back to thirty or forty years ago. The five original hut owners were Messrs Rhodes, Stead, Spackman, Ollivier, and Dr. Moorhouse. There are now 95 huts, and this appears to be the limit that the area on the reserve that is available can accommodate. In some respects Selwyn Huts possess many of the public services of a town. Electricity is installed in many of the buildings, and some are connected up with the water supply system. In one respect the township differs from the city: the streets and avenues at 'Selwyn Huts are of grass, and consequently the dust is non-existent (Press, 1924b).

The distance between the settlement and the city had been reduced by the advent of the motor car, which also encouraged a higher visiting population. As one hut resident noted "If there is any danger of an epidemic in Christchurch, the children are immediately rushed out to the Huts, to escape any contamination, but nothing is said about the risk to the local inhabitants... Every Sunday and all day long, cars are being driven up and down the roads, sometimes carefully, very often the reverse. Anybody who can manage a deposit on a motor-bike can come out there and make like hideous with open exhaust, and the general exuberance of youth-cum-motor-bike. None of these annoyances to the local people count for anything" (Press, 1926b).

Anglers, however, were still frequent visitors. Fishing licences had been restricted to men but, in 1927, the board opened them to any fishing licence holder, "whether there are men or women" (Singleton, 2007, p. 289).

The quality of the recreational angling at Selwyn River continued to grow a far-reaching reputation "and anglers came from wide and far local, national, and international, to sample the sport that the fishery provided" (Lyttelton Times, 1888; McDowall, n.d.; Rollett, 1920) (Figure 4-32). In 1927 the Duke and Duchess of York, later King George VI and Queen Consort Elizabeth, toured New Zealand. They were both keen anglers and several images were taken of the couple fishing at Tongariro and Taupo (New Zealand Tourist and Publicity Department, 1927) (Figure 4-33). In March 1927 a resident of the Selwyn fishing huts, reported that the Duke spent a Monday afternoon fishing there: "His Royal Highness arrived at the Selwyn Huts at 1.30 p.m. and remained there fishing until 6 p.m. He fished the "Spring Hole" and it is understood that though he did not meet with any degree of fortune, he thoroughly enjoyed the outing" (Star (Christchurch), 1927b) (Figure 4-34 and Figure 4-35).

4.4.1.6 Springston South Domain Board

In 1924 the Reserves and other Lands Disposal and Public Bodies Empowering Act set the Domain Board on a firmer footing. The Board was legally authorised to grant licenses which allowed the erection of dwellings. (Figure 4-36). From this point, the Selwyn Hut communities were placed on a more official standing and fishing huts could no longer be erected in the grand No. 8 wire Kiwi tradition. Huts could now only be constructed after plans and specifications were approved by the Board (*Reserves and Other Lands Disposal and Public Bodies Empowering Act*, 1924). A list of hut owners was produced in 1924 and recorded 95 licensees (Figure 4-37). Nearly all were from Christchurch, but one licensee was from as far afield as Wellington. Most licensees were men but the list included four women (Unknown, 1924c).

In 1926 the Lake Ellesmere Domain Board became the Springston South Domain Board (Press, 1926a). That same year a dispute arose over sanitation and a new sewage system. The conversation around sanitation gave an insight into the nature of the settlement at the time. The huts were described as one or two-roomed fishing huts that were predominantly occupied only in the weekends. There were around 100 hut owners, and the Domain Board gained around £500 to £600 per annum in rent. A letter to the editor recorded that:

A few years ago the huts were a little settlement, used by anglers and shooters, and the rent charged for about one-sixteenth of an acre was 30s. Huts were built and there was never a thought of having to pay twenty or thirty pounds for a sewerage system, and after that is completed, if ever it is, one will naturally look for concrete road, Town Hall, and Mayor, and church, with an intolerant parson preaching of the evils of fishing on Sunday, or praying the Acclimatisation Society to remove all fish from the river so that no one will be tempted to dress in anything but white flannels or dispense with collar and tie.”(Press, 1926c).

Despite the general uproar, the sewage scheme was finally approved in December 1926 and tenders called for (Lake Ellesmere Domain Board, 1926). The Domain Board also established new fees: transfer of sections was fixed at 1%, and applications for alterations or additions would now cost £5. License fees were also increased to £5 p.a.: sewerage schemes were costly. In 1927 Messrs Dawe and Willis, architects and structural engineers, designed a septic tank and drainage system to service 95 huts (Press, 1927b, 1927c). Mr Williamson’s tender for installing the tank and reticulation mains, at a cost of £1537, was accepted. The tender of £64 for a 1500 gallon reinforced concrete tank was also accepted (Lake Ellesmere Domain Board, 1926). (Figure 4-25). After the septic tank and reticulation system was installed in 1926, hut owners upgraded their huts with hot water systems for showers and hand basins etc (Bonniface et al., n.d.)

The disputes of 1926 had a positive outcome in the formation of a Selwyn Hut-Owners’ Association. The first Committee was made up of Messrs Denton, Heslop, Bullivant, Whitmore, Ives, Pratt, Thomson Price, and W.T. Billens for who Billens Road was later named (Star (Christchurch), 1927a) (Figure 4-38). Two members of the Committee also joined the Domain Board. Their representation was welcomed given the Board found that changes of hut ownership were very frequent (Press, 1927a). In 1928 the Board asked the Hut-Owners’ Association to name five streets and the Board would provide signs (Star (Christchurch), 1928a) (Figure 4-39). Early anglers were honoured in the selection of names, including Spackman, Meddings, Ollivier, Anderson and Dr Moorhouse.

In 1929 the Domain Board fixed a scale of charges for visiting picnic parties, in view of the recent improvements at the huts (Press, 1927d). A fee of 30 shillings for the day was fixed with another 10 shillings for use of the tennis court (Lake Ellesmere Domain Board, 1926; Press, 1927d). Local schools, churches and Sunday Schools were exempt (Star (Christchurch), 1928b). The establishment of a picnic fee is understandable in the light of the Automobile Association’s picnic for influenza works which drew 600 attendees (Colenso, 2024) (Figure 4-40, Figure 4-41 and Figure 4-42).

Management of the tennis court proved problematic for the Board who, at different times, had to issue a strict dress code for tennis players (no bathing costumes allowed) and banned dancing on the court (Singleton,

2007, p. 285). The Board decided to lease the tennis court for a fee to a properly instituted Club and the Selwyn Huts Tennis Club was duly formed (Lake Ellesmere Domain Board, 1926). Sports Gala Days also became a fixture (Figure 4-43). They drew large numbers during the 1920s and 1930s but eventually became an event primarily for hut owners and their families and friends (Singleton, 2007, p. 285). The Hut Owners' Association also held Christmas celebrations including concerts, fancy dress and races. New Years Day celebrations included bonfires and fireworks. The Association also held fishing competitions, rowing races, and clay shoot competitions (Singleton, 2007, p. 285) (Figure 4-44 and Figure 4-45)

By 1930 the settlement had grown further. For example, a plan of the "Fishing Allotments" on the reserve recorded the footprint of around 20 huts bordering Moorhouse and Spackman Avenues (SO 6433, Figure 4-46). That year the Domain Board were concerned with facilities and additional fees at the Selwyn Huts, given it had "grown from fishing resort to pleasure resort" (Star (Christchurch), 1930). An image taken around 1930 showed a small but well-developed community on the bank of the river, with many of the huts developed into small baches (Boniface, 1930) (Figure 4-47, Figure 4-48 and Figure 4-49). In 1931 part of the horse paddock was made available for additional huts, although allotments would not be surveyed until 1946 (Colenso, 2024). A 1937 survey plan from Moorhouse Avenue to Meddings Avenue recorded around 53 huts and associated structures (SO 6961 Figure 4-50).

One commentator noted that it was not only visitors of the human variety who were drawn to the settlement. In 1932 Edgar Stead, a keen angler and shooter, noted that at the fishing huts "here is a flock of a hundred or more Black-billed Gulls which have been fed by visitors until they are now quite tame. When any of the occupants of the huts has any scraps of food to get rid of he takes them outside his hut and taps the plate with a fork. The Gulls which are waiting in the road by the river, or perched on the electric-power poles, know the signal well, and immediately fly to the sound, settling almost at the feet of the person with the food" (Stead, 1932, p. 135).

4.4.1.7 1940s-1960s

By the 1940s the Upper Selwyn Huts had every appearance of a small township (Figure 4-51 and Figure 4-52). Many of the early huts had been remodelled to make larger family baches (Figure 4-53). Aside from the tennis court and playground, there was a shop, tea rooms, and regular deliveries of meat and vegetables and, later, a community library (Lincoln and Districts Historical Society, 2020) (Figure 4-54). A rural postal service was also established in the 1950s and a Telegraph Office was located there between 1950 and 1970 (Craw, 1951).

During this era (until around 1990) a prospective hut owner had to have a current fishing license (Figure 4-55) to obtain a hut license as well as "two character references" (Moreland, 2025). For many years the Domain Board tried to protect the right of anglers to obtain a license and safeguard the area as a fishing reserve but the popularity of the motor car and weekend get aways had irretrievably changed the nature of the settlement (Singleton, 2007, p. 283). In 1946 the Domain Board first recorded that some hut owners not only lacked a fishing license, but "had no declared interest in fishing at all" (Singleton, 2007, p. 290). During summer holidays "many families would stay at the huts from beginning to end. The family would stay on when the men returned to work, but the men would still come out most nights and at the weekend" (Singleton, 2007, p. 283).

In 1952 a sale advertisement appeared for a hut, providing an interesting insight into how the community had changed. The Selwyn Huts were described as a "fashionable resort" and praised for its "fishing, shooting, recreation, health [and] sunshine" (Press, 1952) (Figure 4-56). The "hut" was substantial and featured a sleeping porch, double bedroom, and 4 bunk bedroom. A living room was complemented by a brick fireplace, there was also a dining kitchenette with walk-in pantry, a bathroom and separate W.C. The Upper Huts were now a popular settlement offering an "outstanding investment, an excellent holiday home, or permanent residence at low cost and maintenance, within easy reach of the City" (Press, 1952).

The huts summer resort era lasted through to the 1960s. Familiar sights were "men fishing from anchored boats until 10 or 11 o'clock at night, womenfolk playing bridge in each other's huts and sitting in their cars at the playground area – doors open, chatting away, while they kept an eye on the children; boats, boats and still

more boats lining the riverbank....children having loads of fun – playing tennis, swimming in the river, rowing their boats, catching trout and spearing eels” (Singleton, 2007, p. 283).

Hut owners retained ownership of the same hut, now more akin to a bach, for long periods: some were passed through three to four generations. For example, Kerry Glyn retained hut and boat receipts from 1921 (Figure 4-57). Current owner of Hut 84 David Greenslade recorded generations of family use hut owner David Greenslade recorded generations of family use:

In 1959 my Grandmother Winfred Greenslade, purchased a further family hut. Number 84 Moorhouse Ave. And I have been associated with the Hut since then. And purchased the Hut some 3 years ago from my parent Doug & Betty Greenslade (Hut ownership 1969-2021). And now that I own the Hut. It is all ready for the next three generations. With my children & grandchildren already enjoying the 'Huts'. Six generations in total. Since William Hopkins, Winfred's father² visited in horse Trap the 'Huts' at the previous turn of the century. And then followed by transport in one of the earliest cars in Canterbury. The original hut being a one room building. Measuring 3.2 metres wide x 5.2 metres long. Containing all of its original features of T&G match lining/T&G flooring. With coved ceiling. Colonial timber windows, large weatherboard cladding. And original thick corrugated iron roofing. Along with timber shingle gables. This room has been added onto over the years. But is still nearly 100 % visible inside & out. The Hut would have either been transported to the site or constructed insitu. The age of the hut indicated by the building materials indicates 1899-1910 style. Late Victorian to Edwardian (Greenslade, 2024) (Figure 4-58).

Russell Duckworth also had strong memories of the settlement:

My early memory is, during the fishing season, we packed up the car in town and came out here every weekend. Because it was so popular it was busy at weekends but empty during week days. In winter, the power board shut the power off to your hut.... There was a shop on the corner of Billings and Spackman that was run by Mrs Baker. Milk was supplied by Rennies farm over the river, someone would row over. Eddie³, who lived up the road, provided vegetables and the butchers⁴ van came down once a week...There were a lot of great personalities in the settlement. Mr Hope who lived in Anderson Ave. was a museum curator and had a great collection of stuffed birds. He also invented two fishing lures. His lures are still known as Hope's Dark and Hope's Silvery (Lincoln and Districts Historical Society, 2020) (Figure 4-59).

Many retained strong associations with the Upper Selwyn Huts. In 1995, for example, a well-attended centennial gathering was held to commemorate the establishment of the settlement. A memorial stone was laid as part of the celebrations, with a plaque including the words “1895-1995 Commemorating 100 Years of Our Settlement at Selwyn Huts” (Unknown, 1995b) (Figure 4-60 and Figure 4-61). Despite the evolution of the community, the ties to its original purpose and form of hut architecture remained strong. A 130th anniversary celebration is planned for 26 October 2025.

4.4.1.8 *The Upper Selwyn Huts today*

Today the Upper Selwyn Huts continue as a holiday spot, but a number of owners reside year-round in the huts. Since 1989 the reserve has been managed by the SDC (Krielen, 2015). The Springston South Reserve Management Committee was established in 1990 to advise Council and hut owners, and carry out administration, maintenance and improvements at the reserve. The Hut Owners' Association worked with the

² The great grandfather of Greenslade and another current resident Susan Rogers (Hut 61).

³ Bill Eddie.

⁴ Alistair Moreland.

committee, but its role in the community slowly reduced until it was finally struck off the companies register in 2002 (Krielen, 2015; Singleton, 2007).

The current Deed of Licence to Occupy expires 30 June 2026 and describes the licence as “permanent”, giving the owners the right to live in their houses year-round. The Council and homeowners continue the engagement process to determine the future occupancy of the Local Purpose Reserve and to work through the Council’s concerns. Even if the outcome is currently uncertain, the cultural and historic values of the Selwyn Huts, which are a testament to similar communities that have now disappeared: “[i]t is one of a handful of New Zealand’s surviving hut communities, which were once spread widely, from the Far North to the Deep South” (Press, 2019). The historic community represents an all but extinct, simpler Kiwi lifestyle.

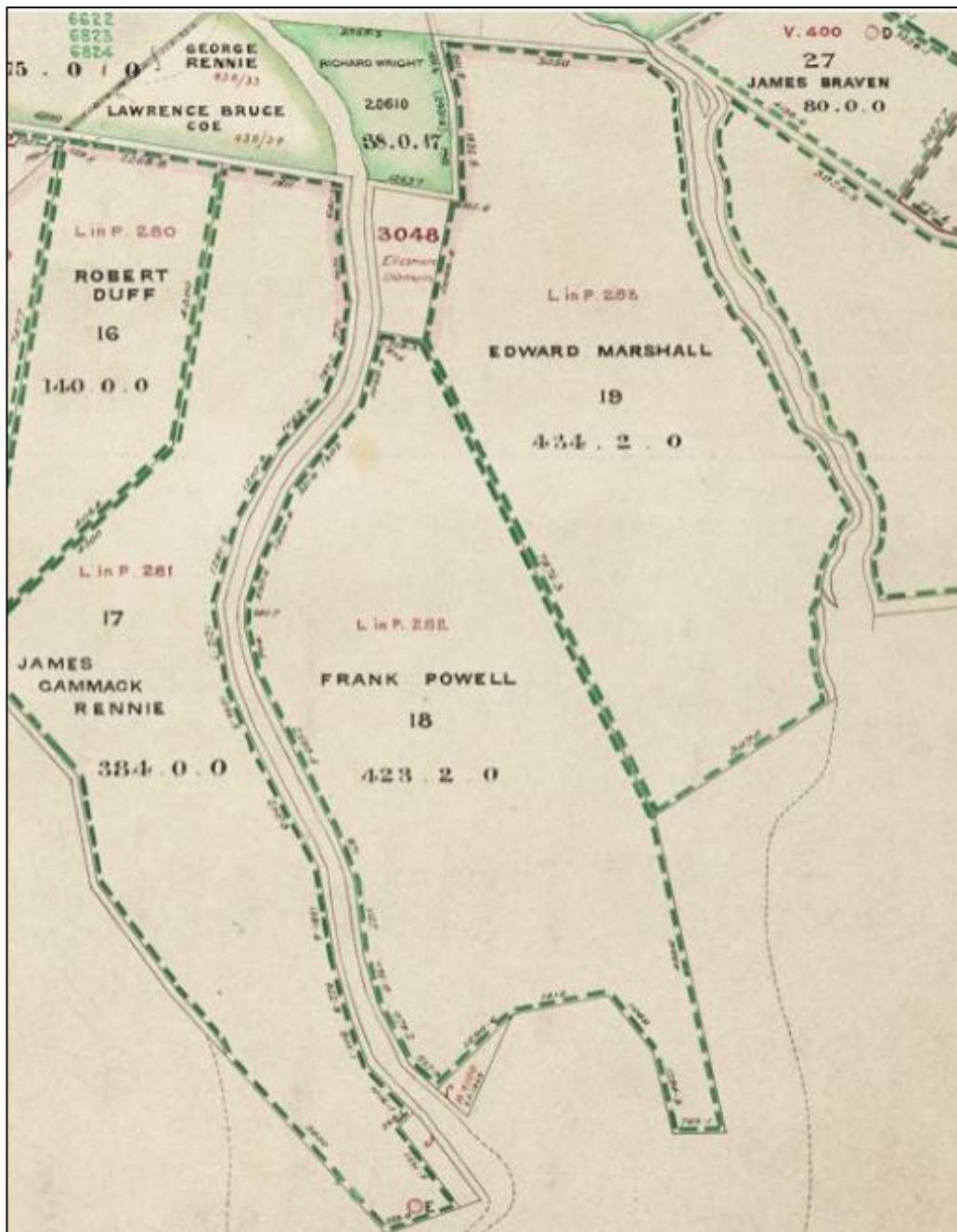


Figure 4-1. Details from the Crown Grant Plan for the Leeston District, showing Reserve 3048 (Upper Selwyn Huts) and Reserve 4100 (Lower Selwyn Huts). The plan notes the data was collected in 1880 but the plan was either produced after 1895 or later amended, since the reserves did not exist until 1895 (Crown Grant Plans. Leeston District, 1880).

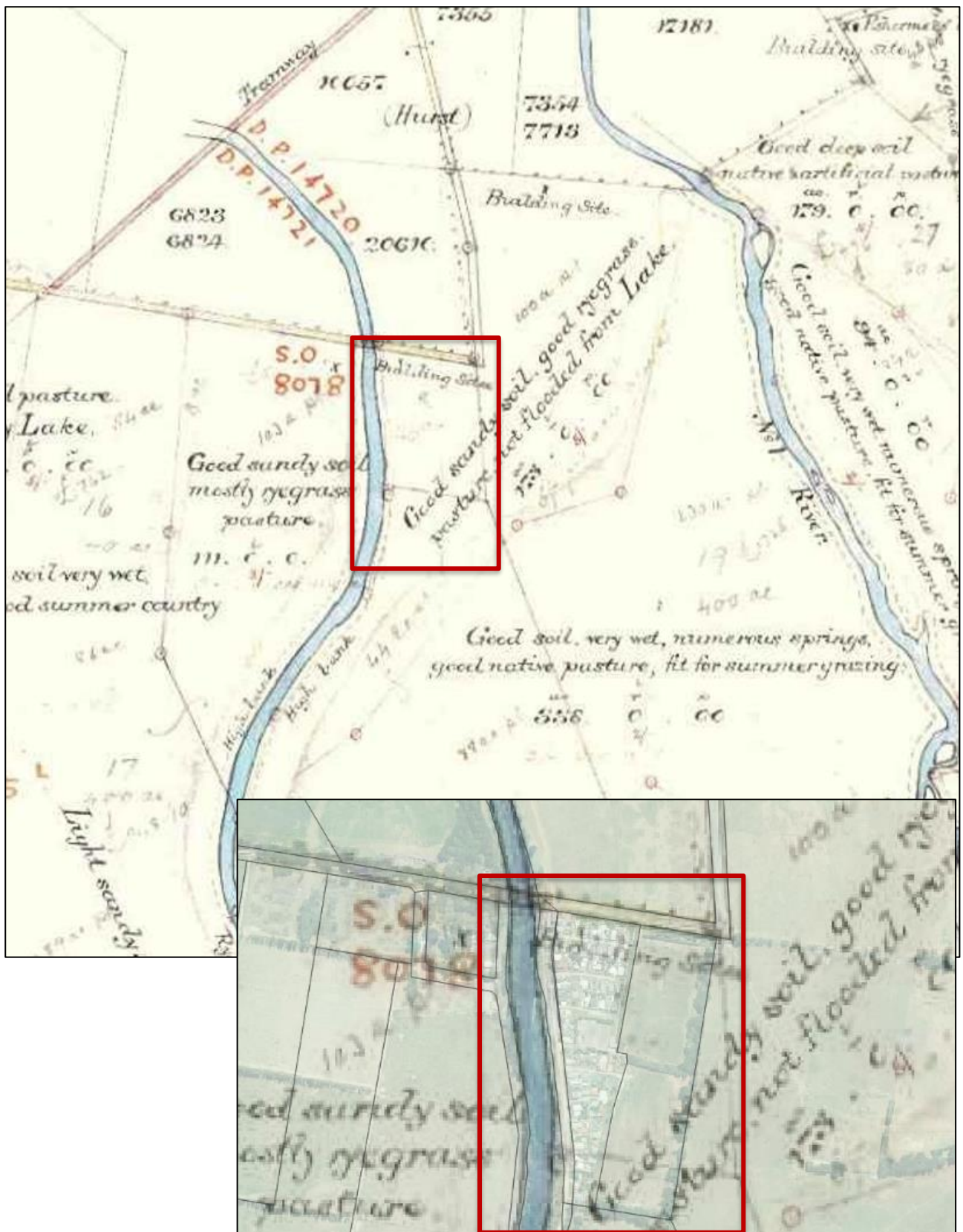


Figure 4-2. Detail of SO 1057, 1887, showing the approximate location of the Upper Selwyn Huts and the location of the building sites. An overfly of SO 1057 on a current aerial shows the building site, approximately on Spackman Avenue (Hay, 1887).



Figure 4-3. Party of anglers near where the Selwyn Huts would develop. The woman in the middle with her hands folded is Mrs Anne Anderson, wife of Dr Charles Morton Anderson who Anderson Avenue is named after. She is the great grandmother of Helen Colenso, current owner of Hut 6. Harry Anderson, second youngest of the Anderson children, stands in the back row third from left. Born 1881, he was 9 years old in the photo, dating this photo to 1890. Some of the younger men Harry's older brothers". (Unknown, 1890a).



Figure 4-4. The Anderson family, 1890s. Dr Charles Morton Anderson, back row standing, is commemorated through the naming of Anderson Avenue. His legacy continues through his great-granddaughters, Helen Colenso and Robyn Cole, who are the current owners of Hut 6 (Unknown, 1890b).



Figure 4-5 . A nineteenth century view of tents and a horse-drawn carriage, believed to have been set up in the Spackman Avenue area. (Habgood, n.d.). This is an example of a horse drawn carriage that was included in the architecture of Hut 56 Meddings Avenue, which was confirmed by the current owner during renovations (see Figure 4-21 and Figure 4-24).

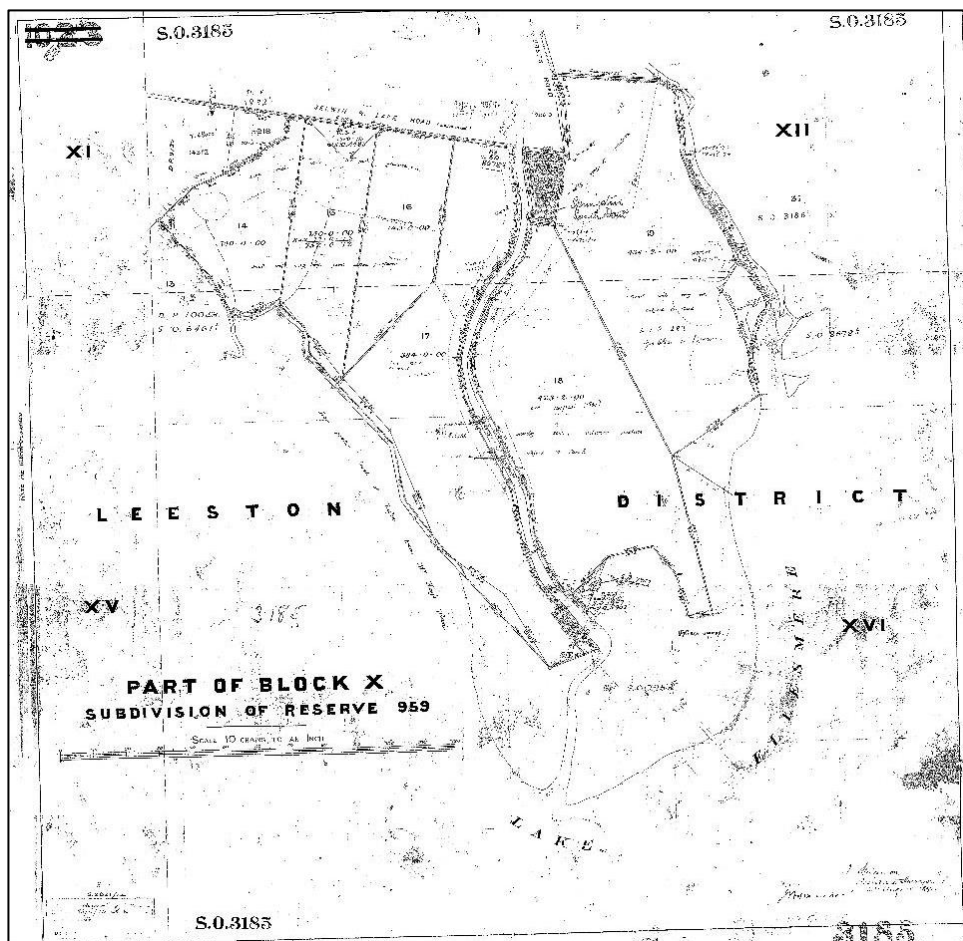


Figure 4-6. 1894 survey subdividing Reserve 959 (SO 3185 (Canterbury Land District), 1894).



Figure 4-7. View of a Selwyn hut in the early 1900s (Unknown, 1900s).



Figure 4-8. Views of the huts c. 1908, with the Rennie family in the foreground. In the boat on the left is Keith Rennie (b.1899) and, beside him, John (Jack) Rennie. Photograph courtesy of George Rennie (Singleton, 2007, p. 282).

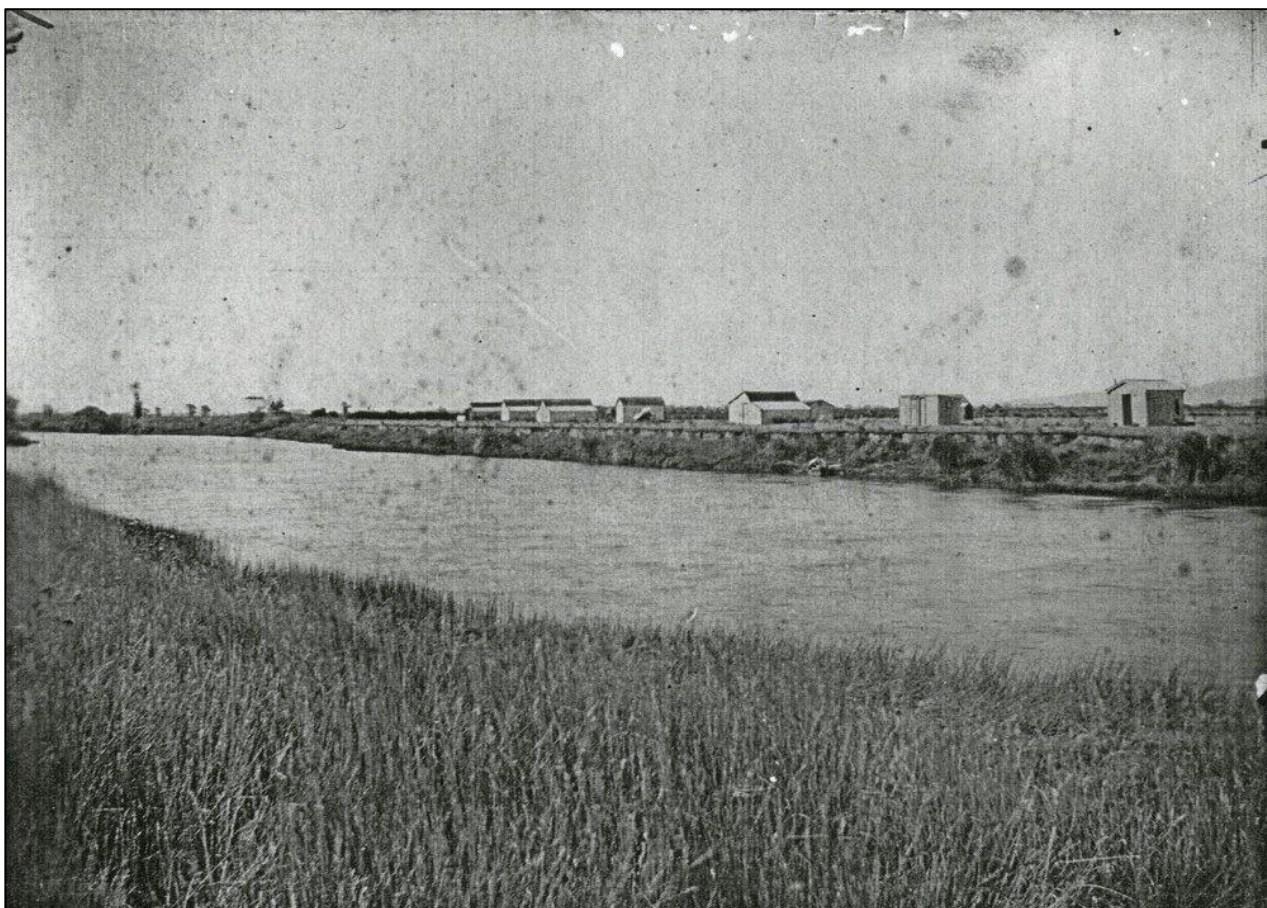


Figure 4-9. Undated early view of the Upper Selwyn Huts (Unknown, n.d.-b).

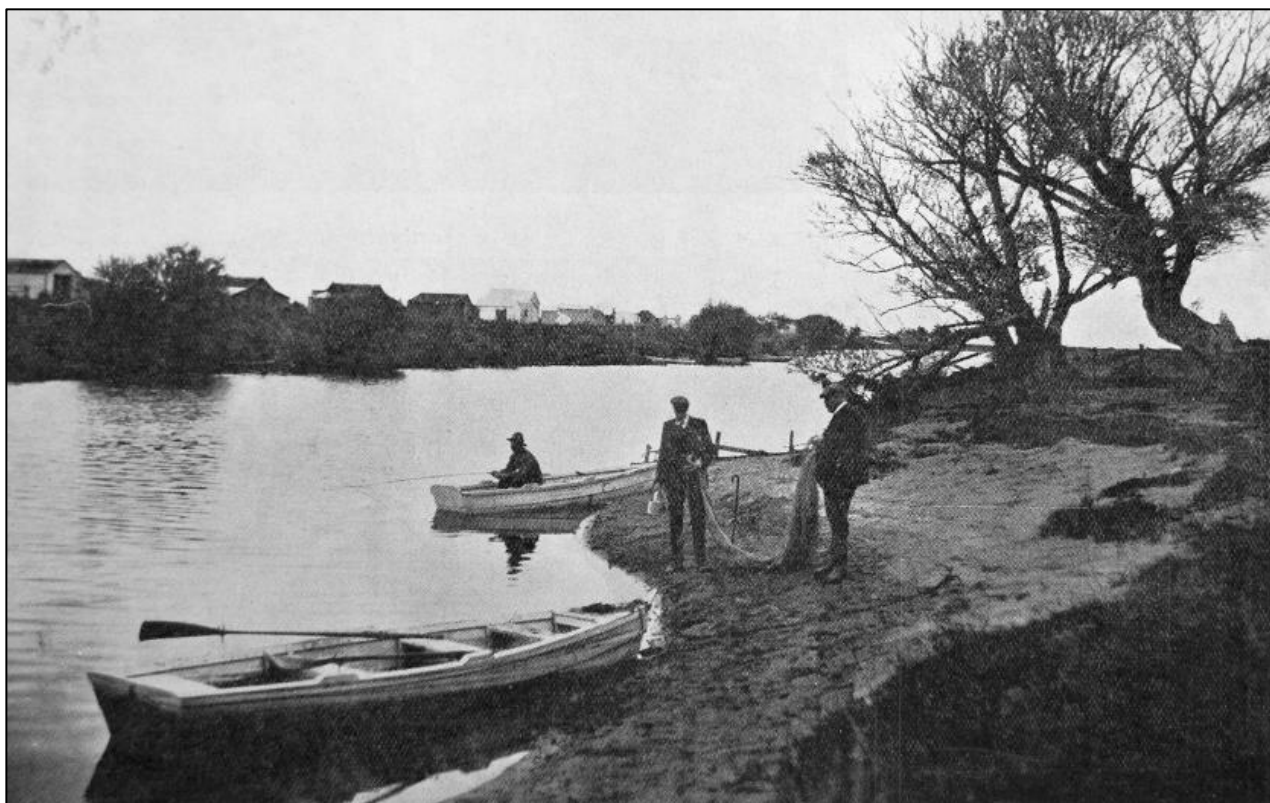


Figure 4-10. "Evening scene near the huts" (Weekly Press, 1909a).



Figure 4-11. Early Selwyn hut (Unknown, n.d.-a)



Figure 4-12. "Opening of the fishing season in Canterbury: some pictures from the Selwyn" 1909 (Weekly Press, 1909b).



Figure 4-13. "This eel, which weighs 30lb, was caught by Miss S. Hames in the Lower Selwyn", 1909 (Canterbury Times, 1909).



Figure 4-14. "Playing a fish on the Lower Selwyn", 1910. Note the structure on the opposite bank (Canterbury Times, 1910).

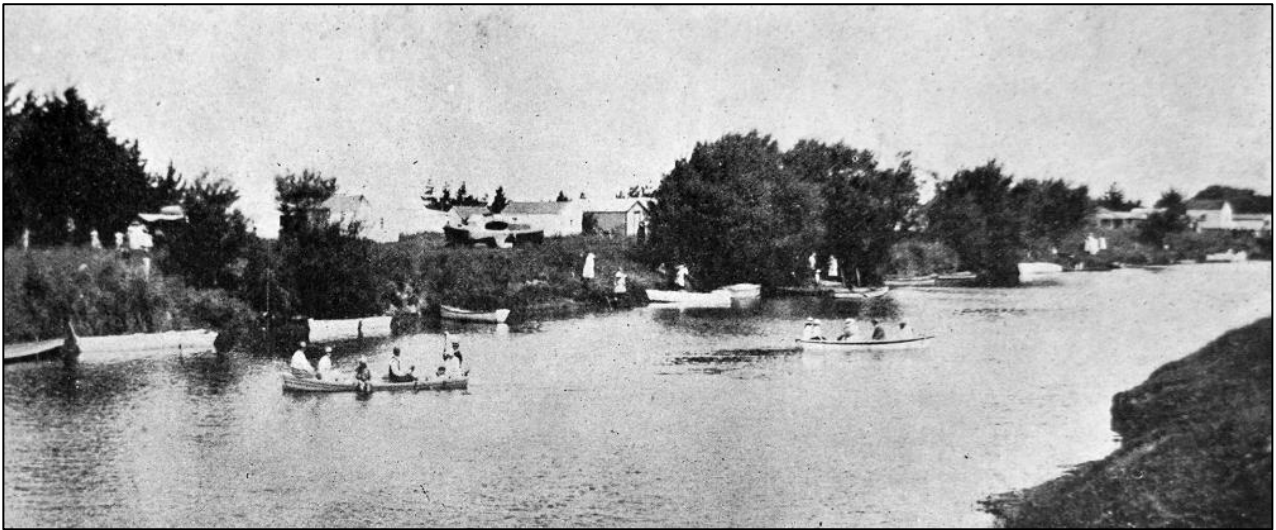


Figure 4-15. "Some snapshots taken at the picnic at the Selwyn huts on December 16th, given by the Canterbury Automobile Association for those who volunteered to fight the influenza epidemic in Christchurch" (Weekly Press, 1918c).

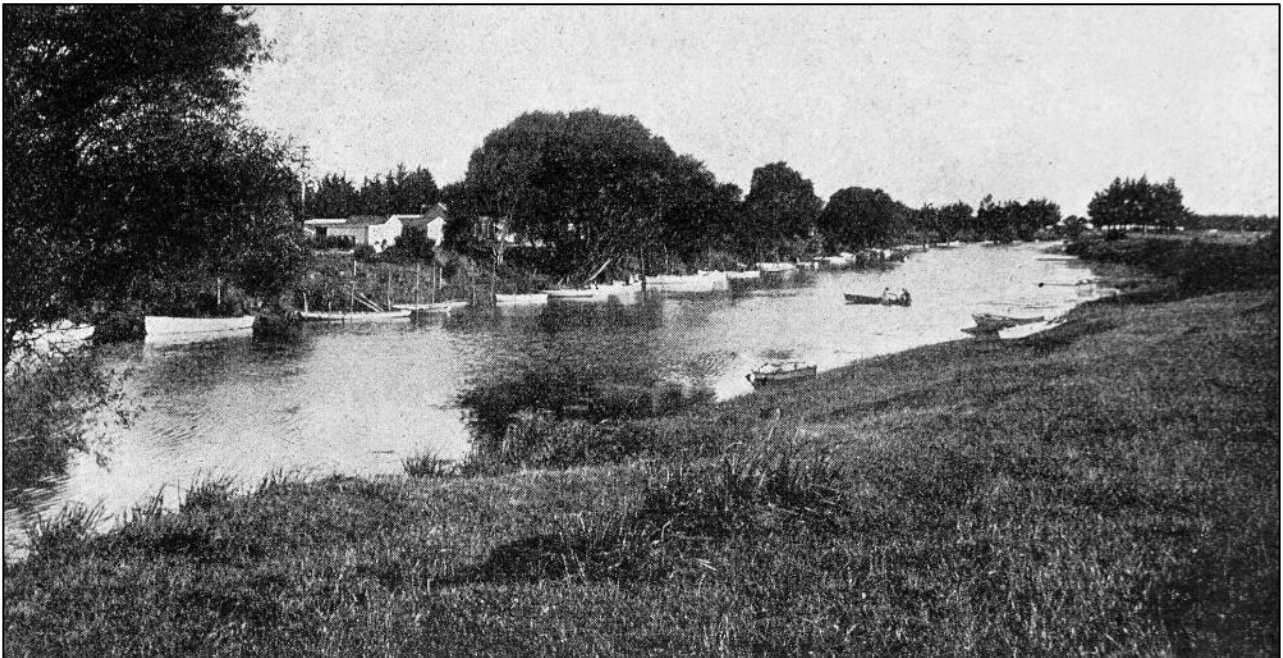


Figure 4-16. "The 'Selwyn Huts', a popular week-end resort of Christchurch anglers near the mouth of the Selwyn River, Canterbury" (Weekly Press, 1924a).

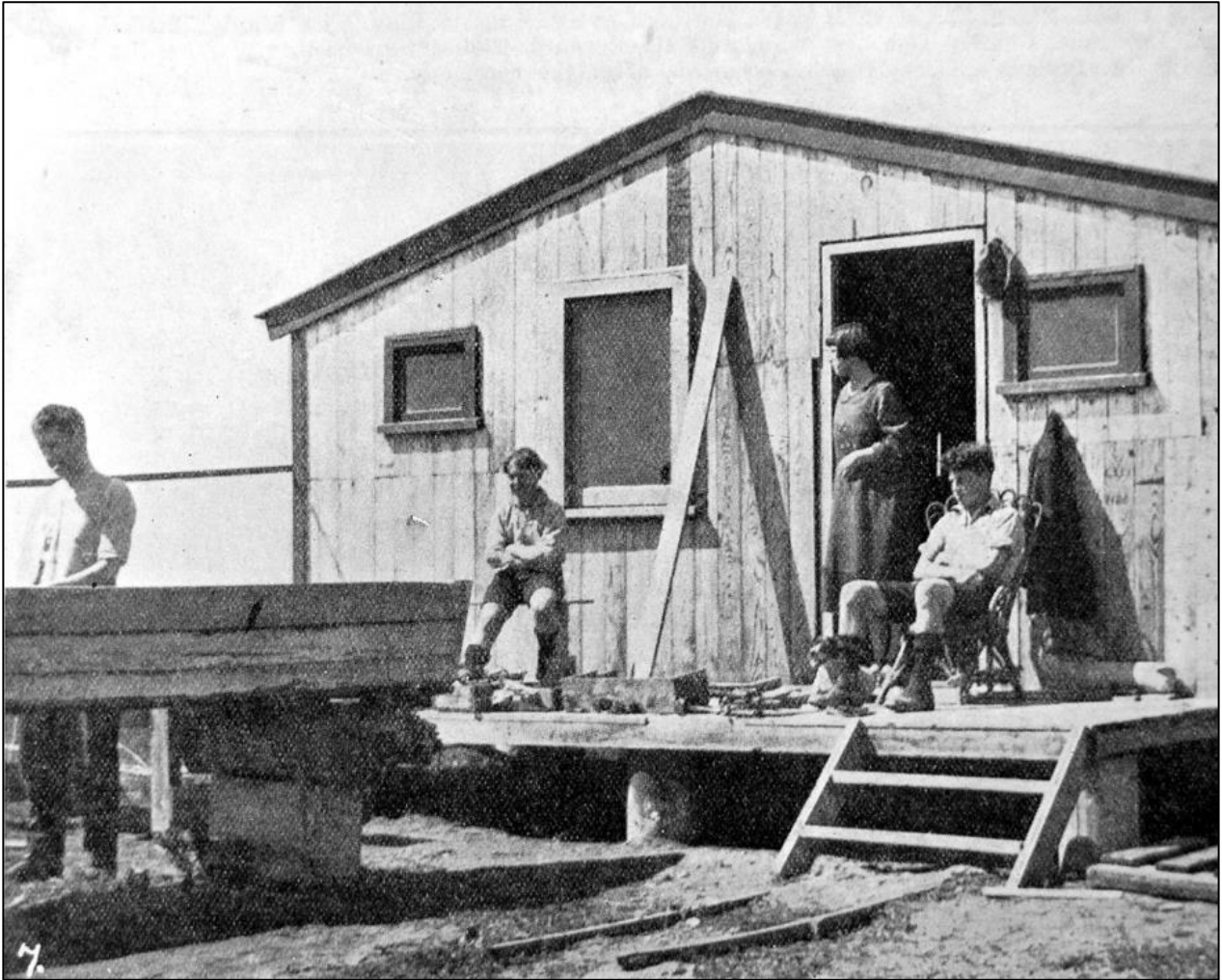


Figure 4-17. "Each weekend since the opening of the fishing season, finds crowds of enthusiastic anglers camped on the banks of various Canterbury rivers: a snapshot from the Selwyn" , 1925 (Weekly Press, 1925).



Figure 4-18. James Arthur, Alec Lester and Myrtle [Button?] outside a Upper Selwyn fishing hut (Unknown, 1929).



Figure 4-19. "Looking up Anderson Avenue" (Unknown, n.d.-e). In the foreground, Hut 63 is on the left and Hut 71 on the right. Note macrocarpa hedge in background which still exist today.



Figure 4-20. "Spackman Avenue" (Unknown, n.d.-g).

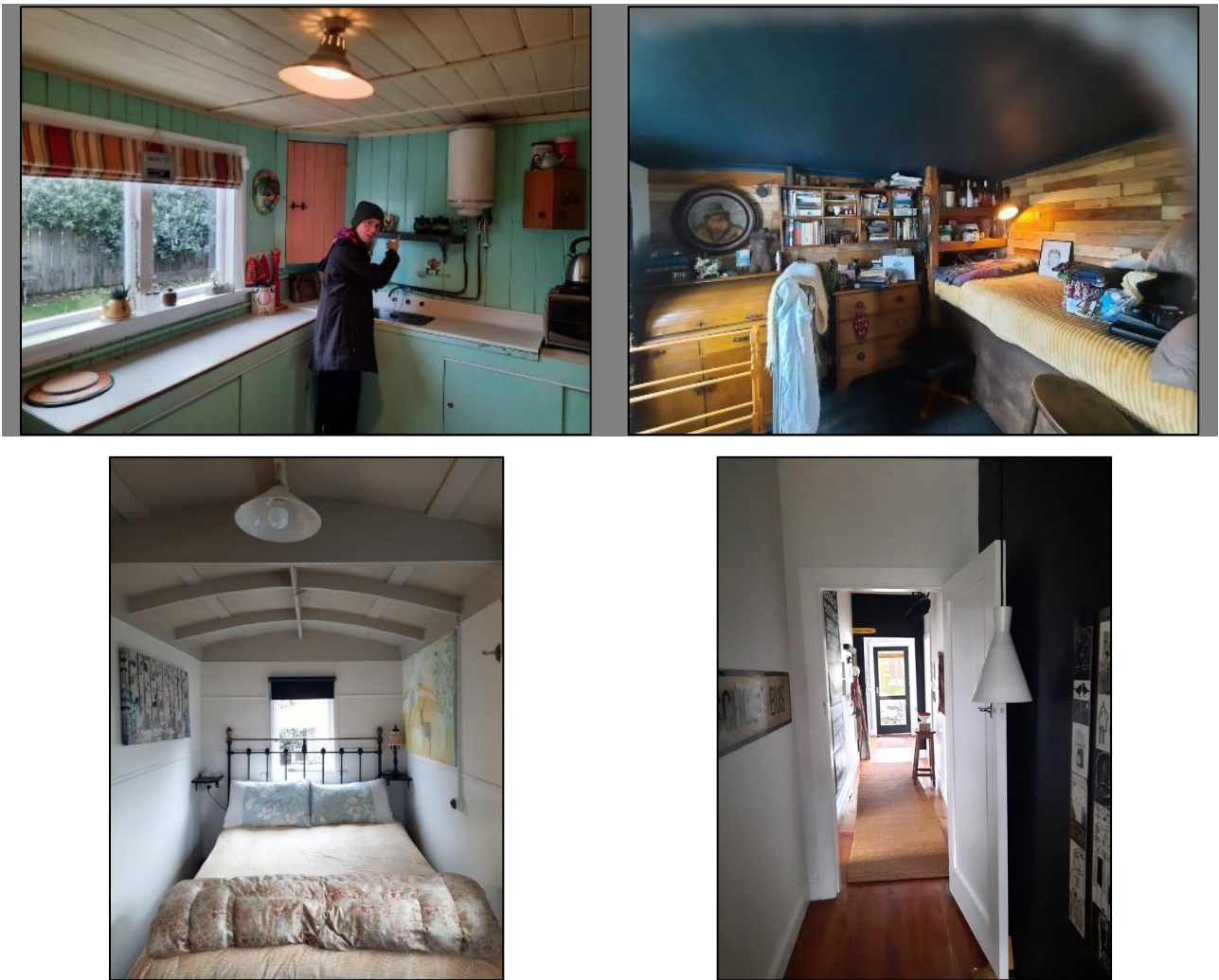


Figure 4-21. Modern views of hut interiors (Unknown, n.d.-d). The bottom left photo is Hut 56 and is the wagon room also depicted in Figure 4-24.



Figure 4-22. "Upper Selwyn Huts. A graphic use of corrugated iron", 1979 (Morrison, 1979).

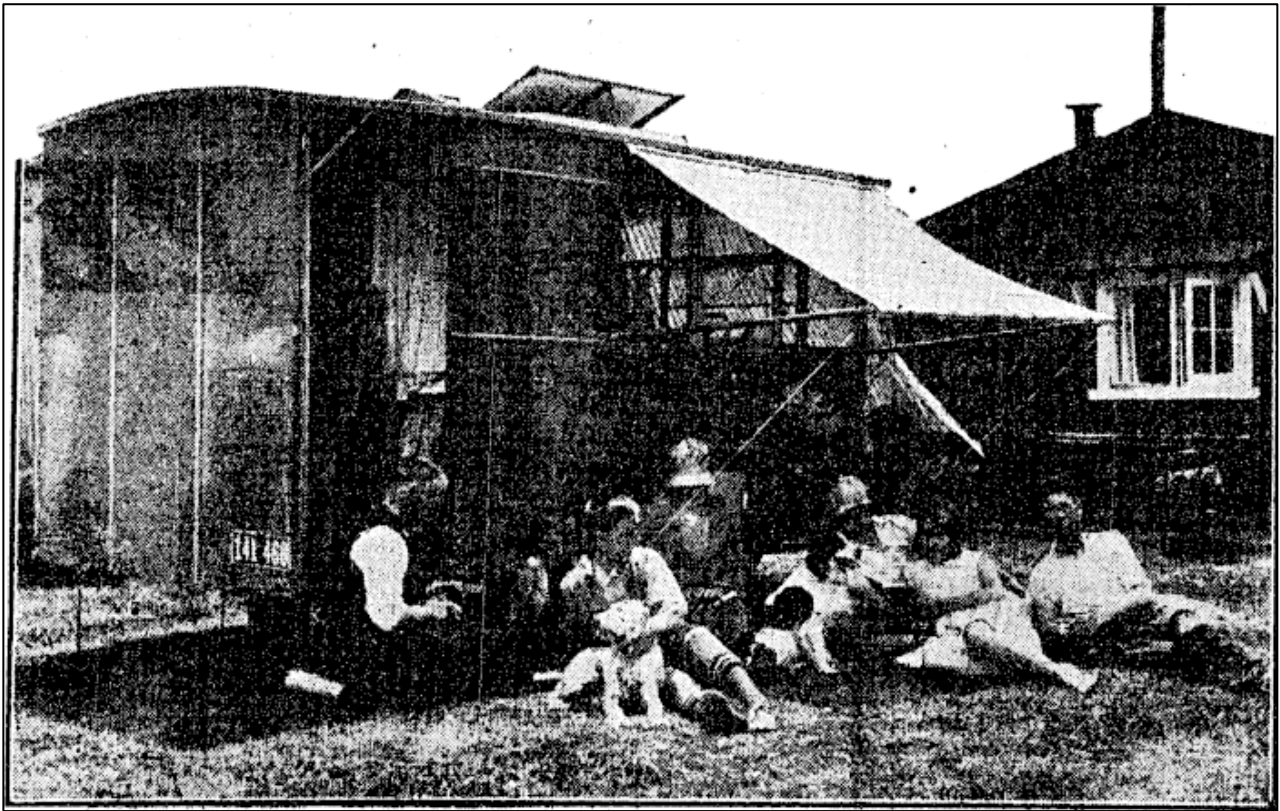


Figure 4-23. "At the Selwyn Fishing Huts. This caravan provides sleeping accommodation for some of the members of the party and, in addition, it solves its owner's transport and haulage problems." (Press, 1931).

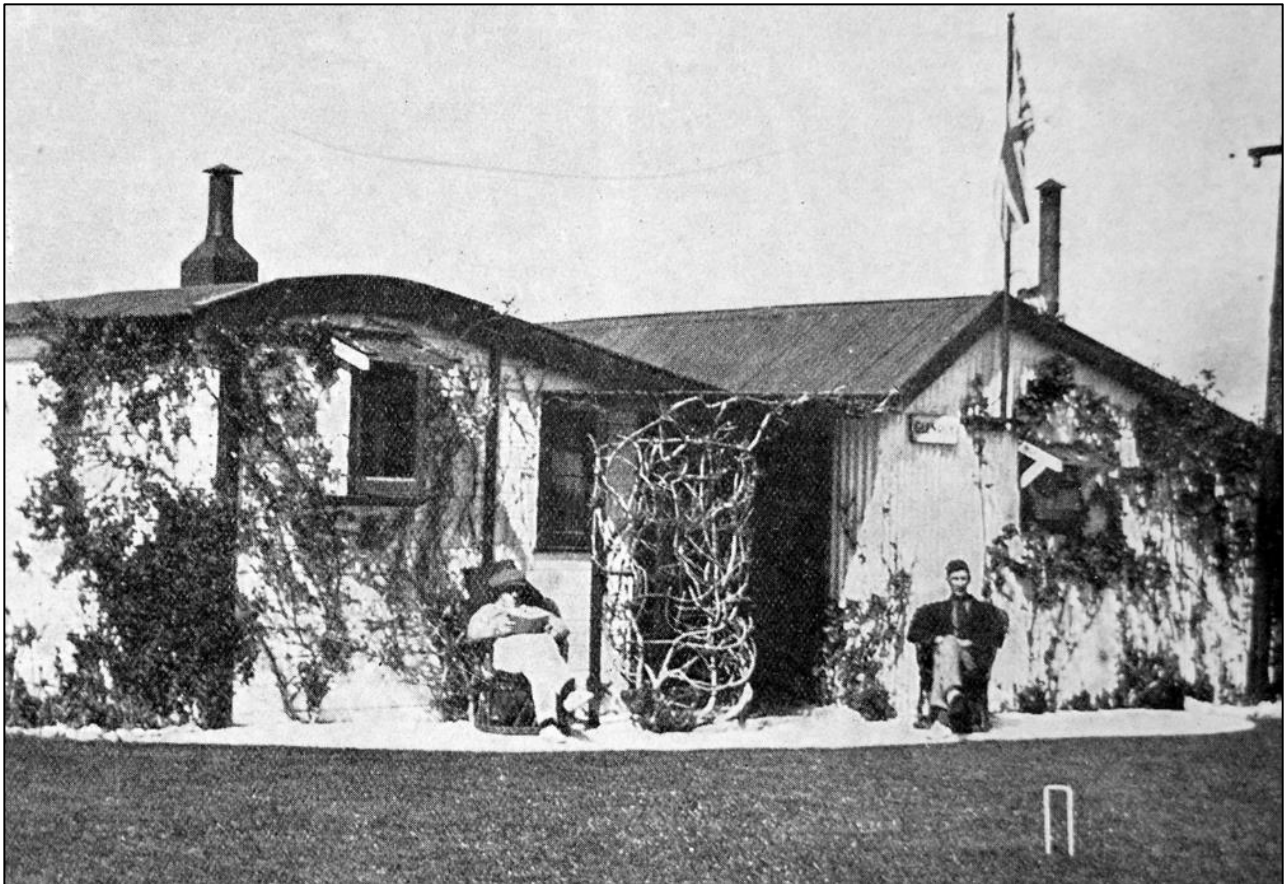


Figure 4-24. "A typical weekend bungalow in the mid-1920s": Hut 56 Meddings Avenue. Note the curved roof of half of the structure, which may have been an adapted tram or rail car. Note also the corrugated iron cladding (The Weekly Press, 1925).

The Onus is on every Hut Owner to place this Card in a Conspicuous Place in his Lavatory.

Springston South Domain Board

SEWERAGE SYSTEM

ATTENTION is drawn to the absolute necessity for a strict observance of the Board's Regulations regarding the use of the Sewerage System. The Board intends to prosecute, under the Health Regulations, any person found to be violating those regulations.

EFFICIENT WORKING OF WATER CLOSETS

Press the Button

Should this not clear the basin, allow the cistern to refill and press the button a second time. If obstruction still remains, leave for a few hours that the water may soften the paper, and flush again. If the flush again fails, a Plumber or other expert must be called in.

Use Sanitary Paper Only

The use of Newspaper or paper other than Sanitary paper is strictly prohibited.

Don't let the flushing tank get out of order.

Don't let the closet basin be empty of water.

Don't on any consideration put rags or other insoluble material down the Sewer. Disregard of this rule **MUST** result in a blockage.

Don't use Carbolic, Chloride of Lime, or any Disinfectant. They kill the Microbes in the Septic Tanks, on whose good work the success of the system wholly depends.

OPENING DRAINS is a nuisance and is costly work, which falls upon the Licensee. He will, therefore, do well to provide for **Daily Inspection of Closets.**

31st March, 1937

BY ORDER,
SPRINGSTON SOUTH DOMAIN BOARD

£5 REWARD. A Reward of £5 will be paid to any person giving information which will lead to the conviction of any person or persons damaging or interfering with Property, Boats, Plantations, Water or Sewerage Systems.

BY ORDER,
S. W. JAMESON,
Secretary to SPRINGSTON SOUTH DOMAIN BOARD

Figure 4-25. A copy of the original sewerage system instructions is currently displayed in Pamela Tyler's (Possum Pam's) Hut 56 Meddings Avenue. The Upper Selwyn Huts had flushing toilets before the township of Leeston (Singleton, 2007, p. 284).

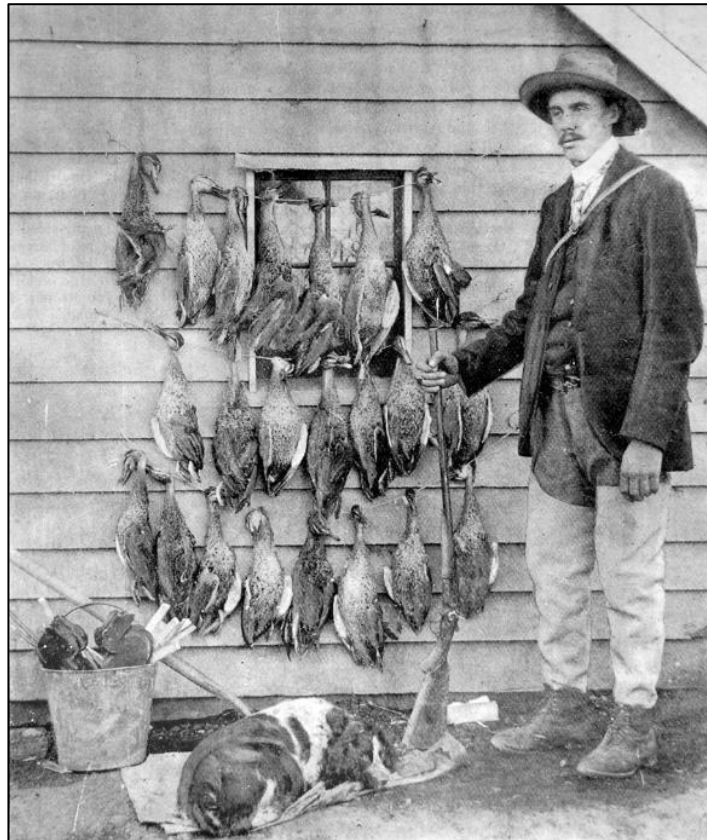


Figure 4-26. "A good bag at Lake Ellesmere. Messrs C. Poultney and J. Carter bagged 61 ducks in two hours." Note the simple type of hut erected for the purpose (Canterbury Times, 1901).

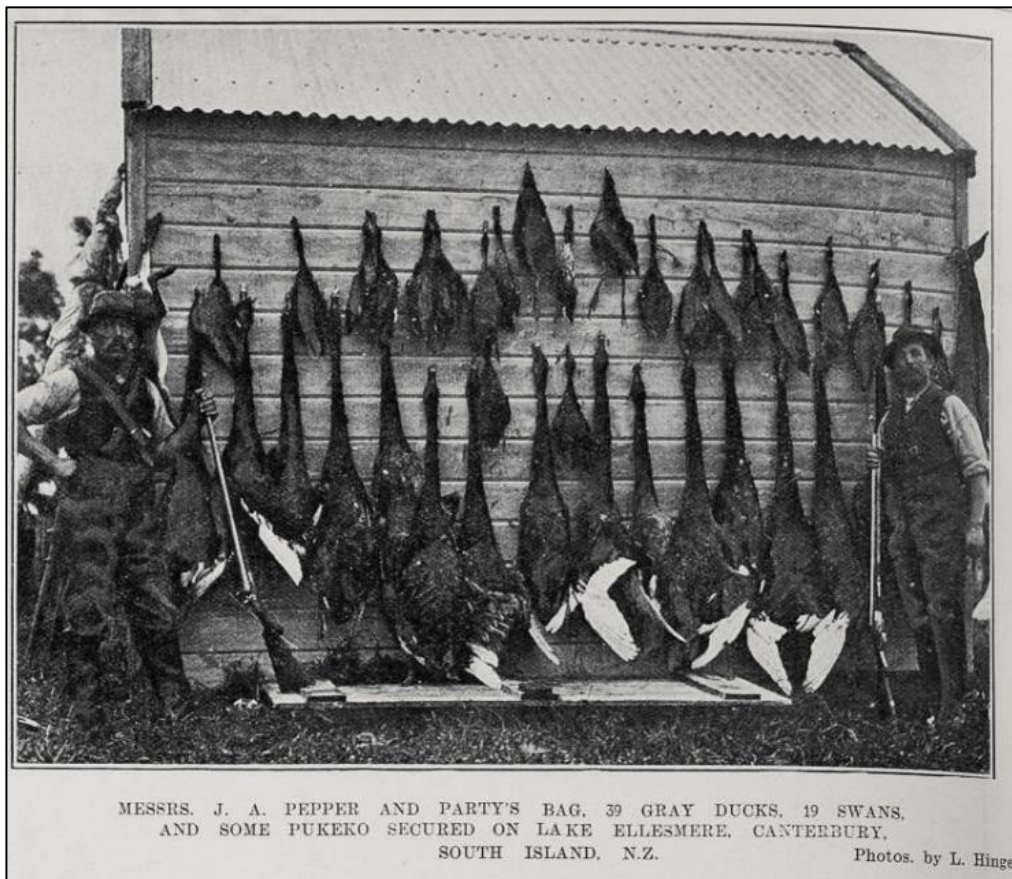


Figure 4-27. "Messrs. J. A. Pepper And Party's Bag, 39 Gray Ducks, 19 Swans, And Some Pukeko Secured On Lake Ellesmere, Canterbury, South Island, N.Z.". Note the simple type of hut erected for the purpose (Auckland Weekly News, 1909).

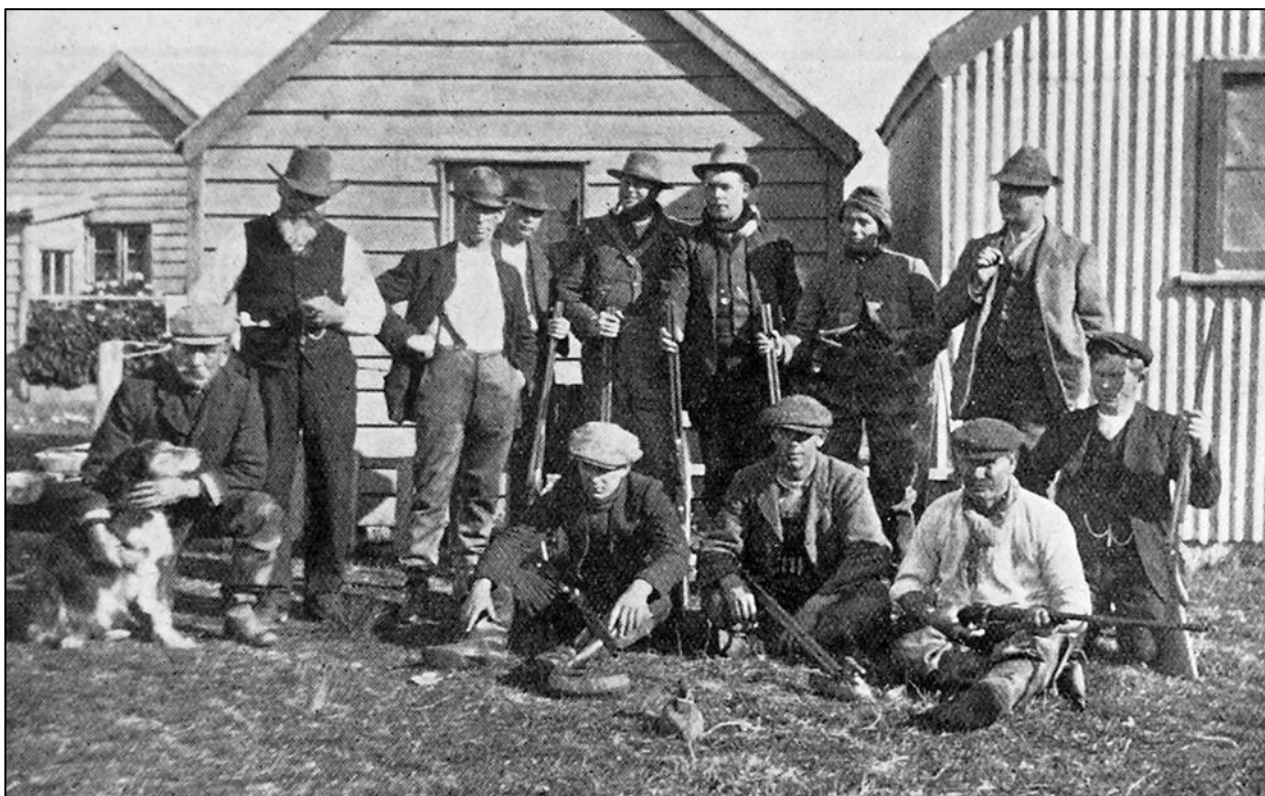


Figure 4-28. "The opening of the shooting season on Lake Ellesmere", 1914. Note the type of huts in the background (Weekly Press, 1914b).



Figure 4-29. "The opening of the shooting season on Lake Ellesmere" 1914 (Weekly Press, 1914a).



Figure 4-30. "The duck shooting season opens. Good sport at Lake Ellesmere.", 1927. Note the simple hut (Weekly Press, 1927).

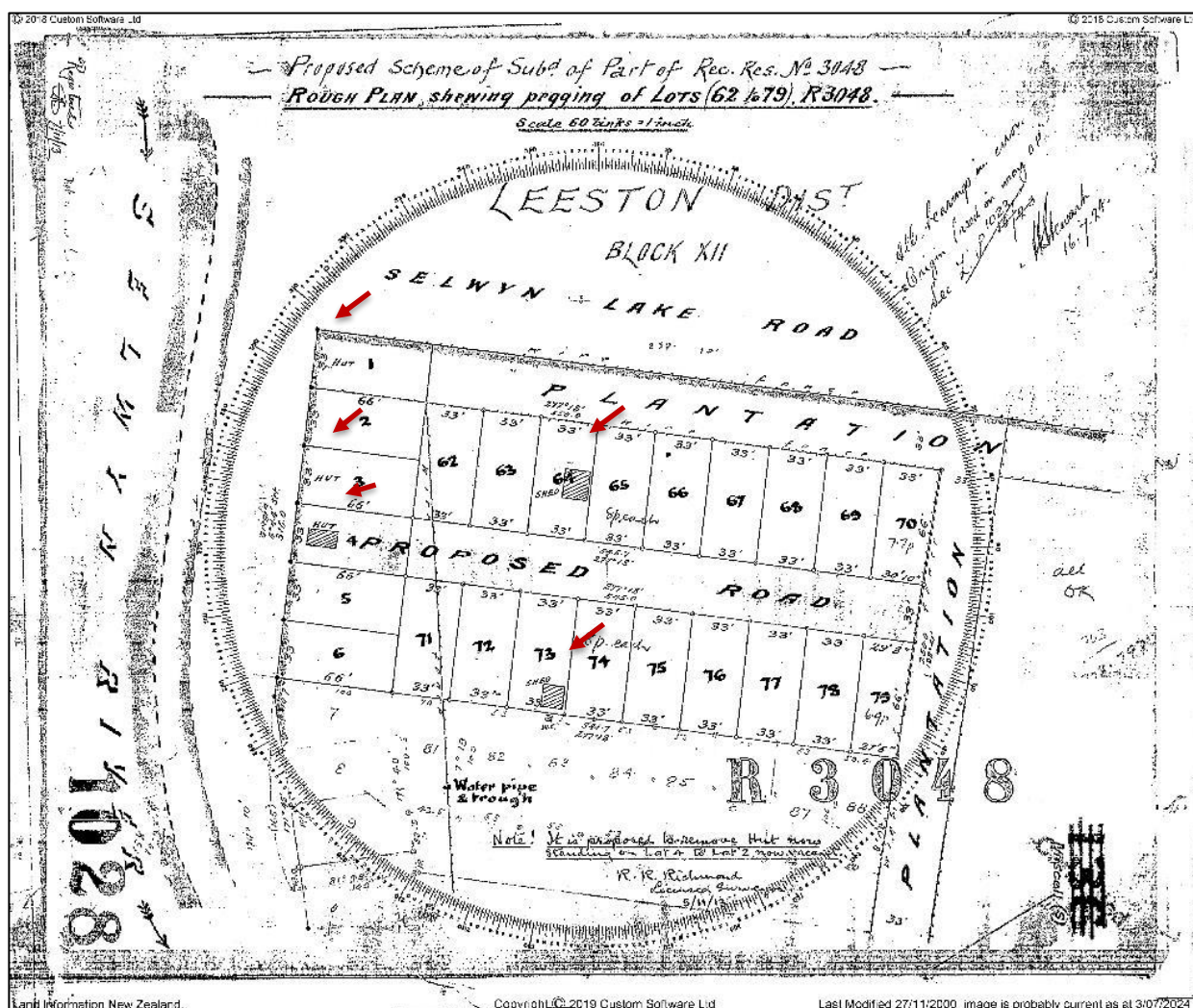


Figure 4-31. 1913 survey plan recording 3 huts and two sheds (indicated by the arrows) (SO 1028).

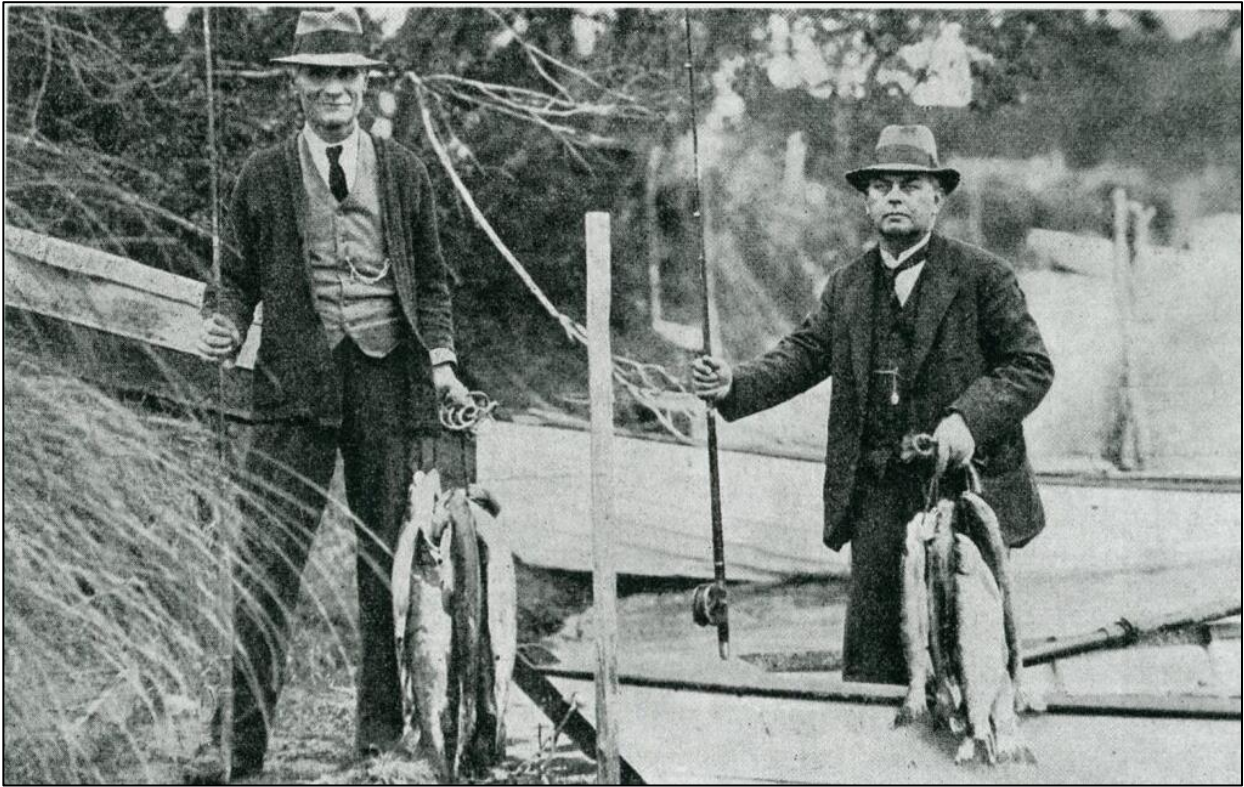


Figure 4-32. Opening day of the fishing season drew anglers from far and wide, but particularly the local hut owners. "At the opening of the trout season, 1924. A.W. Sparrow and O. von Sierakowski and their bag of 12 fish, averaging 51/2lbs each." (Weekly Press, 1924b). Sparrow owned Hut 23 Spackman Ave, and von Sierakowski, Hut 61 Izard Avenue. Von Sierakowski imported the first two Evinrude outboard into New Zealand in 1920 (Cole, 2020).



Figure 4-33. "Duke and Duchess of York, trout fishing in Taupo during their 1927 tour" (New Zealand Tourist and Publicity Department, 1927).



Figure 4-34. "The Duke of York fishing on the Selwyn. The future King George VI tries a spot of fishing on the acclaimed river in 1927" (Singleton, 2007).

**NO LUCK WITH ROD.
ONLY ONE FISH HOOKED.**

—

AN ENJOYABLE OUTING.

—

RESPITE FROM OFFICIAL CARES.

—

[BY TELEGRAPH.—SPECIAL REPORTER.]
CHRISTCHURCH, Monday.

It was a quarter to eight this evening before the loud and imperious tooting of a motor horn warned the patient crowd waiting about Warner's Hotel that the Duke had returned from his afternoon's fishing excursion on the Selwyn River. The swift passage of his party into the hotel gave the watchers no information as to his luck with the rod, but as a matter of fact the afternoon was a particularly bad one for fishermen.

The party, which included, in addition to Mr. Edgar Stead, Lieut.-Commander Buist and Captain Boyle, went a short run of about 20 miles to a spot just a little below the Selwyn Huts. Here both lunch and afternoon tea were enjoyed out in the open by the river bank.

The Duke succeeded in hooking one fish, but his line had not been properly wound and it fouled so as to prevent him from playing the fish. Mr. Stead was the only other one of the party to have any success at all, and he secured but one fish.

Nevertheless His Royal Highness looked anything but down-hearted over the afternoon's sport as he returned from an unconventional seven hours out in the open air. In view of the way in which he habitually applies himself to his official duties no one would grudge him an afternoon for such well-earned relaxation. Indeed, the general opinion is that not nearly enough free time has been allowed in the itinerary, and this is blamed as the chief cause of the breakdown in the health of the Duchess.

Figure 4-35. An article which appeared in the national newspapers about the future George VI fishing on the Selwyn River (New Zealand Herald, 1927).



Figure 4-36. "Springston South Domain Board Meeting in front of Phil De La Cour's Hut", 1924 (Unknown, 1924b). The De La Cours still own this hut at 24 Spackman Avenue.

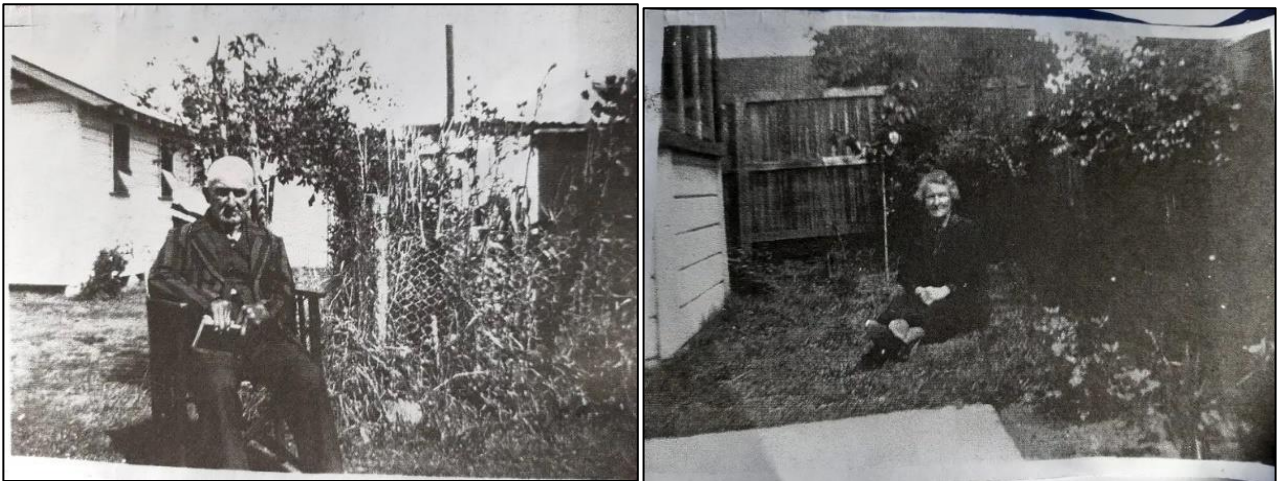


Figure 4-38. William and Harriet Billens. Billens Avenue is named after them. The photographs are taken at their hut, Hut 92. The hut was later owned by Eva (nee Billens, daughter of William and Harriet) and Frank King (Unknown, 1940).

SPRINGSTON SOUTH DOMAIN BOARD

The Springston South Domain Board met this morning. Present: Messrs E. J. Harris (chairman), P. J. De La Court, S. F. Barnett, G. M'Bean, C. N. C. Powell, C. Wolfe, F. W. Woodward and S. Jameson (secretary).

The Grounds Committee reported that no further action had been taken regarding cutting up the horse paddock at Selwyn Huts, as no application for sites had been received. The report was adopted.

Mr Browning waited on the board in connection with a section that he holds at the Selwyn Huts. He asked for some decision as to terms, as he wished to make certain alterations. He had been marking time for twelve months. It was decided that the Grounds Committee should meet Mr Browning at the Huts.

It was decided to ask the Hut Owners' Association to name five streets for which the board would provide signs.

It was agreed that as there had been considerable inconvenience through huts not being connected with the sewer, the Health Department should be given particulars.

Transfers of sections 63 from Mr Denton to Mr A. J. Gale, and 95 from Messrs Jones and Duckworth to Mr H. B. Duckworth were approved.

It was agreed that the Hut Owners' Association should be notified that the board intended to rescind the water fees for next year.

Figure 4-39. An example of the issues dealt with by the Springston South Domain Board. Note that in 1928 the Board requested that the Hut Owner's Association name five streets (Star (Christchurch), 1928a).

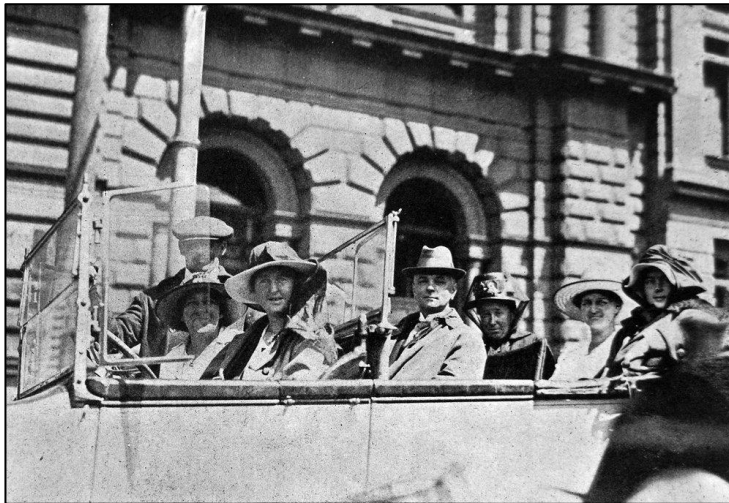


Figure 4-40. Cars leaving Cathedral Square for 'Monster Picnic' at Selwyn Huts". (Weekly Press, 1918a)



Figure 4-41. "Some of the motor cars lined up at the Selwyn Huts" at the Monster Picnic (Weekly Press, 1918b)

MONSTER PICNIC. MONSTER PICNIC.

INFLUENZA EPIDEMIC HELPERS.

CANTERBURY AUTOMOBILE ASSOCIATION'S PICNIC.

MONDAY NEXT, ANNIVERSARY DAY.

The Automobile Association, in conjunction with the Motor Cyclists, have decided to take a Motor Run to Selwyn Huts, on Monday Next, When all Depot Helpers and V.A.D.'s who assisted to stamp out the Influenza Epidemic are invited to attend, so as to join in a great reunion to celebrate the successful conclusion of their efforts. Cars will be provided for all Helpers. Those intending to accept the invitation are asked to kindly notify the Secretary, Mr. C. W. Hervey, Phone Nos. 3175 and 479, before 12 o'clock on Saturday morning, so as the number of cars required can be arranged.

MILK AND HOT WATER WILL BE PROVIDED.

Cars will leave C. W. Hervey's office, Cathedral Square, at 10 a.m. sharp, and return at 4 o'clock from Selwyn.

A most enjoyable outing is expected, and the Automobile Association hope that all helpers in the recent epidemic will participate to make the function a huge success.

RACES AND PRIZES.

Every member of the Canterbury Automobile Association is requested to help by PROVIDING CARS to transport Helpers in the Influenza Campaign to the MONSTER PICNIC at Selwyn Huts on MONDAY, 16th INST. Would motorists kindly advise Mr. C. W. Hervey by NOON, SATURDAY, of their intention to be present, so as to forward the arrangements.

C. W. HERVEY, General Secretary.

Figure 4-42. The Monster Picnic 1918. On 16 December 1918, the Automobile Association in conjunction with the Motor Cyclists held a car run and picnic for the influenza workers which left from the Cathedral Square and drew 600 attendees (Star (Christchurch), 1918).

December 19th 1912.

a meeting for the purpose to discuss the advisability of holding a sports gathering was held in the South Springston School on Dec 19th 1912.

Present Messrs G. McBean Rowell. C. Chapman Hoskin Ryan. Booker Cook Bray Simpson. F. Kimber. H H Kimber W. Hamilton. Parish. H Hamilton A. McBean A H Kimber and D. Hamilton.

Mr. Cook was elected Chairman.

Mr. Cooper moved that a sports meeting be held on Newyears Day. Seconded by Mr. Ryan & carried.
On the motion of Mr. Ryan seconded by Mr. Hoskin. Mr Allan McBean was appointed secretary.

Mr. Rowell moved that Mr. Cooper be appointed Treasurer. seconded by Mr. F. McBean and carried.

On the motion of Mr. F. McBean it was agreed that all the present be elected a committee and also Messrs B. Pratt. Williamson. Marsden Borman & De La Cour and that the committee have power to add to their list.
On the motion of Mr Ryan Messrs A Cooper & H. H. were appointed Handicappers for Athletic Events.

Figure 4-43. From the Springston South Sports Club minute book, a record of the first New Years "sports gathering" (now Gala Days), held 1 January 1913. "What a thrill to be given the job of bell ringer on New Year's Day and announce to the settlement to amble on round to the tennis courts for the games and races to get underway". The program included boat races, running races including 100 yards, three legged, sack and egg and spoon races, and also guess the weight of a live sheep (Selwyn Huts - The Early Days by Robyn Cole). The annual Gala days continue to this day and still include races such as running, egg and spoon, sack, three legged and also fishing competitions, fancy dress, community bbq and hut prizes. The bell is still rung to begin the festivities."



Figure 4-44. "Large numbers of people visited the popular fishing resort of Selwyn Huts on January 2nd when a very successful gala was held. The aquatic events were watched with keen interest.". While the image of the huts is likely from the Upper Selwyn it shows the enthusiasm for the area by the general community (Weekly Press, 1928)



Figure 4-45. New Year's Day festivities. Hamish Bills (grandson of the photographer, Albert Bills) remembered "As a kid I remember the running races etc would happen in the morning and then everyone would go down to the river in the afternoon for the swimming and boat races. It would always end with a raft race back to the huts" (Bills, n.d.).

LAND TRANSFER OFFICE
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 TITLE REF.
 REQUISITE BY DRAUGHTSMAN: 1 / 1
 L.T. DRAUGHTSMAN:
 EXAMINED:
 TRAV. REC'D: VOL.
 FIELD-BOOK No. 036 PAGE 42-43
 COMP. BY: No. REPORT No.
 REF. PLANS: 5.2 2/66 & 4/101 NO.
 FILE: 13/13
 Registered Report of

FOR SURVEYS UNDER THE LAND TRANSFER ACT ONLY.

MOOREHOUSE ST.
 Bearing should be 29° 15'
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SPRINGS
 LEESTON
 COUNTY
 DIST.

Plantation
 Plantation
 Plantation

Note: Survey made with chain only

Approved as to Survey
 Chief Surveyor
 19/10/30

Plan of Fishing Allotments
 Springston South Domain
 Comprised in
 Surveyed by A. J. Johnston, Registered Surveyor, Sept. 10th, 1930

DECLARATION.
 I, the Registered Surveyor, solemnly and sincerely declare that this plan has been made from surveys conducted by me and that both plan and survey are correct, and have been made in accordance with the rules of the Survey Board, dated 1st day of January, 1927.
 And I make this solemn declaration conscientiously believing the same to be true, and by virtue of the provisions of the Statute in that behalf made.
 Declared at this day of 1930
 Before me:
 Justice of the Peace for the District of Springston

Approved
 Applicant for Registered Content
 6433

Place
 Declaration
 Shown
 here

6433

Figure 4-46. Survey of fishing huts in 1930 (SO6433).



Figure 4-47. A view of Spackman Avenue, c. 1930s (Unknown, 1930).



Figure 4-48. Hut 90 Moorhouse Avenue, owned by Miss E Smart from 1924 (Unknown, n.d.-c).



Looking across to the Selwyn Huts, ca. 1930

Part of W.O Rennie's property, Rotopapa, is in the foreground. In 1940, the house was shifted on skids about 100-150 yards to a higher position (closer to the river), being extended at that time and, later on, in about 1952. The building on the far left was wire-roped from Meadowbank by W.O. Rennie. The old stables with groom's sleeping quarters attached (the lean-to part) was converted into accommodation, but had no running water and only a camp oven. George and Elaine Rennie spent the first six months of their married life in it. In the mid-1950s, it was removed by a local farmer. The other farm buildings visible are a shearing shed, stables and the dairy (beside the trees). Note the absence of stopbanks along the river. In the early 1950s, an 18-yard-wide strip of riverbank (approximately between the white boat and the neatly trimmed hedge in centre foreground), for about 400 yards, was eroded away in floods. On the Selwyn Huts side of the river, Anderson Avenue is the street at centre left of picture, turning in from Spackman Avenue. The fourth dwelling along (No. 8) is the one which appears on p.284. Next to that (in front of pole), is Mr Moorhouse's dwelling which was later removed to widen the entrance to Moorhouse Avenue. Huts 96-102 on the future Billens Avenue are yet to be built. The shop (which was closed around 1965) was No. 15 Spackman Avenue, on the corner of Billens Avenue. The tennis courts are easily seen. Note the many boats moored along the riverbank. Photograph courtesy of Adrienne Boniface

Figure 4-49. A view of the huts around 1930 (Boniface, 1930).

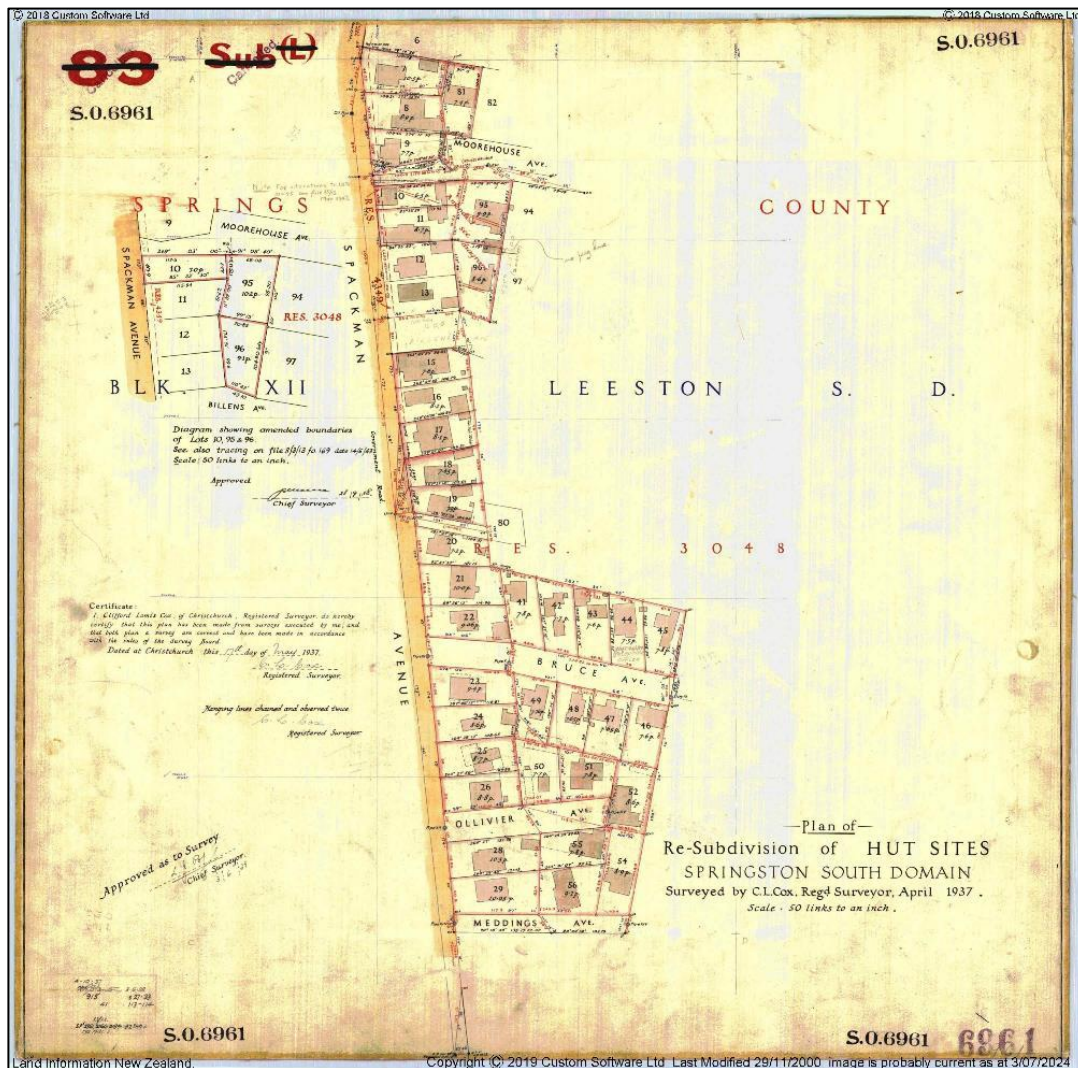


Figure 4-50. 1937 survey of the huts showing the footprint of huts at the time (SO 6961).



Figure 4-51. The earliest aerial of the Upper Selwyn Huts dates to 1942 (Retrolens, 1942). Compare with Figure 4-52. Drone aerial photograph taken by Max Young (grandson of current owner Graeme Young), 2019.



Figure 4-52. Drone aerial photograph taken by Max Young (grandson of current owner Graeme Young), 2019.

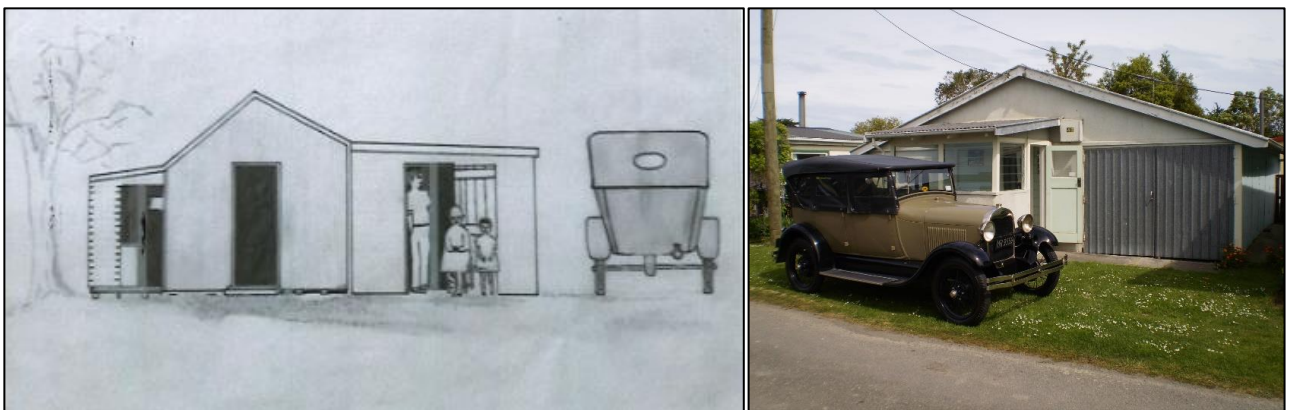


Figure 4-53. A drawing of Hut 47 as it looked in 1923 compared with the altered version, photographed in 1993 (Unknown, 1993).



Figure 4-54. Selwyn Hut Tea Rooms with Vivian, Mary, David and Doris Hamilton (Unknown, n.d.-f).

No. 261

Being holder of Fishing License No. I beg to apply for enrolment as a member of the Wellington Acclimatisation Society, in respect of the year commencing 1st April, 1914.

Date 191

Signature

Postal Address

N.B.—Please detach the above and post same to Hon. Secretary, Wellington Acclimatisation Society.

No. 261

THIS LICENSE IS NOT TRANSFERABLE 1913-1914.

£1
SEASON 1913-1914

GENERAL LICENSE TO FISH
MEN'S LICENSE

The Holder of this License
(Name in full)* Mr. Richard Anderson
(Occupation)* Farmer (Address)* Upper Hut

having this day paid the sum of One Pound is hereby authorised to Fish for Trout and other Acclimatised Fish in every Acclimatisation District throughout New Zealand, from the 1st October, 1913, to the 30th April, 1914, subject to "The Fisheries Act, 1908," and any general regulations in force thereunder for the time being, and subject also to any local regulations in force in each District.

Date of Issue Sep 23rd 1913

Issued by L. H. Tindall Hon. Sec. Wellington Acclimatisation Soc.

* These particulars must be stated in full. [OVER

NOTE.—A Summary of such general regulations as Modified by the Wellington District regulations is printed on the back hereof.

Authority issued to fish - only district
L. H. Tindall Sec. Wellington Acclimatisation Soc.

Figure 4-55. Example of a 1913 fishing license issued to Richard Anderson. Anderson's relatives Helen Colenso & Robyn Cole are owners of Hut 6 (Anderson, 1913).

AUCTIONS

H. G. LIVINGSTONE, LTD.

TUESDAY NEXT, TUESDAY NEXT,

SELWYN HUTS

EXCELLENT HOLIDAY HOME.

**On account of MISS A. M. CHAMBER-
LAIN,**

**BY PUBLIC AUCTION, **

TUESDAY NEXT, AT 2 P.M.

**In Our Auction Sale Rooms,
109 HEREFORD STREET.**

SELWYN HUTS

**FISHING, SHOOTING, RECREATION,
HEALTH, SUNSHINE.**

SITUATED corner Spackman avenue
and Meddings avenue, facing Selwyn
river, in one of the finest positions in this
fashionable resort, with easily maintained,
artistic lawn surround,

ATTRACTIVE, WELL-BUILT HOME,
IN SPLENDID CONDITION; extra large
Sun Sleeping Porch, fully enclosed, slid-
ing windows, 4-bed accommodation;
Handsome Living Room, brick fireplace,
north and west windows, fitted china cup-
boards; Sunny Double Bedroom, wrdr., el.
pt.; 4-Bunk Bedroom, 2 wrdrs., east win-
dow; Dining K'ette, walk-in Pantry,
spacious modern cupboards, el. range, el.
pt., safe; bathroom, porc. bath, basin,; el.
H.W.; separate W.C. toilet.

LARGE IRON GARAGE; 2nd Toilet;
private privet fenced lawn, garden,

AUCTIONEER'S NOTE: Complete with
all City amenities (Sewer, H.P., Water,
Domain, Shop, and Transport facilities).
This property unsurpassed in this most
popular settlement, offers an outstanding
investment, an excellent holiday home, or
permanent residence at low cost and
maintenance, within easy reach of City.

IMMEDIATE VACANT POSSESSION.
INSPECTION BY ARRANGEMENT
THIS WEEK-END, Monday, and Tuesday
morning with the Auctioneers.

Figure 4-56. An auction notice describing the Selwyn Huts as a "fashionable resort" (Press, 1952).

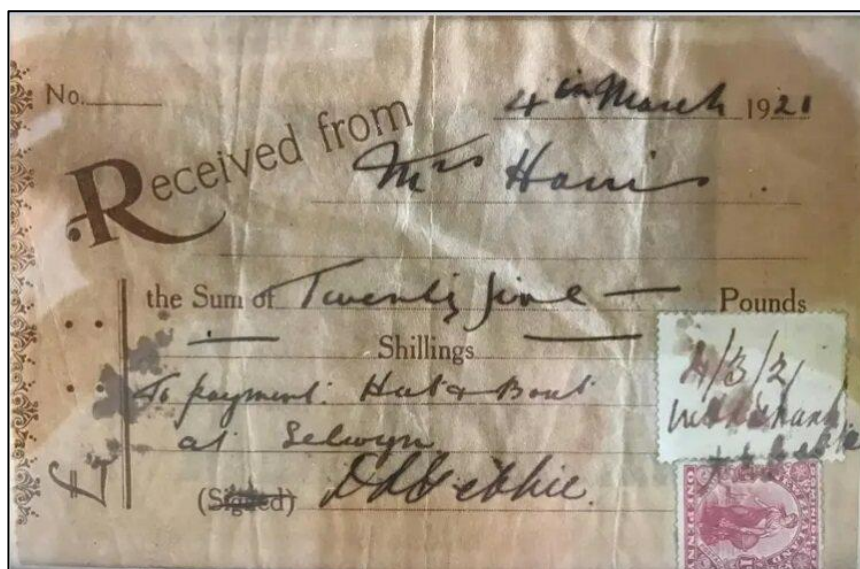


Figure 4-57. Purchase receipt for Hut 70 Anderson Avenue and boat to Agnes Jane Harris from D. Gebbie 4 March 1921. Kerry Glynn, one of the three grandchildren of A.J. Harris still own Hut 70. (Gebbie, 1921).

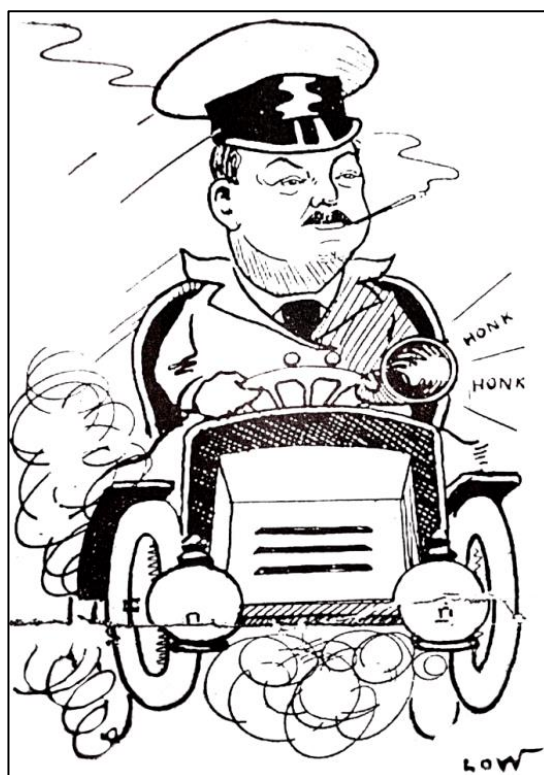


Figure 4-58. Caricature of William Hopkins, Hut 84, by world famous artist Sir David A.C. Low (Provided).



Figure 4-59. Hopes Silvery trout fly and dark trout streamer fly or lure (Fishingmag.co.nz, 2020, 2021).



Figure 4-60. Centenary celebration 16 April 1995 (Unknown, 1995a).

Selwyn Huts 100 years old



This photograph taken in a bi-plane in the mid 1930's shows what the settlement looked like. Note the lake at the top of the picture, although not in flood was very high. This picture was taken in winter.

Over 200 people are expected to attend the 100th anniversary of Selwyn Huts Fishermans Reserve on Sunday.

It is 100 years since the Selwyn Huts area was firmly gazetted as a fisherman's area.

Since that time it has had a long and varied history and is firmly entrenched in the district's psyche as a unique area.

Sunday is the day of celebrations. At 1 pm a ceremonial tree planting will take place at the Huts, with a plaque being unveiled.

At 3 pm those celebrating will attend afternoon tea at the Springston South Memorial Hall for the traditional cake cutting. The cutting will be done by one of the oldest residents, Peggy Warren, who has lived at the Huts and one of the youngest, symbolically reflecting the varied nature of the area's history and the impact that it has had on the lives of so many during the last one hundred years.

At 6.30 pm those attending the celebrations will have dinner at the Ellesmere Country Club, where, no doubt, sizeable and highly

exaggerated tales will be told from years past. It is sure to be an enjoyable evening for so many.

A short history of the Selwyn Huts has been researched and written by Robyn Warren. The simple beginnings of the settlement are described with an original idea of a fishing reserve in 1871 by the then Chief Surveyor Mr. J.H. Baker who held that there was great potential as the Selwyn was well stocked with brown trout. His views were supported by His Excellency the Governor General Sir William Jervois who visited the area in 1889. The advice was taken and it was on the 22nd March 1895 that the club realised its ambition.

There are currently 96 dwellings on the Upper Selwyn Huts Fishing Reserve Site which is now administered by a Management Committee on behalf of the Selwyn District Council.

Those residents, both former and current, attending are eagerly looking forward to the day and the memories that will come flooding back.

5 Understanding the Place: Physical

A site visit was undertaken by Jamie-Lee Hearfield on 29 August 2024. The purpose of this visit was to make a photographic record of the exterior of the huts and their setting to assess the visible building fabric. A summary of each of the huts is provided in Appendix A.

5.1 Location and setting

The Upper Selwyn Huts are located on the east bank of the Waikirkiri/Selwyn River and surrounded by farmland. The land on which the settlement is situated on an “island” of higher land as can be seen by aerial photos during times during extreme weather events and confirmed by a surveyors peg mark of over 3 meters. The Upper Selwyn Huts are laid out in six blocks separated by mostly sealed roads; Anderson Avenue, Moorhouse Avenue, Billens Avenue, Bruce Avenue, Ollivier Avenue, Iazard Avenue and Meddings Avenue, with the main road, Spackman Avenue, between the settlement and the river (Figure 5-1). Each of the 98 huts is situated on a small parcel of land measuring between approximately 160 and 240 square meters, with many of the properties having physical boundaries or fences defining the land parcels.

5.2 Form and materials

Most of the huts are single-storey, rectangular structures with either a wide gable roof or an asymmetric gable roof (Figure 5-2). The majority of the huts have had at least one extension, usually a lean-to or a mono-pitched roof structure. The historical photos in Section 4, show the original cladding contained weatherboards, corrugated iron and shiplap. All three materials remain on the huts, and it is likely some of the cladding is original to their construction. However, other sections of cladding have been replaced with modern corrugated iron, new weatherboards or fibre cement sheets. An example of this is the hut at 56 Meddings Avenue. The historical photograph of this hut (see Figure 4-24 above) shows it was originally clad in weatherboards and corrugated iron. The corrugated iron on the west elevation has been removed and replaced with new weatherboards but the weatherboards on the north end have remained and the form of the hut has stayed the same (Figure 5-3). Interestingly this was the only hut that appears to have had a possible rail car converted into an extension of the hut. The hut’s address was also recorded as 8 Spackman Avenue”: it is unknown if the hut was moved to 56 Meddings Avenue after 1925 or if the original address was incorrectly recorded.

5.3 Period

Of the huts present, only nine were constructed after 1942, while 43 huts are known to have been constructed before 1937 although only one has been confirmed as pre-dating 1913 (73 Anderson Avenue). However, the Upper Selwyn Huts have almost all been modified, upgraded or extended in some way. These modifications constrain dating but given the nature of the settlement, many of the original huts are likely contained within the footprint of current huts. As the Upper Selwyn Huts contain original portions of each hut, which can be interpreted from the exterior, they retain a moderate to high degree of authenticity and contribute to the integrity values of the settlement.



Figure 5-1. Aerial photograph of the Upper Selwyn Huts Settlement.



Figure 5-2. 51 Ollivier Avenue, one of the pre-1937 huts. The original gabled structure, with a lean-to extension.



Figure 5-3. 56 Meddings Avenue, built prior to 1925, continues to be in the same form but with some exterior cladding modified (compare with earlier photo Figure 4-24).

6 Heritage Values

This evaluation of the heritage significance values of the Upper Selwyn Huts is based upon the research presented in this report and on the results of the site visit. Assessment of heritage significance is guided by the criteria outlined in Heritage New Zealand Pouhere Taonga Act 2014, the definition of historic heritage in the Resource Management Act 1991, and the *Significance Assessment Guidelines: Guidelines for Assessing Historic Places and Historic Areas for the New Zealand Heritage List/Rārangi Kōrero* from HNZPT (Heritage New Zealand Pouhere Taonga et al., 2019). UOA's significance assessment of the heritage values embodied by the Upper Selwyn Huts is summarised in Table 6-1 below.

Table 6-1 Summary of heritage values for the Upper Selwyn Huts.

Archaeological Value	
Archaeological Information	<i>Does the place or area have the potential to contribute information about the human history of the region, or to current archaeological research questions, through investigation using archaeological methods?</i>
High	The Upper Selwyn Huts occupy an area which has been identified as a site of pre-1900 activity. Given the haphazard nature of the growth of the community, and original huts have been replaced and relocated, there is potential to discover information about the history of the place using archaeological methods.
Architectural Values	
Architecture	<i>Is the place significant because of its design, form, scale, materials, style, ornamentation, period, craftsmanship or other architectural element?</i>
High	The Upper Selwyn Huts have significant architectural values for the vernacular example of nineteenth and twentieth century huts, particularly fishing huts. The function of the structure defined its design and construction, which was lightweight, easily erected and relocatable with relative ease. The simple structures were made of materials that were sufficiently lightweight to be transported to site including corrugated iron which was not only light but strong. Corrugated iron huts, such as those included in the Upper Selwyn Huts community, have been described as Kiwi icons to which we attach significant historic and aesthetic value. Additions to the early Selwyn huts were ad hoc and included reusing structures like caravans and tram or rail cars. The architecture of the huts evolved into the noteworthy architecture of the traditional Kiwi bach: each a unique and distinctive DIY example. These types of vernacular architecture are an important and often overlooked part of the architectural heritage of New Zealand, honouring the "No. 8 wire" tradition of Kiwi ingenuity.
Rarity	<i>Is the place or area, or are features within it, unique, unusual, uncommon or rare at a district, regional or national level or in relation to particular historical themes?</i>
High	The Upper Selwyn Huts have increasingly high rarity values. Fishing huts once dotted numerous lakes and rivers around New Zealand, particularly in Canterbury and Otago. Over the course of the twentieth century, many rivers became fished out, transport became easier and faster, and traditions changed. The fishing hut lost its value to anglers. The Upper Selwyn Huts retain elements that speak to the original architecture and construction of these early fishing huts. The settlement is also a rare example of an angling community that continued to thrive, as it developed into a holiday village of baches complete with a shop, tea rooms and food deliveries. Today the Upper Selwyn Huts are a rare example of a strong community which retains numerous links to the nineteenth century fishing hut settlement.
Representativeness	<i>Is the place or area a good example of its class, for example, in terms of design, type, features, use, technology or time period?</i>
High	The Upper Selwyn Huts are an excellent example of the type of fishing huts, shooters' huts and other humble abodes erected in New Zealand. Fishing huts began to be erected in response to the introduction of species such as trout, which thrived in the country's river systems. Anglers erected huts to enable long hours of fishing, and to help smoke or dry fish before refrigeration was available. These huts also provided weekend accommodation for family or friends and became popular weekend holiday spots. The Upper Huts, therefore, not only represent early fishing hut communities but small New Zealand holiday spots. For this reason, the Upper Selwyn Huts are highly representative.
Integrity	<i>Does the place have integrity, retaining significant features from its time of construction, or later periods when important modifications or additions were carried out?</i>
High	The Upper Selwyn Huts has a high degree of integrity. A number of dwellings retain original architectural elements of the early fishing hut. Yet the integrity of the community is not necessarily tied to the structure of individual buildings, but to the historic identity of the community as a whole. From the earliest days of the settlement, huts were relocated, altered and added to. Although it is now difficult to ascertain which of the huts and hut features are original, the entire community of buildings is a testament to the vernacular fishing hut, to its purpose and to its function. Taken as a whole, the Upper Selwyn Huts retain a high degree of integrity.
Vulnerability	<i>Is the place vulnerable to deterioration or destruction or is threatened by land use activities?</i>
High	The Upper Selwyn Huts are extremely vulnerable given that the Selwyn District Council is seeking to terminate the leases to the land on which the community is built.

Context or Group	<i>Is the place or area part of a group of heritage places, a landscape, a townscape or setting which when considered as a whole amplify the heritage values of the place and group/ landscape or extend its significance?</i>
High	The group value of the Upper Selwyn Huts is integral to its heritage significance. The community of fishing huts, which later developed into traditional Kiwi baches, informs and extends the historical significance of the place. The location of the settlement, on the banks of the Selwyn River, also provides important historic context to the development of the Upper Huts.
Cultural Values	
Identity	<i>Is the place or area a focus of community, regional or national identity or sense of place, and does it have social value and provide evidence of cultural or historical continuity?</i>
High	The Upper Selwyn Huts embodies a distinct historic and cultural identity. Remarkably homogenous in form and function, the original huts were built for the recreational sport of angling. The existing community continues to identify strongly with its fishing huts origins. Some occupants connect generationally to the huts. Although fundamentally a focus of regional identity, the Selwyn River became famous for its brown trout fishing attracting both national and international visitors, including a future King of England. The vernacular architecture of the place also creates a special identity which speaks to New Zealand culture and traditions. origins.
Public esteem	<i>Is the place held in high public esteem for its heritage or aesthetic values or as a focus of spiritual, political, national or other cultural sentiment?</i>
High	As the Upper Selwyn Huts grew, the small settlement began to attract not just keen anglers but also local Cantabrians. The communities were described as popular summer resorts for the relaxed atmosphere, water, and views. Many in the wider community have strong memories of the small huts, the community events, the personalities in the settlement, and the idyllic holidays. The current owners and occupiers of the huts retain a particularly high sense of esteem for the historic values of the Upper Hut settlement and form a united community. Wider afield, the campaign to retain the huts has been well reported in national news media
Commemorative	<i>Does the place have symbolic or commemorative significance to people who use or have used it, or to the descendants of such people, as a result of its special interest, character, landmark, amenity or visual appeal?</i>
Moderate	Although the commemorative value of the Upper Selwyn Huts is at a local level, the community retains significance for the families, owners and occupiers of the huts. This commemorative value was evidenced by centennial celebrations held in 1995 and the laying of a memorial stone.
Education	<i>Could the place contribute, through public education, to people's awareness, understanding and appreciation of New Zealand's history and cultures?</i>
Moderate	The Upper Selwyn Huts could contribute through public interpretation and education to an understanding of imported species, the work of Amenity Societies, the recreational sport of angling, and New Zealand's tradition of hut building.
Tangata whenua	<i>Is the place important to tangata whenua for traditional, spiritual, cultural or historical reasons?</i>
	Tangata whenua values have not been assessed. Local iwi should be consulted about the cultural associations of this place.
Statutory recognition	<i>Does the place or area have recognition in New Zealand legislation or international law including: World Heritage Listing under the World Heritage Convention 1972; registration under the Historic Places Act 1993; is it an archaeological site as defined by the Historic Places Act 1993; is it a statutory acknowledgement under claim settlement legislation; or is it recognised by special legislation?</i>
Moderate	The Upper Selwyn Huts are managed by the Selwyn District Council under the Reserves Act 1977. The Upper Selwyn Huts are an archaeological site protected by the Heritage New Zealand Pouhere Taonga Act 2014.
Historic Values	
People	<i>Is the place associated with the life or works of a well-known or important individual, group or organisation?</i>
Moderate	The Upper Selwyn Huts have some significance for hosting the future King George VI and Lord Onslow, Governor of New Zealand. The place is also associated with the Canterbury Acclimatisation Society, who owned a ranger's hut in the settlement, and the foundation of the Canterbury Anglers Society through its founder and President W.H. Spackman. Spackman was the first fish hut builder at the Selwyn and worked for the establishment of a fishing settlement reserve. Spackman Avenue is named in his honour The Upper Selwyn Huts are also associated with decades of keen anglers, both men and women, who formed the community.
Events	<i>Is the place associated with an important event in local, regional or national history?</i>
Low	The Upper Selwyn Huts are not associated with an important event in local, regional, or national history.
Patterns	<i>Is the place associated with important aspects, processes, themes or patterns of local, regional or national history?</i>

High	The Upper Selwyn Huts settlement owes its existence to the national theme of sport and leisure, with particular reference to angling. A sport for the wealthy in England, colonial New Zealand opened up the recreational sport of angling to anyone with a fishing rod. This speaks to the colonial rejection of class and hierarchical social norms. The erection of the fishing huts on Crown land by keen anglers, in the No. 8 wire tradition, is also associated with New Zealand's tradition of ingenuity and "make do". The original, intensive use of corrugated iron at the Upper Selwyn Huts is also associated with colonial and rural themes of erecting structures in the strong but lightweight material. The fishing hut settlement was a testament to the way New Zealanders embraced this versatile building material. The settlement is also a testament to small, secluded holiday spots where family bachs grouped, invariably around a waterway. These communities were part of New Zealand's holiday traditions for much of the twentieth century. For these reasons, the Upper Selwyn Hut is found to be associated with several important national themes.
Technological Value	
Technology and Engineering	<i>Does the place demonstrate innovative or important methods of construction or design, does it contain unusual construction materials, is it an early example of the use of a particular construction technique or does it have the potential to contribute information about technological or engineering history?</i>
Low	The Upper Selwyn Huts demonstrates innovative and distinctive do-it-yourself methods of construction and design. Ad hoc additions and utilising structures like caravans and tram or rail carriage were a feature of the community. Given they were erected on Crown land, the huts were engineered to be relocatable. They are an example of the skills and innovative methods of New Zealand's handymen.
Scientific Value	
Scientific	<i>Does the area or place have the potential to provide scientific information about the history of the region?</i>
Low	The Upper Selwyn Huts do not have potential to provide scientific history about the history of the region, other than as a testament to the efforts of Acclimatisation Societies to introduce non-native species to New Zealand.

6.1 Statement of significance

The Upper Selwyn Huts have special significance as a testament to the recreational sport of angling and the small fishing hut communities that once graced New Zealand's river and lake fronts. The Huts have particularly strong architectural values, as examples of vernacular styles in the nineteenth and twentieth century. The basic hut form, the use of timber and corrugated iron in particular, the ad hoc nature of alterations and additions, and the incorporation of structures such as caravans and tram or rail cars combined to form a unique sense of vernacular architecture. The aesthetic and integrity of the group remains largely uninterrupted and stands as a testament to the No. 8 wire tradition of do-it-yourself. Although the Upper Selwyn Huts community continues to thrive, it is an increasingly rare example of fishing hut settlements which have largely disappeared. It is also associated with the work of the Canterbury Acclimatisation Society and the introduction of non-native species into New Zealand. The settlement has a special cultural and historic identity formed by its association with the trout-filled waters of the Selwyn River and the recreational sport of angling. This identity became known nationally and even internationally, attracting keen anglers of all sexes and ages and even peers of the realm including the future King George VI. The Upper Selwyn Huts are also representative of small, isolated Kiwi bach communities that grew up around waterways and were central to the traditional New Zealand holiday experience during much of the twentieth century. Despite alteration and additions to the dwellings over the years, they are still identified and referred to as the huts, signifying the community's strong historic links to the settlement's origins. Few communities in New Zealand can be said to identify in such a strong manner with the rationale for their establishment and with the original architecture of the place. As a result, public esteem and wider recognition of the historic area is high and is ascribed commemorative value. The Upper Selwyn Huts are connected to several national historic themes including sport and leisure activities, New Zealand's colonial spirit, do-it-yourself vernacular architecture; and Kiwi bach communities. For these reasons the Upper Selwyn Huts are assessed to have significance for their archaeological, architectural, cultural, historical and technological values.

7 Constraints and Limitations

The constraints encountered during this SOS were partially due to the isolated, unofficial, and somewhat haphazard development of the site. Original archival sources were limited. Sufficient information was sourced, however, on which to produce a chronological series of events and to support the assessment of significance. Research was limited to the confined scope of the project brief. Additional in-depth research would likely further highlight the heritage values of the historic settlement.

Only a visual observation of the exterior of the structures across the subject site was undertaken. No invasive or analytical investigation has been carried out. During the site survey, huts were viewed from the road only and the interior of the buildings were not accessed.

This statement of significance does not present the views or history of tangata whenua regarding the cultural significance of the place. These are statements that only tangata whenua can make.

8 Conclusions and Recommendations

The Upper Selwyn Huts are an archaeological site and the place also contains significant heritage values. UOA recommends:

- that the huts remain on their current site;
- that the Upper Selwyn Huts are added to HNZPT's List/Rārangi Korero as a historic area;
- that the Upper Selwyn Huts are added to Selwyn District Council's District Plan heritage schedule.

UOA also notes that HNZPT is opposed to the demolition of historic buildings, except for cases where it is unavoidable due to the structure being beyond repair. Demolition is viewed as inconsistent with sustainable management of resources and as an irreversible removal of cultural heritage that is often regretted in the future.

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Appendix A Summary of Upper Selwyn Huts

Hut #	Date ⁵	Form	Materials	Photograph
1 Spackman Avenue	1913-1942	A rectangular plan with a gable roof. On the east elevation is an extension with a mono-pitch roof.	Walls – fibre cement sheets Roof – corrugated iron	
2 Spackman Avenue	1913-1942	A rectangular plan with a wide gable roof running north to south and a rectangular plan with a wide gable roof on the west elevation. On the east elevation is a lean-to that runs the full width of the hut.	Walls – fibre cement sheet, shingles Roof – corrugated iron	
3 Spackman Avenue	1913-1942	A rectangular plan with a wide gable roof. There is a small lean-to extension on the east elevation.	Walls – weatherboard and fibre cement sheets Roof – corrugated iron	

⁵ Date that the hut was established on the site. It is probable that some huts were built earlier and later moved to their current sites.





5 Spackman Avenue	1913-1942	A rectangular plan with a wide gable roof. There is a lean-to veranda along the northern elevation. On the east elevation is a lean-to extension.	Walls – shiplap, stucco, fibre cement sheets Roof – corrugated iron	
6 Spackman Avenue	1942-1964	A rectangular plan with a wide gable roof. On the west elevation is a partly closed-in porch with a gable roof. On the east elevation are two extensions, two rectangular plans with gable roofs, one orientated north to south and one orientated east to west. Family connection to Upper Selwyn Huts since 1890. Related to the namesake of Anderson Ave.	Walls – fibre cement sheets Roof -corrugated iron	
7 Spackman Avenue	1913-1937	A rectangular plan with a wide gable roof and a covered porch on the west elevation. A further gabled extension has been added on the east elevation. Family has owned this hut since 1966	Walls – weatherboards and fibre cement sheets Roof – corrugated iron	
8 Spackman Avenue	1913-1937	A rectangular plan with an asymmetric gable roof. There have been multiple extensions with the rectangular plan with a wide gable roof on the west elevation, a lean-to on the north elevation and multiple lean-to on the east elevation and	Walls – weatherboards, corrugated iron and fibre cement sheets Roof – corrugated iron	

<p>10 Spackman Avenue</p>	<p>1913-1937</p>	<p>A rectangular plan with a gable roof running east to west and another rectangular plan with a gable roof running north to south. There is a small veranda on the north elevation.</p>	<p>Walls – weatherboard Roof – corrugated iron</p>	
<p>11 Spackman Avenue</p>	<p>Prior to 1937</p>	<p>A rectangular plan with a gable roof. A lean-to carport has been added onto the north elevation and appears to have a veranda on the east end of this carport.</p>	<p>Walls – shiplap and fibre cement sheets Roof – corrugated iron</p>	
<p>12 Spackman Avenue</p>	<p>1960-1984</p>	<p>Two-storey rectangular plan with a gable roof. There is a veranda on the north elevation. Family connection to Upper Selwyn Huts since 1920</p>	<p>Walls – fibre cement sheets Roof -corrugated iron</p>	

<p>13 Spackman Avenue</p>	<p>2004-2014</p> <p>Garage in the southeast corner dates prior to 1937</p>	<p>Two-storey rectangular plan with a gable roof. Family connection to Upper Selwyn Huts since 1968</p> <p>Garage: rectangular plan with a gable roof and a lean-to on the north elevation.</p>	<p>Walls – weatherboards Roof -corrugated iron</p> <p>Garage walls - board and batten and fibre cement sheets Garage roof – corrugated iron</p>	
<p>15 Spackman Avenue</p>	<p>Prior to 1937</p>	<p>The old Upper Selwyn Huts shop. Single- storey rectangular plan with a gable roof. Shop verandah still in situ.</p>	<p>Walls – weatherboard Roof – corrugated iron</p>	
<p>16 Spackman Avenue</p>	<p>Prior to 1937</p>	<p>The main hut has been removed. However, the shed in the southeast corner appeared in the 1937 survey plan. The shed is square plan with a gable roof. On the north elevation is a small lean-to.</p>	<p>Walls – shiplap Roof – corrugated iron</p>	
<p>17 Spackman Avenue</p>	<p>Prior to 1937</p>	<p>A rectangular plan with a wide gable roof with a covered porch on the west elevation. There is a further extension on the east elevation with a small lean-to.</p>	<p>Walls – fibre cement sheets Roof – corrugated iron</p>	

<p>18 Spackman Avenue</p>	<p>Prior to 1937</p>	<p>A rectangular plan with a gable roof. On the north elevation is a rectangular plan with a mono-pitch extension that runs the full length. It appears there are two further extensions on the east elevation with a gable roof and a lean-to.</p>	<p>Walls – fibre cement sheets Roof -corrugated iron</p>	
<p>19 Spackman Avenue</p>	<p>Prior to 1937</p>	<p>A rectangular plan with a wide gable roof. A rectangular plan with an asymmetric gable roof extension is on the west elevation.</p>	<p>Walls – corrugated iron Roof – corrugated iron</p>	
<p>20 Spackman Avenue</p>	<p>Prior to 1937</p>	<p>A rectangular plan with a wide gable roof. A lean-to extension is on the east elevation. Both of these date to at least 1937. Further extensions have been added after this with a lean-to extension on the north elevation and lean-to covered carport on the south elevation. On the east elevation is a rectangular plan with a gable roof added after 2014.</p>	<p>Walls – corrugated iron Roof – corrugated iron</p>	

<p>21 Spackman Avenue</p>	<p>Prior to 1937</p>	<p>The hut is a mix of multiple different forms that appear to be present in the 1942 aerials. The main section of the hut is rectangular plan with a gable roof. There is a lean-to garage on the south elevation. Another small gable on the west elevation next to a rectangular plan extension with a flat roof. On the east elevation, there appears to be a lean-to extension as well.</p>	<p>Walls – fibre cement sheets Roof – corrugated iron</p>	
<p>22 Spackman Avenue</p>	<p>2010-2019 However, the garage is likely to date to prior to 1937</p>	<p>Rectangular plan with a wide gable roof with a veranda on the west elevation.</p>	<p>Walls – weatherboards Roof – corrugated iron</p>	
<p>23 Spackman Avenue</p>	<p>Prior to 1937</p>	<p>Rectangular plan with an asymmetrical gable roof. Two extensions have been added to the east end of the hut including another rectangular plan with a gable roof and a covered entertainment area.</p>	<p>Walls – weatherboards Roof – corrugated iron</p>	
<p>24 Spackman Avenue</p>	<p>Prior to 1937</p>	<p>A rectangular plan with a wide gable roof. A lean-to extension has been added on to the south end of the east elevation. Family owned this hut since 1915</p>	<p>Walls – (original?) weatherboard Roof -corrugated iron</p>	

25 Spackman Avenue	Prior to 1937	A rectangular plan with a gable roof. A mono-pitch extension has been added to the west elevation. A lean-to extension has also been added to the south elevation.	Walls – fibre cement sheets Roof – corrugated iron	
26 Spackman Avenue	Prior to 1937	A rectangular plan with a wide gable roof. A lean-to extension has been added on the east elevation.	Walls – fibre cement weatherboards Roof - corrugated iron	
28 Spackman Avenue	Prior to 1937	A rectangular plan with a wide gable roof. There is a veranda on the west elevation and at the back of the hut is a lean-to extension (east elevation).	Walls – weatherboards Roof -corrugated iron	
29 Spackman Avenue	Prior to 1937	Rectangular plan with an asymmetrical gable roof. On the south elevation is a garage with a mono-pitch roof.	Walls – fibre cement sheets and corrugated iron Roof – corrugated iron	




30 Spackman Avenue	Prior to 1942	A rectangular plan with a wide gable roof. A lean-to extension on the east elevation and another on the west elevation.	Walls – weatherboards and fibre cement sheets Roof – corrugated iron	
31 Spackman Avenue	Prior to 1942	A rectangular plan with a gable roof. There is a lean-to extension on the north elevation and other smaller lean-to on the south elevation.	Walls – fibre cement sheets Roof – corrugated iron	
32 Spackman Avenue	Prior to 1942	A rectangular plan with a wide gable roof. On the west elevation, is a rectangular plan extension and on the south elevation a possible lean-to extension	Walls – weatherboards and fibre cement sheets Roof -corrugated iron	
33 Spackman Avenue	Prior to 1942	A rectangular plan with a wide gable roof. The hut features a small veranda on the south end of the west elevation. There is also a lean-to porch on the east elevation	Walls – weatherboards and fibre cement sheets Roof – corrugated iron	




34 Spackman Avenue	Prior to 1942	Square plan with a pyramid roof. On the front (west elevation) may be a closed-in veranda or a lean-to extension. On the back of the hut (east elevation) is an additional lean-to extension that runs the width of the hut.	Walls – fibre cement weatherboards Roof – corrugated iron	
35 Spackman Avenue	Prior to 1942	A rectangular plan with a wide gable roof with a bay window and veranda on the west elevation. Family connection to Upper Selwyn Huts since 1985	Walls – weatherboards, shiplap, fibre cement weatherboards Roof -corrugated iron	
36 Spackman Avenue	Prior to 1942	A rectangular plan with a wide gable roof. A lean-to shelter has been added onto the north elevation	Walls – weatherboards Roof – corrugated iron	
37-38 Spackman Avenue	Prior to 1942	A rectangular plan with a gable roof. Multiple extensions have been added, with a rectangular extension on the front of the hut (west), a lean-to on the north elevation and a large rectangular extension on the back of the hut (east elevation).	Walls – weatherboards and fibre cement sheets Roof - corrugated iron	

39 Spackman Avenue	Prior to 1942	Rectangular plan with a wide gable roof. A mono-pitch roof garage is connected to the west elevation. Family owned hut since 1995.	Walls – fibre cement weatherboards and corrugated iron Roof – corrugated iron	
40 Spackman Avenue	Prior to 1942	Rectangular plan with a wide gable roof. Footprint hasn't changed since 1942 including the garage.	Walls – board and batten, corrugated iron Roof - corrugated iron	
103 Spackman Avenue	1942-1964	Originally the cricket pavilion, later moved from Billens Ave to Spackman Ave and converted to a residence. Rectangular plan with an asymmetrical gable roof. There is a possible further extension on the east elevation and a small veranda on the front of the hut (west elevation).	Walls – fibre cement sheets and weatherboards Roof -	
62 Anderson Avenue	1913-1942	Originally owned by the Acclimatisation Society Rectangular plan with a gable roof. There are two extensions on the north elevation with a lean-to on the east side and a gable extension on the west side. The footprint is the same from the 1942 aerial.	Walls – fibre cement sheets Roof – corrugated iron	

63 Anderson Avenue	1913-1942	Rectangular plan with a gable roof. One lean-to extension is on the west elevation that runs the length of the house. The other lean-to extension is on the east elevation at the northern end.	Walls – weatherboards Roof – corrugated iron	
64 Anderson Avenue	1913-1942	Rectangular plan with a wide gable roof. An extension has been added to the north and east elevations.	Walls – fibre cement sheets Roof – corrugated iron	
65 Anderson Avenue	1913-1942	Rectangular plan with an asymmetrical gable roof. There is a lean-to extension on the east elevation that runs the length of the hut.	Walls – (original?) weatherboard and fibre cement sheets Roof – corrugated iron	




66 Anderson Avenue	1913-1942	Rectangular plan with a wide gable roof with a lean-to extension on the east elevation. There is another extension on the north elevation but the form is unknown.	Walls – Summerhill Stone and fibre cement sheets Roof – corrugated iron	
67 Anderson Avenue	The north section dates 1913-1942	Rectangular plan with a gable roof. The earlier section of the hut appears to be a rectangular plan with a wide asymmetrical gable roof and possible lean-to on the west elevation.	Walls – Plywood? Roof – corrugated iron	
68 Anderson Avenue	Between 2004-2019	Rectangular plan with a wide gable	Walls – fibre cement weatherboards Roof – corrugated iron	

69 Anderson Avenue	1913-1942	Rectangular plan with a wide gable roof. Another small rectangular plan with a gable roof has been constructed on the east elevation. A lean-to has been further added to the north elevation.	Walls – fibre cement sheets Roof – corrugated iron	
70 Anderson Avenue	1913-1942	Rectangular plan with a mono-pitch (?) roof. Multiple extensions on the south elevation and east elevation. Footprint hasn't changed since 1942. Family owned hut since 1921.	Walls – corrugated iron and weatherboards Roof -corrugated iron	
71 Anderson Avenue	1913-1942	Originally a rectangular plan with a gable roof. A larger rectangular plan with a wide gable roof was later added on the north and west elevation between 1942-1960	Walls – weathbaords and fibre cement board(?) Roof - corrugated iron	
72 Anderson Avenue	1913-1942	Rectangular plan with a gable roof and a possible enclosed veranda on the north elevation.	Walls – board and batten Roof -corrugated iron	

73 Anderson Avenue	It's likely the 1913 hut is still on the property on the southeast corner. The current hut and garage were on the property by 1942	Rectangular plan with a wide gable roof. Possible extensions on the west elevation but cannot confirm.	Walls – weatherboards? Roof - ?	
74 Anderson Avenue	1913-1942	Rectangular plan with a wide gable roof. Multiple extensions have been added with two flat roof extensions on the north elevation, one connected to a mono-pitch garage. Family connection to Upper Selwyn Huts since 1940.	Walls – multiple different timber weatherboards Roof – corrugated iron	
75 Anderson Avenue	A section of the hut was likely built 1913-1942	Rectangular plan with a wide gable roof with a veranda on the north elevation. The hut is larger in size to the hut in 1942 and has likely been extended on the north and south elevations.	Walls – steel weatherboards Roof – corrugated iron	





76 Anderson Avenue	1913-1942	Rectangular plan with a wide gable roof.	Walls – fibre cement sheets Roof – corrugated iron	
77 Anderson Avenue	1913-1942	Rectangular plan with a gable roof. There is a lean-to extension on the east elevation that pre-dates 1942. On the west elevation at the south end, there is a small lean-to.	Walls – (original?) weatherboards Roof -corrugated iron	
78 Anderson Avenue	1913-1942	Rectangular plan with a wide gable roof. A lean-to extension has been added to the east elevation which runs the full length of the hut which was present in 1942. A further small lean-to has been added to the south elevation between 2004-2010.	Walls – (original?) weatherboards and shiplap Roof – corrugated iron	

79 Anderson Avenue	1913-1942	The original rectangular plan with a gable roof is within the current structure. Between 1960 and 1980 a lean-to extension was added to the east side of the front of the gable (north elevation).	Walls – shiplap, (original?) weatherboards, fibre cement sheets Roof – corrugated iron	
81 Moorhouse Avenue	Prior to 1937	Rectangular plan with a gable roof which is the later extension from between 1960-1980. The original hut from the 1937 plans appears to be a possible saltbox cottage which is on the north elevation with a small veranda on the east elevation.	Walls – fibre cement sheets Roof -corrugated iron	
82 Moorhouse Avenue	Prior to 1942	Rectangular plan with a gable roof. There is another smaller rectangular pan section with a gable roof on the east elevation which may have originally been the shed. There is a later addition of a mono-pitch rectangular room on the south elevation of both gables.	Walls – fibre cement sheet Roof - corrugated iron	

<p>83 Moorhouse Avenue</p>	<p>Prior to 1942</p>	<p>Possible saltbox with a lean-to extension on the front (south elevation), another lean-to extension on the back (north elevation) and a small lean-to extension on the east elevation. All extensions date prior to 1942</p>	<p>Walls – fibre cement sheets and batten Roof – corrugated iron</p>	
<p>84 Moorhouse Avenue</p>	<p>Prior to 1942</p>	<p>Rectangular plan with a gable roof. There is a lean-to extension on the east elevation and another extension on the south elevation.</p>	<p>Walls – weatherboards Roof – corrugated iron</p>	
<p>85 Moorhouse Avenue</p>	<p>Prior to 1942</p>	<p>Rectangular plan with a gable roof with lean-to extensions on either side (east and west elevations).</p>	<p>Walls – (original?) weatherboards Roof – corrugated iron</p>	

<p>86 Moorhouse Avenue</p>	<p>Prior to 1937 (c.1902?)</p>	<p>Rectangular plan with a gable roof. There is a lean-to extension on the west elevation. Believed to be one of the oldest huts: said to be 1902 at least.</p>	<p>Walls – corrugated iron Roof -corrugated iron</p>	
<p>87 Moorhouse Avenue</p>	<p>Prior to 1942</p>	<p>Rectangular plan with a wide asymmetrical gable roof. The house has a small lean-to on the north elevation.</p>	<p>Walls – fibre cement sheets and batten, (original?) weatherboards Roof – corrugated iron</p>	
<p>88 Moorhouse Avenue</p>	<p>Prior to 1942</p>	<p>Rectangular plan with a wide gable roof. There is a lean-to extension on the west elevation which was present from at least 1942</p>	<p>Walls – fibre cement sheets Roof -corrugated iron</p>	

<p>89 Moorhouse Avenue</p>	<p>Garage/shed prior to 1942</p>	<p>The house was removed in the last couple of years. All that is remaining is a lean-to shed/garage</p>	<p>Walls – fibre cement sheets Roof - corrugated iron</p>	
<p>90 Moorhouse Avenue</p>	<p>Prior to 1942</p>	<p>Rectangular plan with a wide gable roof.</p>	<p>Walls – weatherboard Roof - corrugated</p>	
<p>91 Moorhouse Avenue</p>	<p>Prior to 1942</p>	<p>Rectangular plan with a wide gable roof. A small porch has been added to the north elevation and a small lean-to on the south elevation. First female owned hut: Mrs B.M. Chinnery.</p>	<p>Walls – fibre cement sheets Roof -corrugated iron</p>	




92 Moorhouse Avenue	Prior to 1942	Rectangular plan with a wide gable roof.	Walls – (original?) weatherboards, fibre cement sheets Roof -tiles or decramastic tiles	
93 Moorhouse Avenue	Prior to 1942 The garage was added by the 1960s	Rectangular plan with a gable roof. A mono-pitch extension on the east elevation and lean-to extensions on the east and south elevation.	Walls – weatherboards Roof -corrugated iron	
94 Moorhouse Avenue	Prior to 1942	Rectangular plan with a gable roof. There is a mono-pitch extension on the east elevation and a lean-to extension on the west elevation.	Walls – steel weatherboard sheets Roof -corrugated iron	
95 Moorhouse Avenue	Prior to 1937	Rectangular plan with a wide gable roof. There is a possible in-closed porch or sunroom on the west elevation, a lean-to extension on the east elevation as well as another lean-to extension on the south elevation	Walls – weatherboards Roof -corrugated iron	

96 Billens Avenue	Prior to 1937	Rectangular plan with a gable roof. There is a small lean-to extension on the north elevation	Walls – (original?) weatherboards Roof -corrugated iron	
97 Billens Avenue	Prior to 1942	Rectangular plan with an asymmetrical gable roof. There have been at least two extensions with the south elevation extended into a covered porch and the north elevation with	Walls – weatherboards Roof – corrugated iron	
98 Billens Avenue	Prior to 1942	Rectangular plan with a gable roof. Multiple extensions have been added with a lean-to on the north elevation running the full width, a rectangular plan with a mono-pitch roof running the full length on the east elevation and a lean-to on the south elevation that runs the full width. Off the south elevation of this lean-to is another smaller lean-to on the eastern edge.	Walls – corrugated iron Roof – corrugated iron	

99 Billens Avenue	Prior to 1942	Rectangular plan with a pyramid roof. A later addition veranda.	Walls – (original?) weatherboards Roof - corrugated iron	
100 Billens Avenue	Between 1942-1960	Rectangular plan with mono-pitch roof. A lean-to extension is on the north elevation and runs the full length	Walls – fibre cement sheets Roof - corrugated iron	
101 Billens Avenue	Between 1942-1960	Rectangular plan with a wide gable roof. A further rectangular extension is on the north elevation.	Walls – fibre cement sheets Roof - corrugated iron	

102 Billens Avenue	Between 1942-1964	Two-storey rectangular plan with a possible lean-to roof. Extensions have been added to the north elevation.	Walls – fibre cement sheets Roof - unknown	
41 Bruce Avenue	The north end of the hut was recorded on the 1937 survey plan	Rectangular plan with a gable roof and with a lean-to extension on the south elevation built between the 1960s-1980s	Walls – Corrugated iron, the rest of the house could not be seen Roof -Corrugated iron	
42 Bruce Avenue	Prior to 1937	Rectangular plan with an asymmetrical gable roof. There are three extensions on the south elevation with a small lean-to, another rectangular plan with an asymmetrical gable roof and then a lean-to connected to the asymmetrical gable extension. All three built after the 1980s.	Walls – Fibre cement sheets and corrugated iron Roof - corrugated iron	


43 Bruce Avenue	The north end of the hut was recorded on the 1937 survey plan	Rectangular plan with an asymmetrical gable roof. The original hut and possible shed we on the north end of the property and appear to have been incorporated into the current hut. The hut has been extended to the south between 1960-1980 and 1980-2004	Walls – fibre cement sheets Roof -corrugated iron	
44 Bruce Avenue	The north end of the hut was recorded on the 1937 survey plan	Rectangular plan with an asymmetrical gable roof. The original hut was rectangular in plan and was extended between 1960-1984 on the south elevation and then again between 2004-2019. Family connection to Upper Selwyn Huts since 1920.	Walls – fibre cement sheets Roof -corrugated iron	
45 Bruce Avenue	Between 1960-1984 *the back shed was prior to 1937	Rectangular plan with a wide gable roof.	Walls – fibre cement sheets Roof – corrugated iron	
46 Bruce Avenue	Prior to 1937	Rectangular plan with a wide gable roof. Two lean-to extensions were added between 1942 and the 1960s, one on the north elevation and one on the south elevation.	Walls – (original ?) weatherboards, weatherboards, plyboard Roof – corrugated iron	

47 Bruce Avenue	Prior to 1923 (see Figure 4-53)	Rectangular plan with a wide gable roof. A closed-in porch is on the north elevation and a lean-to extension on the south elevation. All three were present on the 1937 survey plan. This hut has been in the same family since 1923.	Walls – Stucco render and corrugated iron Roof -corrugated iron	
48 Bruce Avenue	Prior to 1937	Rectangular plan with a wide gable roof. Rectangular plan shed on the southwest corner of the property	Walls – fibre cement weatherboards Roof – corrugated iron.	
49 Bruce Avenue	Prior to 1937	Rectangular plan with an asymmetrical gable roof. A lean-to extension on the east elevation and the north elevation	Walls – fibre cement weatherboards Roof - corrugated iron	

50 Ollivier Avenue	Prior to 1937 a smaller hut was on the property which was extended by the 1960s to the current footprint	Square plan with a wide gable roof and a lean-to extension on the west elevation.	Walls – corrugated iron Roof – corrugated iron	
51 Ollivier Avenue	Prior to 1937	Rectangular plan with a wide gable roof. A lean-to extension on the east elevation which was present in the 1937 survey plan. This lean-to was further extended along the east elevation between 1960 and 1980.	Walls – fibre cement sheets Roof -corrugated iron	
52 Ollivier Avenue	Prior to 1937	A rectangular plan saltbox. A lean-to shed is on the south elevation with a rectangular extension on the east elevation of the shed, both are featured on the 1937 survey plan. On the north elevation, a rectangular extension with a gable roof was added between 1942 and 1960	Walls – fibre cement weatherboards, (original?) weatherboards, corrugated iron Roof - corrugated iron	
55 Ollivier Avenue	Prior to 1937	Rectangular plan with an asymmetrical gable roof. A lean-to extension on the south elevation. Two further lean-to extensions have been added to the north elevation which are present in the 1937 plans. A rectangular extension on the west elevation was added after 1984 with a flat roof	Walls – fibre cement weatherboards Roof -corrugated iron	

54 Meddings Avenue	Prior to 1937	Rectangular plan with gable roof and a possible closed-in porch on the north elevation. There is a lean-to extension on the south elevation which is connected to a post-2010 square plan extension.	Walls – fibre cement sheets Roof -corrugated iron	
56 Meddings Avenue	Prior to 1925	Square plan saltbox with a veranda on the north elevation. A rectangular caravan with convex roof is attached to the veranda on the north side. There is also a rectangular extension on the south elevation of the saltbox cottage. See Figure 4-5 and Figure 4-24.	Walls – weatherboards, corrugation iron Roof -corrugated iron	
57 Izard Avenue	Prior to 1946	Rectangular gable roof with an L-shaped extension on the south elevation	Walls – (original?) weatherboards, fibre cement sheets Roof – corrugated iron	

58 Izard Avenue	Prior to 1946	Rectangular plan with an asymmetrical gable roof. An L-shaped extension has been added to the east elevation	Walls – (original?) weatherboards, steel weatherboards Roof – corrugated iron	
59 Meddings Avenue	Prior to 1946	Two storey rectangular plan with an asymmetrical gable roof. On the north elevation is a rectangular plan garage with a flat roof.	Walls – (original?) weatherboards, fibre cement weatherboards Roof – corrugated iron	
60 Izard Avenue	Prior to 1946	Rectangular plan with a wide gable roof. A square plan extension on the west elevation. A lean-to extension on the north elevation that connects to a rectangular plan shed that has been turned into a room.	Walls – (original?) weatherboards, fibre cement boards, weatherboards (east elevation) Roof – corrugated iron	

<p>61 Meddings Avenue</p>	<p>A smaller hut was on the section prior to 1942. This may have been incorporated into the current hut. The footprint of the current hut was constructed by 1964.</p>	<p>Square plan with a wide gable roof. Lean-to extension on the south elevation.</p>	<p>Walls – fibre cement sheet Roof – corrugated iron</p>	
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