

Update on Lyttelton Township Historic Area registration proposal 28 July 2009

NZHPT wishes to thank you all those who made queries, provided comments and additional information relating to the Lyttelton Township Historic Area registration proposal. This has been greatly appreciated. All issues and suggestions made are being carefully considered.

We advise that, as a result of comments and submissions received relating to the above proposal and some additional primary research, a number of minor changes have been made to the proposal to go to the NZHPT Board on 14 August 2009. The main changes involve a slight reduction in the proposed extent at the upper eastern end of Brenchley Road, east of College Road, above Cornwall Road/Canterbury Street and south of Norwich Quay (refer to PDF showing revised extent of proposed registration map). Other changes are for clarification about the NZHPT recommendations, clarification that the port has not been assessed for registration, and what is meant by streetscapes and lodges.

Most of the changes to the registration proposal report relate to additional historical information and referencing, supporting the original registration report as publicly notified.

If you require a hard copy of the revised report, please contact the Southern Region Office of the NZHPT (tel 03 3652897).

A detailed summary of changes made to the registration proposal report is listed below.

Volume 1

Executive Summary and 3.1 Social Significance or value: removed the word 'Masonic' to refer to more generally to lodges. 2.8 clarified that 'Masonic Lodges and other lodges including Friendly Societies were also established', and later that 'Churches were eventually built and lodges expanded'.

Executive Summary: removed sentence "The port area in particular underwent dramatic change and for this reason it is not included in the extent of registration of the Lyttelton Township Historic Area, although its history is integral to the understanding the township".

1.4 Sentence added as explanation of Streetscape under 'Physical Extent of Area Assessed for Registration' as follows: "Streetscapes are defined as the combined composition of elements in a road or street, and may include features such as walls, buildings, street furniture, open spaces, footpaths and steps. Elements of the streetscapes that contribute to the historic area are described in Volume 2." Also added "The port has not been assessed for registration."

2.1 Fourteenth changed to 14th.

2.1 Added under section 1830s to 1848:

Local Maori from around the harbour provided essential produce to early settlers and had a market with whare in approximately the area that is now the eastern end of

Norwich Quay.¹ They then moved their market to the area that is now approximately from the corner of Norwich Quay and Dublin Street including around Sutton Reserve to the original foreshore area around the rail tunnel entrance.² The locations of both these markets had been fishing villages in pre-European times.³

2.1 Added under section Setting the Scene: the Canterbury Association, early years and arrival of Canterbury Association settlers:

Initially it was determined that all land purchasers would need to be members of the Church of England, though this was no longer a requirement by January 1850 when it became clear that the pace of land sales needed to be increased.⁴

Reference added: The initial site considered for Lyttelton in 1848 was in the area of Rapaki.⁵

Reference replaced: The fact that some still chose the lesser acreage in Lyttelton shows the faith they had that the port town would be more prosperous than the capital town.⁶

P13 Reworded sentence to read: Some notable Canterbury architects arrived and had their early commissions in Lyttelton (for example, Benjamin Woolfield Mountfort and Samuel Charles Farr).

P15: Added to reference that numerous advertisements for meetings and functions at the Colonists Hall are in 19th century newspapers, for example *Star* 8 December 1868, p2.

P17: Added reference for Great Fire, and reference for Armson's Loan & Mercantile building.

P18: Added reference for Public Works and Immigration Act 1870 and reference for Ordinance Act and Lyttelton Borough School. Added reference for gas mains being laid.

P19: Added references for West Lyttelton School.

P20: Added reference for public library and fire station.

P21: Clarified that the Harbour Light Cinema was built in 1916-17 (previously stated 1916).

P21 Clarified that Anderson's engineering works was from 1887 (previously stated 1880s).

P22: Replaced the word receiving with 'received'.

¹ Rewi Couch, submission to Lyttelton Township Historic Area Proposal, 28 May 2009. Held NZHPT file 32003-137.

² Ibid.

³ Ibid.

⁴ Montgomery, Roy, *Too many chiefs for the Chief Surveyor? How the capital, port and other towns of the Canterbury Association were planned and established in the South Island of New Zealand between 1847 and 1851*, draft March 2009 (Canterbury Association Terms of Purchase 1 December 1849).

⁵ Montgomery, Roy, *Too many chiefs for the Chief Surveyor?*, draft March 2009 (despatches of Captain Thomas to Edward Gibbon Wakefield during 1849).

⁶ Montgomery, Roy, *Too many chiefs for the Chief Surveyor?*, draft March 2009.

P23: Added footnote: The railway station building is located behind Gladstone Quay, on reclaimed land that is outside the boundary of the Lyttelton Township Historic Area registration.

P25: Slightly reworded sentence to now read: “The modern port is largely on reclaimed land and, although containing some important historical features such as the graving dock and pump house, has not been assessed for inclusion in the extent of registration for the Lyttelton Township Historic Area.”

P26: 2.2 Added to Physical Description and Analysis: The highest concentration of historic buildings and features is within Lyttelton’s original street grid layout (refer to Figure 4 of Lyttelton Rates Map 1867 and Figure 5 Lyttelton Map 1875). Beyond that layout there is a gradual transition to a more suburban form, with a more scattered and smaller collection of historic buildings at the outer margins that now sit amongst later mixed housing stock.

P27: 2.2 Land included in the Registration: Removed the following: “Considerable thought has been given to determining the extent of the historic area and whether or not the port area should be included within the Historic Area. Without a doubt, the port and its history is inextricably connected to the history and development of the town. The port area contains registered historic features (the Graving Dock and Pumphouse) and other elements of significance. These elements include the fact that Number 2 Wharf is an extension of the first jetty, the previous ‘openness’ and public accessibility to the port area (there is now limited public access, with narrow access to the area where the 1850 settlers first landed) and potential archaeology beneath reclaimed land.”

Land included in the Registration now reads only: “The Lyttelton Township Historic Area is a particularly large area that includes most of the streets within the town. It is the *township* that is recognised in this Historic Area registration. With only a few minor exceptions, the proposed extent of registration follows the legal land parcels associated with properties on those streets.

The historical description of Lyttelton Township Historic Area includes frequent mention of the port and harbour but the port itself has not been assessed for registration.”

P28: 2.2 Key Elements of the Historic Area – bullet pointed and reordered to match NZHPT recommendations as clarified.

P30: 2.6 removed from Former Uses: Railway signals/signal box; Railway station/platform/refreshment room;

P31: 2.7 removed from Current Uses: Railway signals/signal box;

P32: 2.8 Added under Discussion of Sources ‘Analysis of Sources’: More recently, Dr Montgomery has prepared a draft article entitled *‘Too many chiefs for the Chief Surveyor? How the capital, port and other towns of the Canterbury Association were planned and established in the South Island of New Zealand between 1847 and 1851’* (draft March 2009). This yet to be published article chronicles the beginnings of the concept of establishing an explicitly pious colony in New Zealand tracing back communications of 1837, through to an analysis of the practical and political drivers associated with realising such a settlement.

P33: Added under 2.8 Discussion of sources that consultation of the New Zealand Geographic Board's publication *He Korero Purakau Mo Nga Taunghanahatanga a Nga Tupuna: Place Names of the Ancestors, A Maori Oral History Atlas* (1990) noted that references to Lyttelton Harbour and Rapaki were taken from Arthur (Hiwi) Couch's *Rapaki Remembered* which was already accessed by NZHPT for research on the Lyttelton registration.

P34: Added sentence 'Its sister evening newspaper, the *Star*, was published from 1868 and in 1935 took over *The Lyttelton Times*.'

P34: Added sentence under 2.8: 'Many of these primary sources have again been searched and sighted in preparation of the registration report.'

P35: 2.8 Under Discussion of Sources 'Analysis of Material Accessed': Grubb Cottage is now referred to as one of Lyttelton's oldest surviving buildings (instead of the oldest).

P39: 3.1 Aesthetic Significance – added paragraph: The highest concentration of historic buildings and features is in the heart of the town, from the Ripon Street cemetery south. Beyond that layout there is a gradual transition to a more suburban form, with a more scattered and smaller collection of historic buildings and features at the outer margins that now sit amongst later mixed housing stock.

P45: removed reference to Lyttelton Club in list of places that were male dominated.

P51: 4.2 Local Authority Plan Listing – added "The Banks Peninsula District Plan also has a number of heritage provisions for Lyttelton through a Residential Conservation Zone and a Town Centre Zone (Banks Peninsula District Plan, 2001, Chapters 5 and 6)."

4.2 Removed reference to 'Protected Recreational, Cultural or Historic Structures and Sites' in the Regional Coastal Environment Plan for the Canterbury Region (Schedule 5.12, 31 October 2005, p204) and associated listings as these are outside of the extent of registration.

4.2 Removed list of gazetted reserves that are outside the boundary of the extent of registration.

P52-3: NZHPT recommendations reworded as follows:

To ensure the long-term conservation of this place, the NZHPT recommends that the Christchurch City Council has particular regard to the Lyttelton Township Historic Area and uses it to inform decision-making about statutory and non-statutory methods for conservation and protection of historical and cultural heritage.

The NZHPT recommends that the Christchurch City Council ensures the retention of key elements of the Lyttelton Township Historic Area through appropriate planning processes. The NZHPT identifies the key elements of the Lyttelton Township Historic Area as follows:

- Street names and street layout (including split leveling and 'ramps' on many of the steep streets);
- Public pedestrian walkways and steps;

- The numerous 19th century timber cottages;
- Predominance of volcanic stone walls;
- Public spaces such as the cemeteries, former gaol site, and streets;
- The archaeology of the town (especially the brick barrel storm water system under the entire town);
- Historic public and commercial buildings in the lower part of the town;
- Historic kerb and channeling on Oxford Street and Simeon Quay;
- Churches and lodges;
- The streetscape views within the township, views to and from the crater rim skyline and views to and from the port and harbour.

The Banks Peninsula District Plan (administered by the Christchurch City Council) already contains a number of planning rules that seek the retention of the distinctive heritage values and character elements of the town (notably in the Town Centre and Residential Conservation zones in the current district plan). NZHPT recommends that the rules in the Town Centre Zone and in the Residential Conservation Zone continue to manage the heritage values identified in the policies in the advent of any future amendment to the district plan.

The NZHPT further recommends that the Lyttelton Township Historic Area registration report informs upcoming Lyttelton heritage conservation and heritage character studies by the Christchurch City Council and that further community consultation is undertaken by the Christchurch City Council as part of those studies.

Volume 2

Throughout all streetscape reports, the word viewscape/s has been replaced with view/s (to marry with wording used in Vol 1).

Brittan Terrace Streetscape –

- Added newspaper reference re 1904 fire of orphanage.

Brenchley Road Streetscape –

- Rewrote part to be more inclusive of history of the farmland and added further information about Adam Chalmers as part of the history of Brenchley Road. Clarified extent of registration, in that Brenchley Road leads to further farmland outside the boundary.

Canterbury Street Streetscape –

- Reordered historic photos and removed panorama as it is a double up;
- Clarified date for postcard with discussion that the photograph shows the earlier Kilwinning Lodge marked with arrow and therefore dates the fire there of March 1903; this information about the fire is also clarified in the text about the Former Freemason Lodge Kilwinning at 26 Canterbury Street being built in 1903 on 1881 foundations of a previous lodge building after that was largely destroyed by fire in March 1903.⁷ ;
- Information about 45 and 47 Canterbury Street is elaborated on: A pair of very early cottages at 45 and 47 Canterbury Street are two survivors of four

⁷ Wilson, 'A Port Apart', p105; information in brown envelope for 26 Canterbury Street (Kilwinning Lodge) in box file, Banks Peninsula District Council archives housed at Christchurch City Council archives and heritage unit. *West Coast Times*, 21 March 1903, p2; rebuilt lodge consecrated 19 November 1903 (*Press*, 20 November 1903).

two room cottages that John Marshman had built as an investment by September 1851.⁸

- Clarified that the building at 16 Canterbury Street was constructed in 1909 by cabinet maker, John Harry Collins, who had operated from premises on the site since c1887.⁹ In 1944 the Lyttelton Waterside Workers Social Club purchased the building and a new façade was added in c1948.¹⁰ Known as the Loons Hall, the building played a prominent role as a meeting place during the 1951 Watersiders strike/lockout.¹¹ (Sentence about rifle range and bakery ovens removed).
- Added that the adjacent building at 14 Canterbury Street was constructed by baker John Ebert by late 1871, a year after the Great Fire.¹² The Tissiman family purchased the old shop in 1956 and carried out significant alterations including modernising the façade that year.¹³ Further alterations were carried out in 1960.
- Boundary on map above Canterbury Street has been drawn in to exclude incline up to quarry.

Cornwall Road Streetscape –

- Clarified incline and tramway associated with quarry is outside extent of registration (in keeping with amendment to boundary map) and removed contemporary photographs of same.

Dublin Street Streetscape –

- Clarified 28 Dublin Street is 1883 (not c1881) on the site of earlier buildings.
- Referenced date of Lyttelton Club as 1901.

Gladstone Quay Streetscape -

- Boundary on map has been drawn in so that it now excludes the Railway signal box, as it has been relocated and would be removed if included in the registration, and the 1963 railway station.
- Added some contemporary photos.
- Deleted one historical photo (duplicated)
- Address amended for Former Seamen's Institute to 1 Gladstone Quay (previously shown as 2 Gladstone Quay).

London Street Streetscape –

- Amended that Grubb Cottage is one of the oldest non-prefabricated workers cottages in Lyttelton and Christchurch (previously said the oldest).
- Clarified that Harbour Light cinema is 1916-17.

Norwich Quay Streetscape –

- Boundary on map has been drawn in so that it now excludes most of the port

⁸ Research by G Wright based on Deeds for TS 85 & 86, July 1851 and C Godley's *Letters from Early New Zealand by Charlotte Godley 1851-53*, Christchurch, 1951, p41.

⁹ Research by G Wright based on Deeds, titles and directories, held Christchurch City Council heritage unit.

¹⁰ Norris, B, *United to Protect Christchurch: Lyttelton Waterfront Workers Industrial Union of Workers*, 1984, pp147-150.

¹¹ Rice, p112.

¹² Deeds, Lyttelton Borough Council rates roll.

¹³ Research carried out by G Wright, held Christchurch City Council heritage unit.

- land, but still includes historic buildings on Norwich Quay.
- The Registration Information now includes “Moorhouse Railway Tunnel, Christchurch-Lyttelton line, Lyttelton (Record Number 7172)”.
 - Footnote information added to clarify discrepancies for the exact physical address for Forbes Store: “Note that the physical address given for the Forbes Store varies according to different maps – variously it is 9, 11 or 17 Norwich Quay. The current tenants, Black Cat Cruises, give their physical address as 17 Norwich Quay, which matches the address of the registration, though does not match the address shown in Quickmap or Googlemap”.
 - Clarification re 14 Norwich Quay: A large brick building at 14 Norwich Quay, easily seen from the rear car park of the former London Street supermarket, was Forbes original bond store, ships chandlers and grocers, probably built in the early 1880s.¹⁴ It later became the offices of the New Zealand Stevedoring Company, which was the amalgamation of four shipping companies (Blue Star Line, Port Line, New Zealand Shipping Company and Shaw Savill), and was until recently the Lyttelton Rugby Club building.¹⁵
 - Added para about Maori markets on Norwich Quay, on sites of earlier pre-European occupation: ‘Local Maori from around the harbour provided essential produce to early settlers and had a market with a number of whare for overnight stays in approximately the area that is now the eastern end of Norwich Quay.¹⁶ They then moved their market to the area that is now approximately from the corner of Norwich Quay and Dublin Street including around Sutton Reserve to the original foreshore area around the rail tunnel entrance.¹⁷ The locations of both these markets had been fishing villages in pre-European times.¹⁸’

Oxford Street Streetscape –

- Removed one contemporary photo (similar to another).

Reserve Terrace Streetscape -

- Correction that house at 8 Reserve Terrace is c1940 not c1840.

Ripon Street Streetscape -

- Clarified that the Canterbury Association reserve was acquired not declared.
- Clarified that the vicarage was constructed to accommodate the clergy and their families, not ministers.
- Corrected name of the former vicarage (former vicarage of the Parish of Lyttelton, not of the Holy Trinity).

St Davids Street Streetscape –

- Improved referencing for Foresters Hall: *Star*, 31 October 1874, p2.

¹⁴ Ratepayers Rolls, Banks Peninsula District Council archives and NZHPT Registration entry for Forbes Store, Record No. 7530, and Banks Peninsula District Plan Appendix V Schedule of Notable Buildings, Objects and Sites, p411. The Wises New Zealand Post Office Directory 1890-91 lists Robert Forbes as ironmonger and ship chandler, importer of British & American hardware and general goods.

¹⁵ Liza Rossie site observations 2005 and research of historical Rates Records held in Banks Peninsula District Council archives and Archives New Zealand.

¹⁶ Rewi Couch, submission to Lyttelton Township Historic Area Proposal, 28 May 2009. Held NZHPT file 32003-137.

¹⁷ Ibid.

¹⁸ Ibid.

- Improved reference for 74 St Davids Street using Christchurch City Council 'Age of Houses' valuation data.

Storm Water Brick Barrel Streetscape –

- Added reference *Star*, 6 January 1871, p3.
- Added 'In January 1871 Farr was seeking tenders from bricklayers and masons for construction of two of the main sewers in the Borough of Lyttelton.¹⁹

Sumner Road Streetscape –

- Corrected that Plunket Rooms are at 8 Sumner Road (not Godley Quay).

Winchester Street Streetscape -

- Added footnote to note that the Holy Trinity Anglican Church was originally dedicated and then consecrated the Church of the Most Holy and Blessed Trinity.
- Added that the vicarage (not former) at 17 Winchester Street was designed by architect Thomas Cane.

The map showing the extent of registration has also been slightly altered. See attached PDF of revised map.

¹⁹ *Star*, 13 January 1871, p3 advertisement column 2.