

# Stoddart Point Reserve

## Landscape History and Conservation Report



Prepared for Christchurch City Council  
by Louise Beaumont Heritage Landscape Consultant

June 2016

Contents		Pages
Sections	<ul style="list-style-type: none"> <li>1. Introduction</li> <li>1.1 Executive summary .....</li> <li>1.2 Purpose .....</li> <li>1.3 Approach and Methodology .....</li> <li>1.4 Authorship .....</li> <li>1.5 Acknowledgments .....</li> <li>1.6 Legal description .....</li> <li>1.7 Canterbury earthquakes .....</li> <li>1.8 Acronyms used in this report .....</li> </ul>	<ul style="list-style-type: none"> <li></li> <li>1-2</li> <li>2</li> <li>2</li> <li>2</li> <li>2</li> <li>3-4</li> <li>4</li> <li>5</li> </ul>
	<ul style="list-style-type: none"> <li>2. Understanding the Place: documentary evidence</li> <li>2.1 Historical Background</li> <li>2.1.1 Geological History .....</li> <li>2.1.2 Original Vegetation .....</li> <li>2.1.3 Māori occupation or use .....</li> <li>2.1.4 European occupation or use .....</li> <li>2.1.5 Comparative Analysis .....</li> <li>2.2 People associated with the place.....</li> <li>2.3 Chronology of significant events .....</li> </ul>	<ul style="list-style-type: none"> <li></li> <li></li> <li>6</li> <li>6</li> <li>6-7</li> <li>8-36</li> <li>37-39</li> <li>40-46</li> <li>47-50</li> </ul>
	<ul style="list-style-type: none"> <li>3. Understanding the Place: physical evidence</li> <li>3.1 Location and setting .....</li> <li>3.2 Physical description .....</li> <li>3.3 Location plan of heritage spaces and site fabric .....</li> <li>3.4 Construction .....</li> <li>3.5 Modifications .....</li> </ul>	<ul style="list-style-type: none"> <li></li> <li>51-52</li> <li>52-53</li> <li>53-54</li> <li>55</li> <li>56-58</li> </ul>
	<ul style="list-style-type: none"> <li>4. Assessment of Significance</li> <li>4.1.1 Degrees of significance .....</li> <li>4.1.2 Significance of elements .....</li> <li>4.2 Heritage Assessment Criteria .....</li> <li>4.2.1 Heritage Significance Assessment .....</li> <li>4.2.2 Summary Statement of Heritage Significance .....</li> </ul>	<ul style="list-style-type: none"> <li></li> <li>59</li> <li>60-88</li> <li>89</li> <li>90-92</li> <li>93</li> </ul>
	<ul style="list-style-type: none"> <li>5. Framework for Conservation</li> <li>5.1 Factors affecting conservation of the site.....</li> <li>5.2 Constraints arising from the Statement of Significance.....</li> <li>5.3 Aims of the client .....</li> <li>5.4 Heritage Protection Legislation.....</li> <li>5.5 Heritage Protection District Plan regulations .....</li> <li>5.6 Heritage Protection Non regulatory .....</li> <li>5.7 Condition of the place.....</li> <li>5.5 Conservation principles.....</li> </ul>	<ul style="list-style-type: none"> <li></li> <li>94</li> <li>94-96</li> <li>96</li> <li>97-99</li> <li>99-100</li> <li>100-101</li> <li>101-104</li> <li>104-105</li> </ul>

Contents		Pages
Sections	6 Conservation Policy	
	6.1 Conservation Policies .....	106-108
	6.2 Policy Implementation .....	108-113
	7. Bibliography	
	7.1 Primary Sources .....	118
	7.2 Secondary Sources .....	118-120
	8 Appendices	
	8.1 Guide to conservation.....	121
	8.2 Aerials and plans.....	122-123
	8.3 The Florence Charter 1982.....	124-127
	8.4 ICOMOS New Zealand Charter 2010 Florence Charter .....	128-138
	8.5 Historic Title documents .....	139-144

## List of illustrations

Cover: 2007 .....	Cover
Section 1 Cover: Historic Topographical Map, 1878.....	Cover
Figure 1. Location of reserves with Stoddart Point Reserve .....	4
Section 2 Cover: Lichfield factory picnic, Stoddart Point Reserve .....	Cover
Figure 2. Maori place names of Banks Peninsula, 1894 .....	7
Figure 3. Plan of Diamond Harbour, 1864 .....	9
Figure 4. Waterman’s Cottage, 1897.....	10
Figure 5. Stoddart Cottage, 1897 .....	13
Figure 6. Stoddart weirs, c. 1890s .....	14
Figure 7. Clipping <i>Lyttelton Times</i> , March 1866 .....	15
Figure 8. Clipping, <i>Lyttelton Times</i> , April 1874 .....	15
Figure 9. Advertisement, <i>Press</i> , December 1891.....	17
Figure 10. Advertisement, <i>Press</i> , December 1893 .....	17
Figure 11. Godley House, c. 1890s .....	18
Figure 12. Margaret Stoddart’s watercolours .....	19
Figure 13. Diamond Harbour beach .....	21
Figure 14. Diamond Harbour bathing sheds.....	22
Figure 15. Diamond Harbour bathing sheds .....	22
Figure 16. Diamond Harbour excursionists, 1916 .....	23
Figure 17. Patriotic Gala, 1916 .....	24
Figure 18. Dinghy slip plan, 1923 .....	25
Figure 19. The Picnic Ground c. 1921 .....	26
Figure 20. Godley House and grounds, 1947 .....	27
Figure 21. Godley House and grounds, 1954 .....	27
Figure 22. Stoddart Cottage, 1954 .....	28
Figure 23. Stoddart Cottage and grounds, 1950s, 1988, 1992 & 2016 .....	30
Figure 24. Weir clearance works, 2003 .....	31
Figure 25. Aerial view of beach and Morgan’s Gully, 1947 .....	32
Figure 26. Aerial of the reserve, 1963 .....	33
Figure 27. Aerial of the reserve, 1970 .....	33
Figure 28. Diamond Harbour Memorial Cemetery, 2016 .....	35
Figure 29. Sculpture, 2016 .....	36
Figure 30. Mark Stoddart.....	40
Figure 31. Stoddart family, early 1900s .....	41
Figure 32. Advertising material, Harvey Hawkins nd.....	42
Section 3 Cover: Diamond Harbour jetty, 1950s .....	Cover
Figure 33. Location map .....	51
Section 4 Cover: Crowds, Diamond Harbour wharf, Lyttelton port, 1938.....	Cover
Section 5 Cover: Jetty crane, 2016.....	Cover
Section 6 Cover: Mens’ bathing shed, Diamond Harbour beach.....	Cover
Section 7 Cover: Godley House post Canterbury earthquakes.....	Cover
Section 8 Cover: Part Plan, subdivision 3 advertising material.....	Cover

# Section 1 INFORMATION



Historic topographical map 38P, Pigeon Bay series, 1878, LINZ

# SECTION 1. INFORMATION

## 1.1 Executive summary

Stoddart Point Reserve occupies the northerly projecting headland of Diamond Harbour on the southern side of Lyttelton Harbour/Whakaraupō, approximately two nautical miles from the Port of Lyttelton.

Up until the 19<sup>th</sup> century Ngāi Tahu lived in kāinga around Lyttelton Harbour/ Whakaraupō that included; Ōhinehou/Lyttelton, Purau, Te Waipapa/Diamond Harbour, Te Pōhue/Camp Bay, and a larger village at Ōhinetahi, Governors Bay. Evidence of this pre-European history survives in three known archaeological sites within the reserve.

The reserve also provides evidence of the progressive European development of the landscape from Mark Stoddart's settler farming beginnings in the late 1850s, to Harvey Hawkins development of the place as a gentleman's residence and private pleasure ground in the late 1880s, followed by various iterations as a pleasure resort and private hotel through the 1890s. The grounds retain evidence of each of these periods of use and occupation.

Its development after 1913, as a key feature in Lyttelton Borough Council's maritime suburb scheme, illustrates an attempt to follow the popular garden suburb ideology of the early 21<sup>st</sup> century, as well as council's concern for the provision of leisure and recreational facilities for the city-dwelling public. Evidence of structures, plantings and the spatial organisation of the reserve, as determined in the development phase of the suburb, are still evident today.

Further development from the mid-1940s, prompted by a growing permanent population, resulted in a cluster of dedicated community structures on the south and east of the reserve and associated new patterns of activity and land use. These structures remain today and are evidence of the social and cultural changes that have informed the reserve's development over the last 70 years.

The reserve is also of cultural heritage significance to the Christchurch and Banks Peninsula District for the information it reveals about its pre-European use and associations, and its European use, development and associations. It provides an understanding of the lifestyles associated with both Stoddart Cottage, and the former Godley House, as well as offering insights into its early 21<sup>st</sup> century role as a pleasure resort, and its evolving value in the Diamond Harbour Community as a gathering place and access point for a range of community activities and events. Within the reserve the Stoddart Weirs are of national technological significance by virtue of their rarity.

The following report illustrates how the place now known as Stoddart Point Reserve has evolved and used through time, and how the reserve's significant features, fabric and spaces have been acquired.

Conservation policies to protect these significant features, fabric and spaces have been formulated using the ICOMOS NZ Charter for the Conservation of Places of Cultural Heritage Value 2010 (ICOMOS New Zealand Charter 2010). These address specific heritage sites within the reserve as well as the reserve and its setting more generally.

Policies direct the recovery of heritage values, the retention of significance, the treatment of fabric from different periods, use, ongoing care and management and best practice strategies for the recording and interpreting the place.

## 1.2 Purpose

The Christchurch City Council has commissioned this landscape history and conservation report to identify and assess the cultural heritage values of Stoddart Point Reserve.

## 1.3 Approach and Methodology

The Christchurch City Council has prepared its own brief for consultants preparing conservation reports. This conservation report follows the format prescribed in the *Consultant's Brief for the Preparation of a Conservation Plan*. The document also generally follows the format of a conservation plan as described in the publication *The Conservation Plan; a Guide to the Preparation of Conservation Plans for Places of European Cultural Significance* (seventh edition), prepared by J. S. Kerr for the National Trust of Australia.

This conservation plan is consistent with the ICOMOS New Zealand Charter for the Conservation of Places of Cultural Heritage Value 2010 (ICOMOS NZ Charter 2010) and the ICOMOS Florence Charter for Historic Gardens. The definitions in the conservation plan are as defined in these charters. (Refer Appendices.)

## 1.4 Authorship

This document was prepared by Louise Beaumont, Heritage Landscape Consultant for Christchurch City Council in June 2016. Sections relating to archaeological assessment and policy were drawn from the 2016 Stoddart Point Reserve: Archaeological Assessment Report prepared by Overground Underground Archaeology Ltd. Additional archaeological input was provided by Kirsa Webb, Overground Underground Archaeology Ltd.

## 1.5 Acknowledgments

This report has been prepared with the help of the following people who have provided historical information, resources and other forms of assistance. Acknowledgment is given to:

Colin Amodeo, Historian, Christchurch

Christine Dann, Banks Peninsula resident

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Ian Farquhar, Maritime historian, Dunedin

Jan Studholme, Secretary, Diamond Harbour and Districts Historical Association

John P. Adam, Endangered Gardens, Auckland

Jane Pidgeon, Administrator, Heritage New Zealand, Southern Regional Office

Kirsa Webb, Overground Underground Archaeology Ltd, Christchurch

Maria Adamski, Asset Engineer (Parks - Buildings and Heritage)

Paula Smith, Banks Peninsula resident

Robyn Manger, Volunteer, Stoddart Cottage gardens

Tim Jones, Librarian, Christchurch Art Gallery Te Puna o Waiwhetu

## 1.6 Legal description of the place

Stoddart Point Reserve comprises reserves and publicly accessible land as detailed in the table below and the plan on the following page. The Godley House site is owned by Christchurch City Council as fee simple land and is not classified as a reserve. However, it has been included in this Landscape Conservation Report, and the table below, because of its lengthy and intertwined history with other sites within the Stoddart Point Reserve.

LOT AND ADDRESS	USE	CLASSIFICATION UNDER THE RESERVES ACT /CCC PLAN <sup>1</sup>	LAND OWNERS	HERITAGE STATUS
Lot 1 DP 304811 20 B Purau Ave	Croquet lawn	Recreation reserve	CCC	
Lot 2 DP 304811 20A Purau Ave	Bowling green	Recreation reserve	CCC	
Lot 3 DP 304811 20 Purau Ave	Playcentre	Local purpose (community building) reserve	CCC	
Lot 4 DP 304811 18 Purau Ave	Stoddart Cottage	Historic reserve	CCC	Protected building under the Operational Banks Peninsula District Plan & registered with HNZ as a Category I Historic Place and archaeological site
Lot 5 DP 304811 16 Purau Ave	Memorial Community Hall & Rugby Club	Local purpose (community buildings) reserve	CCC	
Lot 11 DP 304811 2D Waipapa Ave	Diamond Harbour Memorial Garden Cemetery	Local purpose (cemetery) reserve	CCC	Within the recreation reserve and local purpose cemetery reserve there are a total of 6 archaeological sites
Pt Lot 5 DP 14050	Stoddart Point / Upoko o kuri	Recreation reserve. The unformed legal road that borders the seaward side of the Point is managed as part of the reserve	CCC	
Lot 1 DP 53173 2A Waipapa Ave	Godley House site	Fee simple land not classified as a reserve	CCC	Registered archaeological site
Lot 8 DP 26587	Diamond Harbour jetty	Vested in the Lyttelton Harbour Board	LHB	
Road	Diamond Harbour Beach	Recreation reserve - Coastal Cliff Reserve Network	CCC	

Abbreviations –

CCC- Christchurch City Council

LHB - Lyttelton Harbour Board

<sup>1</sup> Christchurch City Council Operative District Plan



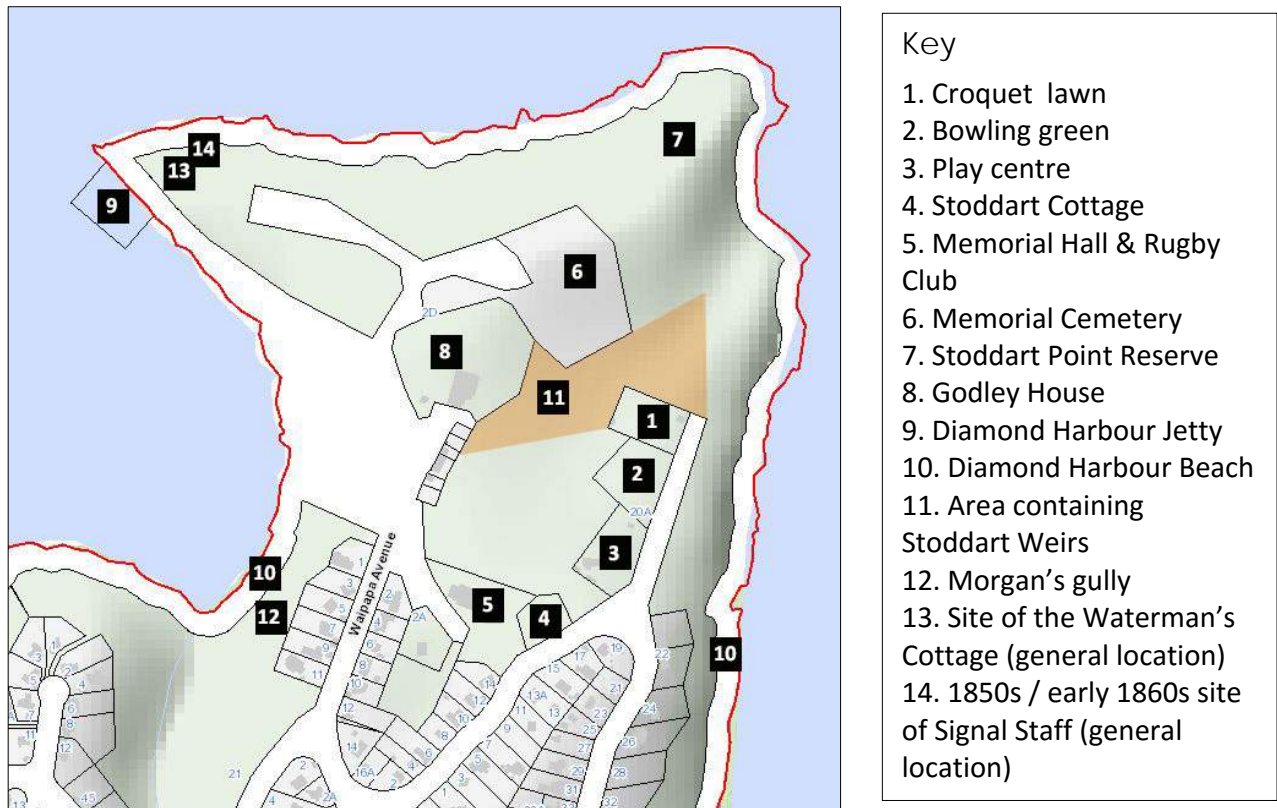


Figure 1: Plan showing reserve areas within the greater Stoddart Point Reserve and other sites reference in this report  
 Source: Diamond Harbour Base Map, Canterbury Maps

## 1.7 Canterbury Earthquakes

As a direct consequence of damage sustained in the 2010/2011 Canterbury earthquakes, and subsequent to the earthquake on 22 February 2011, Godley House was demolished. The building was a Category II Historic Place under the Historic Places Act and was included on the Banks Peninsula District Plan Schedule of Protected Buildings, Objects and Sites.

On 14 December 2011 the New Zealand Historic Places Trust (now Heritage New Zealand) issued an emergency authority under Clause 10 of the Canterbury Earthquake (Historic Places Act) Order 2011 to the Christchurch City Council.<sup>2</sup> This authority was issued to allow the demolition of the building to ground level. Demolition was undertaken between December 2011 and February 2012.

The post-1900 foundations from the site were removed in December 2014 leaving the original foundation and exterior steps in situ, as required by the NZHPT authority. Godley House was deregistered by Heritage New Zealand in March 2012, but remains an archaeological site.

<sup>2</sup> NZHPT authority 2012/524eq

## 1.8 Acronyms used in this report

The following acronyms have been used throughout this report:

ANZ- Archives New Zealand

ATL- Alexander Turnbull Library

AUL- Auckland University Library

CCC - Christchurch City Council

CCCA - Christchurch City Council Archives

CCCL- Christchurch City Libraries

CMDRC - Canterbury Museum Documentary Research Centre

DHHA - Diamond Harbour Historical Association

LINZ - Land Information New Zealand

HNZ - Heritage New Zealand

Section 2  
UNDERSTANDING THE PLACE:  
DOCUMENTARY EVIDENCE



Lichfield Factory Picnic, undated. MB334-54635, MacMillan Brown Library

## Section 2. Understanding the place: documentary evidence

### 2.1 Historical Background

#### 2.1.1 Geological History

Stoddart Point, as part of the greater Diamond Harbour dip slope represents Banks Peninsula's last phase of volcanism which took place about 5.8 million years ago. This geological past is evidenced by the headland's low-angle, northward 5km long dip slope to Lyttelton Harbour, underlying basalt bedrock, talus slopes, and perennial streams (such as Morgan's Creek) that derive all their base flow from bedrock volcanic springs and drain radially, directly into the bays.

#### 2.1.2 Original Vegetation

The area known today as the Stoddart Point Reserve is part of the Hebert Ecological District. Historic vegetation cover within this district is described by Wilson (1992) as mostly podocarp or conifer-hardwood forest with large areas of lowland short tussock land in the east and north. Plants endemic to the region are noted to include *Veronica lavaudiana* syn. *Hebe lavaudiana*, *Cotula minor*, *Griselinia lucida* (Kapuka) in the east, *Corynocarpus laevigatus* (karaka), and some pingao on the beaches.<sup>1</sup>

#### 2.1.3 Māori Occupation or Use

Te Hapū o Ngāti Wheke Rūnanga holds mana whenua, mana moana (customary authority) and kaitiaki responsibilities over the land, waterways and sea within the takiwa of Whakaraupō (Lyttelton Harbour) and Kaituna including Stoddart Point / Upoko o Kurī.

Whakaraupō/Lyttelton Harbour was a significant place of Māori occupation, and the harbour was first occupied by Waitaha around 1250 AD and later by Ngāti Māmoe and Ngāi Tahu. The importance of this part of the harbour led to the siting of a Ngāti Māmoe pā overlooking Purau, Te Waipapa/Diamond Harbour and Charteris Bay from the prominent peak of Te Ahu Pātiki/Mt Herbert. After Ngāi Tahu gained control of the area another pā was built on the western side of Purau Bay.<sup>2</sup>

At various times there were settlements in many of the sheltered harbour bays including Purau, Te Pohue (Camp Bay), Ohinetahi (Governors Bay) and Te Waipapa (Diamond Bay). The intensive use of the area is also reflected in the many urupā (tapu burial sites) that are said to be located around Purau Bay, and in the number of Māori archaeological sites recorded in the area. Additionally, Purau was a native reserve (1868-189?) and settlement of the Te Rangi Whakaputa hapū of Ngāi Tahu.

The wider Whakaraupō/Lyttelton Harbour was a valued source of mahinga kai (food and resource gathering area), particularly for its kaimoana. The collection and offering of kaimoana including

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<sup>1</sup> Wilson, H.D. (1992). Banks Ecological Region: Port Hills, Herbert and Akaroa Ecological Districts. Protected Natural Areas Programme Survey Report No. 21

<sup>2</sup> Underground Overground Archaeology Ltd (2015) Godley House, 2a Waipapa Avenue, Diamond Harbour (M36/277): Report on archaeological monitoring, p. 2

whiore (stingray), pioke (rig), pātiki (flounder), aūa (mullet) and shellfish (mussel, paua, pipi, and cockle) was, and continues to be, an important mana whenua custom.<sup>3</sup>

Nineteenth-century maps and correspondence record the eastern point of Stoddart Point as Te Ana, the north-east point as Te Ana-o-kuri, and the north-west point as Upoko o-kurī.<sup>4</sup>

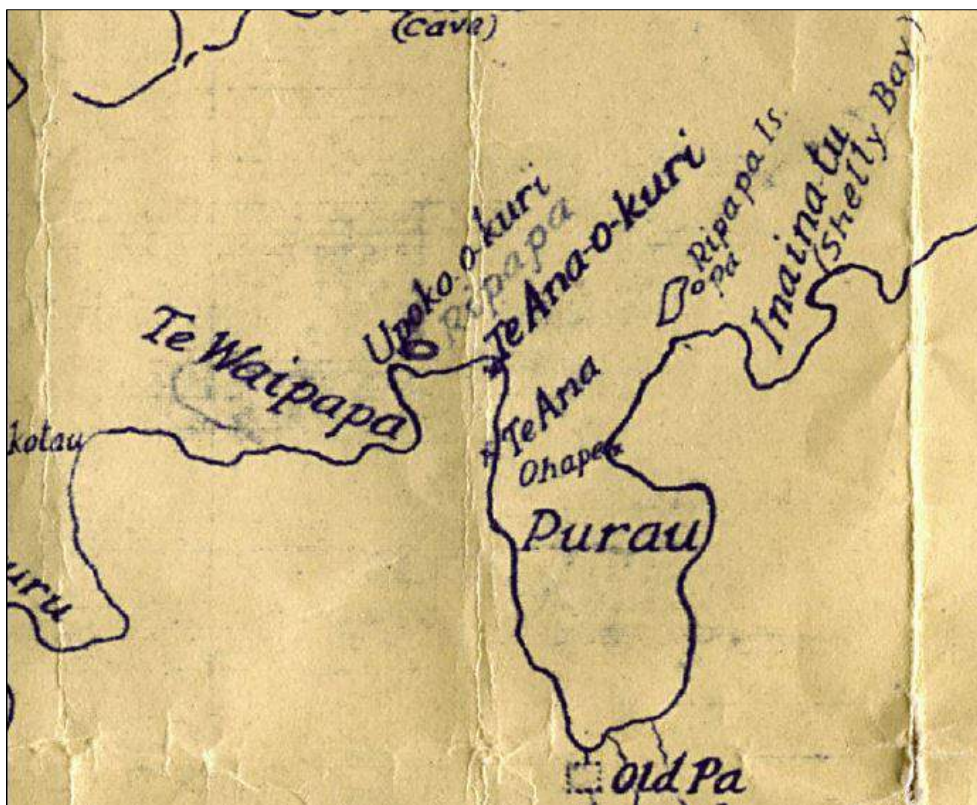


Figure 2: Detail from Maori place names of Banks Peninsula, 1894  
Source: CCL Maps 148140, CCL

Three pre-European archaeological sites are recorded within the Stoddart Point Reserve and two particular sites within the reserve were identified by rūnanga members in 2009 as being of importance for their visual relationship with significant ancestral sites across the Lyttelton harbour.<sup>5</sup> Archaeological sites are detailed in the table below.

SITE REFERENCE	TYPE	LOCATION
M36/13	Terrace/midden	By the bend of the road in the reserve below Godley House and adjacent to the cemetery.
M36/14	Pit/terrace	The main spur of Stoddart Point, approximately 150 yards down spur of the trig station.
M36/98	Shelter/midden	Smuggler’s cave, northernmost bluff of Stoddart Point, 6m above sea level.

<sup>3</sup> AspxZ Ltd (2009) Rapaki Consultation on Stoddart Point and Coastal Reserves Management Plan, p. 3

<sup>4</sup> Maori Place names of Banks Peninsula CCL Maps 148140, CCL

<sup>5</sup> Coastal walkway hīkoi documented in AspxZ (2009) Rapaki Consultation on Stoddart Point and Coastal Reserves Management Plan

## 2.1.4 European occupation or use

One of the earliest European settlers to purchase land for settlement in the area now known as Diamond Harbour was Mark Stoddart, who acquired the harbour's 50-acre headland (RS 246) in 1852. The land order for this rural section was originally held by Reverend Robert Bateman Paul, who held a pre-emptive right of purchase for the land, but elected not to take up the headland property.<sup>6</sup> Prior to this, the Greenwood brothers of Purau had utilised land at Diamond Harbour from 1844 for cultivation.<sup>7</sup> The extent, nature and exact location of their cultivations have not been recorded.

Having acquired the headland, Stoddart is reputed to have named the bay Diamond Harbour, influenced by the effect of the sun on the harbour waters,<sup>8</sup> and called his land holding 'Craigiburn, Diamond Harbour', as recorded in the first electoral records for Lyttelton published in 1853.<sup>9</sup> Through its association with Stoddart, the headland became known as Stoddart's Point and this name was formalised by at least 1864, as documented in the Harbour Regulations Gazette of that year.

Over a ten year period, Stoddart expanded his landholding through the gradual accumulation of freehold blocks, and by 1862 he held titles to Rural Section (RS) 246 (50 acres), RS 1333 (173 acres), RS 498 (80 acres) and RS 2404 (58 acres). In addition, he leased 100 acres (RS 243E) from the Church Property Trustees for a twenty-one year term. (Refer appendices for deed copies.)

The property was initially managed by his cousin, Mark Sprot, with Stoddart taking up residence from at least 1861.<sup>10</sup> Development of the estate appears to have followed the accepted practices of the period with *Eucalyptus globulus* (Blue gum), renowned for their fast growth, ease of cultivation and utility, planted in solid belts for shelter.<sup>11</sup> It is likely that *Acacia dealbata* (Tasmanian or silver wattle) was associated with the gums based on Stoddart's view that this species was "in beautiful contrast to the Blue gum" and "valuable for other purposes".<sup>12</sup> Gorse hedging was established to contain stock, and fruit trees were planted as both a revenue stream and for home use.

It has been speculated that the first crop of lucerne cultivated in Canterbury was grown on Stoddart's property in 1858. However as 'Colonial grown' lucerne seed was advertised in the *Lyttelton Times* from March 1852, this seems unlikely.

Previous histories have suggested that the cousins initially occupied a small cottage to the north-west of the present location of Stoddart Cottage. However, correspondence from Mark Stoddart to the Provincial Superintendent in 1862 indicates that their first cottage was located on the western point of the headland above the jetty and close to the signal staff that they were both responsible for manning.

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<sup>6</sup> Rev. Robert Bateman Paul to W.G. Brittan, 5 January 1852, CAAR 1251 CH290 Box 141/ Record 6/8, 1555, ANZ Conveyance RS 246, Index to Crown Grants for Rural Sections, CAAR 12582 CH290 Box 946, Rec 42a, ANZ

<sup>7</sup> Letter from Hakaroa [Akaroa], 15 Feb 1844, to C. B. Robinson, Police Magistrate, concerning Maori Dissatisfaction with Mr Greenwood's occupation of land at Port Cooper. Edward Shortland Outward letter Book 'A' 15/9/1842-13/3/1845, MS86A, AUL

<sup>8</sup> Anderson, J. C. ( 1927) *Place Names of Banks Peninsula*, p. 61

<sup>9</sup> *Lyttelton Times*, 16 July 1853, p. 8 and also the subsequent electoral roll published in the *Lyttelton Times*, 16 August 1954, p. 3

<sup>10</sup> Possibly earlier as advertisements for the sale of two boats in 1857 record his contact details as Diamond Harbour

<sup>11</sup> Mark Stoddart to Editor, *Lyttelton Times*, 'Plantations', *Lyttelton Times*, 2 March 1869, p. 3

<sup>12</sup> *ibid*

To his Honor the Superintendent...

"We have now for upwards of four years performed the duties of Signal Masters communicating to the public and the Harbour Master the appearance of vessels off the Heads... using our own telescopes and keeping in repair the flags &c. From this date [14 May 1862] it will be impossible for us to do these duties... having removed to a considerable distance from the Signal Staff to a situation commanding a very indifferent view of the entrance to the Harbour.... We would let the house at the Signal Staff to the Government... The rent of the house would be £60 a year- the use of a jetty-crane, moorings &c included." Signed Stoddart and Sprot.<sup>13</sup>



Figure 3: Mark Stoddart's 1864 plan of Diamond Harbour showing the location of the signal staff, jetty the location of a winter water source and Stoddart's dwelling on the headland.

Source: CAAR 19936, CH287 Box CP29/, Record ICPS, 1127/1862, ANZ

Post 1862 this headland cottage is thought to have been used by the Stoddarts to accommodate workers and is likely to have been the hut or the 'wee hut' referred to in the Stoddart Journals.<sup>14</sup> It is possible that "the house at the signal staff" became the home of Thomas (Tom) Wyman, the waterman from the mid-1860s, and by association became known as the Waterman's Cottage. In addition to his job as waterman, Wyman also undertook various labouring and carting jobs for the Stoddart family from this time.

The Waterman's Cottage was pulled down in the late 1890s and the timber reused in some capacity in Church Bay.<sup>15</sup> Oliver Hunter, who was involved in its dismantling, recalled that beneath the cottage floor he found a large quantity of stacked but broken crockery produced by Mellor, Taylor and Co. England.<sup>16</sup>

<sup>13</sup> Letter Stoddart & Sprot to Provincial Secretary, 14 May 1862 re attention to signals, CAAR 19936, CH287 Box CP29/, Record ICPS, 1127/1862, ANZ

<sup>14</sup> Diamond Harbour Journal, MSX-9287, Journal entry 9 December 1862, working at the jetty bringing the coals up to the wee hut and Journal entry, 7 October 1864 'Stout making garden at the hut'

<sup>15</sup> Hunter, O. (2006) *The Magnostic Philosopher of Church Bay: The life and works of Oliver Hunter*, p. 27

<sup>16</sup> *ibid*



Figure 4: The cottage subsequently known as the Waterman's Cottage, New Year's Day 1897  
Source: 2015.114.6, Stoddart Album 1, Page 13, CMDRC

Another building on the Stoddarts' property, referred to as 'Morgan's Hut', was located on RS 498. This hut was close to the watercourse (Morgan's Creek) which marked the boundary between RS 1333 and RS 498, and near to the reserve set aside for the Purau and Charteris Bay Road.<sup>17</sup> Stoddart acquired RS 498 in July 1860, one year after he had received the crown grant for RS 1333.

In 1861, prior to Stoddart and Sprot's relocation to their new accommodations, a record of progress on the Diamond Harbour landholding was reported in the *Lyttelton Times*:

*... One of the most striking features of the harbour, presenting itself immediately before the eyes of the stranger who enters it, is a mass of cultivation at Diamond Harbour, on the southern side of the anchorage, immediately opposite Lyttelton. The beauty of the spot, with the neat house, pretty garden and green fields about it, immediately arrest the eye; and the great extent of operations in progress — nothing less than turning the whole foot of Mount Herbert into English pasture land, — indicates at once the ornament which the place will become to Port Cooper within the year now commencing.<sup>18</sup>*

One year later, in February 1862, Stoddart married Anna Schjött, a Norwegian clergyman's daughter who had come to New Zealand as a companion/governess.<sup>19</sup> The couple moved into their new home on February 27, 1862 which they referred to as 'Point Cottage'.<sup>20</sup> As noted in Bowman (2004), the cottage is thought to have been purchased by Stoddart as a prefabricated

<sup>17</sup> As noted on the Crown Grant for RS 1333 dated June 1, 1859

<sup>18</sup> *Lyttelton Times*, 5 January 1861, p. 4

<sup>19</sup> Marriage - Stoddart-Schjott, *Lyttelton Times*, 1 March 1862, p. 4

<sup>20</sup> Journal entry, 19 September, 1864 'Stout and wife came to 'Point Cottage'



structure during a stock buying trip to Australia in 1861 and extended in later years to accommodate the couple's growing family.<sup>21</sup>

While this remains unconfirmed, entries in the *Lyttelton Times* shipping intelligence columns during the latter part of 1861 document the importation of 4,500 feet of sawn timber by Mark Stoddart in September,<sup>22</sup> two cases of doors and sashes by P. Stoddart in October,<sup>23</sup> and a further 5,000 feet of sawn timber and 50 piles landed for Stoddart in October.<sup>24</sup> These items, or at least some of them are likely to have been associated with the cottage and /or its extension and may also be associated with the 'upper house' which was located close by and to the east of Point Cottage.<sup>25</sup> Entries in the Stoddarts' journal between April and June 1865 document the purchase of 2,000 bricks from the Railways, 400 feet of flooring boards and 30 sheets of galvanised roofing iron, suggesting that additions may have occurred at this time. Certainly a new kitchen range was purchased and installed in June 1865 following the erection of the kitchen chimney.<sup>26</sup>

Soon after the couple's move into their new accommodation, the grounds around the cottage were developed, and journal entries from 1862 record that some plant material was transplanted into the garden, presumably from the cottage on the headland. The first plantings were made in early May when briar cuttings (probably for use as a garden hedge) were transplanted into the garden. A number of existing eucalyptus were cut down and shrubs and a border garden were planted.

The following month the garden was laid out, roses were planted and other cuttings, canes and fruit trees were transplanted into the garden. A flower plot was formed and the blooms of polyanthus and jonquil bulbs, as well as scarlet flowering thorn (*Crataegus laevigata*) and mulberry are recorded in journal entries. Also noted are Lily of the Valley (*Convallaria majalis*)<sup>27</sup> and the purchase of Ice plant (*Mesembrythemum sp.*) from the Christchurch nurseryman, William Hislop. An *Araucaria bidwillii* (Bunya Bunya Pine) is also thought to have been planted around this time by Stoddart.<sup>28</sup> This was removed in 1995 because of the tree's declining health.

Fruit tree transplanting, purchasing, planting and grafting was ongoing and by 1870 the Stoddarts' orchard contained a considerable number and diversity of fruit trees. Mentioned in their journal are; apples – (eating, baking and late), apricots, almonds, peaches, cherries, walnuts, mulberry, plums, nectarines and figs. Stoddart was also noted to have taken 20 varieties of pear to the Christchurch market in 1865<sup>29</sup>, one of which was noted to have been Jargonelle. Some of the Stoddarts' fruit trees were purchased from William Hislop's Woodburn Nursery, others from the Rhodes family at Purau<sup>30</sup> and some, originally planted on Morgan's property [RS 498], were transplanted by Stoddart in 1862.<sup>31</sup>

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<sup>21</sup> Bowman I. (2004) *Stoddart Cottage Conservation Plan*, p. 8

<sup>22</sup> *Press*, 14 September 1861, p. 5

<sup>23</sup> *Lyttelton Times*, 30 October 1861, p. 4

<sup>24</sup> *Lyttelton Times*, 2 November 1861, p. 4

<sup>25</sup> Journal entry, 14 June 1862

<sup>26</sup> Journal entries, 20 April 1865, 1 May 1865, 5 June 1865 and 7 June 1865

<sup>27</sup> In a bouquet that Anna Stoddart took when visiting the Cholmondeleys in 1864

<sup>28</sup> Burstall, S. W. (1973) Forest Mensuration Report No. 22. *Historic and Notable Trees of New Zealand: North Canterbury, South Canterbury and Chatham Islands* p. 22; Rooney, D. (1993) Stem and Branch: Patterns of Tree Planting in Central Canterbury since 1852. Part 1: The Banks Peninsula Area. *Horticulture in N.Z.* 4(1): p. 6

<sup>29</sup> Thomas Pott's diary entry 4 March 1865, quoted in Star, P.(1991) *T. H. Potts and the Origins of Conservation in New Zealand: 1850-1890*, p. 19

<sup>30</sup> One example being 70 apple trees acquired from Rhodes in June 30, 1863

<sup>31</sup> Journal entry, 15 June 1862

Cane plantings included raspberries, gooseberries, strawberries and red and black currants, and the family's expansive vegetable grounds grew potatoes, spring onions, onions, cauliflower, cabbage, turnips, parsnips, leeks, lima beans, tomatoes, green peas and carrots. Oats and hay were cultivated for stock, mushrooms were picked from the fields, paddocks were grassed in seed sourced from William Hislop and beehives, purchased from the Rhodes at Purau were placed on the property in 1863.

Produce from the orchard and vegetable ground was variously sold at the Lyttelton market, shipped to the Dunedin markets or sold to passing ships. Eucalypts were grown and trimmed for 'hard posts', cut for fencing battens, or for rails, and were also used to construct hurdles<sup>32</sup> which were also sold at the Lyttelton market. The family also sold wool, sheepskins, live fat lambs and slaughtered sheep and, following the importation of Cotswold-Merino cross sheep from Australian, sold cross bred Cotswold rams.

As stock numbers increased Stoddart had the fern, broom and tussock in Morgan's and Sam's Gullies burned off and grass seed was sown. These firings were documented in the couple's journal in 1865 and 1870.<sup>33</sup>

The cottage's proximity to the sea enabled the regular dressing of fruit trees with kelp, and shells from Rhodes Bay were harvested by a bullock team for use on the garden's walks.<sup>34</sup> Oysters were dredged at Purau and fish were caught from the nearby jetty and the rocks. This jetty was built by (John?) Grubb,<sup>35</sup> and it and a wharf-crane are referred to in correspondence from mid-1862,<sup>36</sup> although the jetty is likely to have been completed some years earlier. Similarly, the road to the jetty was formed by November 1864, but a more informal track must have been in use prior to this time to enable the loading of sheep and landing of materials. Although both the road and the jetty were constructed at Stoddart's expense, he described them in 1874 as serving the local public more than the family.<sup>37</sup>

Other structures that formed part of Stoddart's operation included sheep yards that were constructed in January 1865, a wool shed along with a brick-lined sheep-dip with draining pens, and stables, all located in the vicinity of the present sports ground.<sup>38</sup>

The property had a temporary winter source of water from "*a hole of [Stoddart's] own construction*" which was located near Morgan's Creek's discharge on the foreshore between Stoddart's jetty and the ballast wharf. This is identified in Stoddart's 1864 map marked 'Winter W. Place'. (Figure 3.) Water from this hole (well?) was made available to vessels moored in Diamond Harbour.<sup>39</sup>

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<sup>32</sup> A sectional fencing system, usually temporary and commonly used to contain sheep

<sup>33</sup> Historic Topo 38P, Pigeon Bay series, LINZ

<sup>34</sup> Journal entry 7 & 8 December 1864, Journal entry 3 June 1868

<sup>35</sup> Letter, Mark Stoddart to Sec. for Public Works in Sec of Public Works to Prov. Engineer- Diamond Harbour Jetty, 11/9/1874, CAAR 19946 CH287, Item CP253/ Record ICPW 3317/1874, ANZ

<sup>36</sup> Journal entry, 9 December 1862

<sup>37</sup> Letter, Mark Stoddart to Sec. for Public Works in Sec of Public Works to Prov. Engineer- Diamond Harbour Jetty, 14 September 1874, CAAR 19946 CH287, Item CP253/ Record ICPW 3317/2 1874, ANZ

<sup>38</sup> Journal entry, 14 January 1865, "Stout beginning sheep yard at the Point"; Stapylton-Smith, M. (1993) *Diamond Harbour: Portrait of a Community*, p 17; 'Meeting of Creditors', *Press*, 8 August 1894, p. 3; *Press*, 31 December 1918, p. 2

<sup>39</sup> Letter Mark Stoddart to Sec. for Public Works – Proposes reservoir at Diamond Harbour, 12/8/1864, CAAR 19946, CH287, Item 187, Record ICPW 736/1864

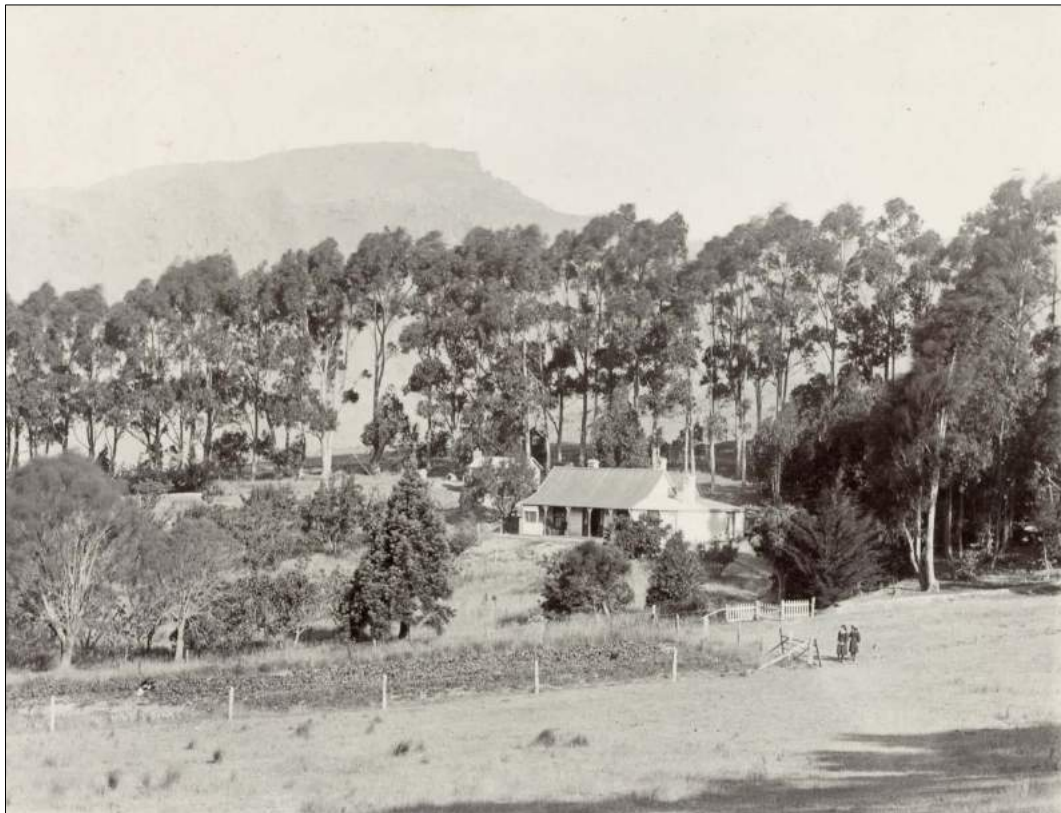


Figure 5: Stoddard Cottage and positioned to the rear and left, 'upper house', New Year's Day 1897  
Source: 2015.114.58, Stoddart Album 1, Page 13, CMDRC

Following the move to their new cottage, the Stoddarts' personal, stock and horticultural water requirements were met through the construction of a brick water storage tank in March 1862.<sup>40</sup> Soon after, two dams – a lower and upper dam were constructed, and variously repaired and rebuilt following a flood in mid-1862.<sup>41</sup> Further references to these dams are made in the couple's journal, the latest being in 1868. These are believed to be the structures known now as the Stoddart weirs.

A new dam was constructed in November 1864. This was fenced in February 1865 and subsequent journal entries record a garden at the dam. The location of this dam is unclear, but it appears to be an additional structure rather than a replacement, as journal entries continue to also reference the upper and lower dams. Some months prior to the new dam's construction, Stoddart wrote to the Secretary of Public Works concerning a scheme for providing water for ships in Lyttelton Harbour, and noted his desire to have an ornamental pond on his ground for fish and waterfowl.<sup>42</sup> Whether his 1864 dam was designed for this purpose is not clear. This system of dams and tank ensured a constant water supply for the property as noted in an 1866 advertisement for the letting the family's Diamond Harbour cottage. (Figure 7.)

<sup>40</sup> Journal entry, 13 March 1862

<sup>41</sup> Journal entry, 14 April 1862 "men repairing upper dam"; Journal entries 21 & 22 May 1862

<sup>42</sup> Letter Mark Stoddart to Sec. for Public Works – Proposes reservoir at Diamond Harbour, 12/8/1864, CAAR 19946, CH287, Item 187, Record ICPW 736/186.



Figure 6: Stoddard weirs and weir detail, c. 1890s  
Source: 2015.114.75, Stoddart  
Album 1, Page 16, CMDRC



In 1874 Stoddart signalled his intention to subdivide his property.<sup>43</sup> It is not clear what interest this proposal generated but, by April 1876, Lyttelton merchant Harvey Hawkins had taken a mortgage over much of the estate with the exception of RS 243E which was owned by the Church Property Trust, and RS 22982 (Point Cottage) which he subsequently acquired in May 1886.<sup>44</sup>

Mark, Anna and their children, one of which, Margaret, went on to become one of New Zealand's leading painters, relocated to Scotland for several years before returning to live in Christchurch in 1880.

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<sup>43</sup> Advertisements, *Press* 21 April 1874, p. 4 - May 1874, p. 1

<sup>44</sup> Deeds Index C1 & C2, ANZ (Refer appendices for copies)

TO BE LET, FURNISHED, FOR ONE  
OR TWO YEARS,

**T**HAT desirable Villa Residence at Diamond Harbour, containing Sitting Room, five Bed-rooms, Servants Room, Kitchen, and Offices, situated in an extensive garden and orchard; a never failing supply of good water at the door.

The situation is one of the healthiest in the province, and well sheltered.

The tenant can be supplied with milk, butter, vegetables, fruit, and meat, by Mr. James Allen, who is in charge of the estate. The market boat, from Lyttelton, calls two or three times a week.

There is excellent fishing either from the boat, or with rod from the rocks.

Possession given early in April.

Apply to  
M. STODDART, Esq.,  
On the premises; or to  
BURNELL, BENNETT, & SPROT.  
Christchurch.  
March 10, 1866. 937

Figure 7: *Lyttelton Times*, 12 March 1866, p. 3

**Splendid Building Sites**  
DIAMOND HARBOUR,  
OPPOSITE LYTTTELTON,

A PORTION OF THE PROPERTY  
DIAMOND HARBOUR  
OPPOSITE LYTTTELTON,  
WILL SHORTLY BE PUT IN THE  
MARKET,  
IN  
ALLOTMENTS TO SUIT PURCHASERS.

**T**HE Situation of this Land is unequalled in Canterbury with respect to the bracing purity of the atmosphere, the beauty of the scenery, the facilities for laying out gardens and pleasure grounds, and securing that drainage fall so necessary to the healthful occupation of any locality. It has moreover been ascertained that a constant supply of water from the hills can be secured at an inconsiderable expense.

The proprietor has marked out a site specially adapted for a first-class Hotel, and arrangements are pending for the establishment of regular communication by steamer to and from Lyttelton, which would reduce the time for the journey from Christchurch Station to about forty minutes.

There is a good Landing Jetty, and the property is situated very favorably for purposes of amusement, such as boating, fishing, shooting, cricket, &c., and the portion of land laid off in allotments commands an unrivalled view of the Harbor and Lyttelton Heads.

Visitors will be shown over the property, which only requires to be seen to justify the description given above.

For further particulars apply to  
Messrs GARRICK & COWLISHAW,  
M. P. STODDART, Esq.,  
On the Premises; or to  
J. DRUMMOND MACPHERSON.  
4341 4-20

Figure 8: *Lyttelton Times*, 21 April 1874, p. 4

## Harvey Hawkins

Four years after Harvey Hawkins had secured Stoddart Point, he had an impressive gentleman's residence erected on a knoll overlooking the sea.<sup>45</sup> This served as the Hawkins' family home and was also the location of legendary parties attended by boat-loads of people crossing the harbour from Lyttelton in Hawkins' private steam launch 'Waiwera'.<sup>46</sup>

Oliver Hunter described the house grounds during Hawkins' period of residence as featuring a shrubbery, flower gardens, a sundial, conservatory, well in the front lawn and 'marble images' (statuary?) as well as pines, gums, wattles and smaller varieties imported from Tasmania by Hawkins. A broad lawn on the north-east of the house was bordered by a terrace, approximately 18 inches in height, and entry into the house grounds was gained through wide double gates ornamented by posts with turned post tops.<sup>47</sup> A wide belt of *Pinus radiata*, *Cupressus macrocarpa*

<sup>45</sup> Stapylton-Smith (2009), p. 75

<sup>46</sup> *ibid*

<sup>47</sup> Hunter, (2006) p. 27 & 34; *Star*, 8 September 1913, p. 1

and *Pinus pinaster* were planted to encircle the residence and macrocarpa and pines were also planted around the Stoddart Point headland.<sup>48</sup>

Little is known of the wider estate during Hawkins' ownership of the property other than his letting of tenders for various work on the gorse hedges and tussock. The first tender was let in 1875 for the trimming of 160 chains of gorse hedges, and the next in 1880 for the clearing and burning of tussock. One year later a further tender was let for the trimming and grubbing of 140 chains of gorse, suggesting that the Stoddarts' farm hedges were removed at this time.<sup>49</sup>

In the late 1880s Hawkins began to experience financial difficulty, and in 1891 he leased the residence and approximately 33 acres of pasture and grounds to three businessmen; George Talbot, John Stinson and John Haydon, and attempted to sell off some of his other Diamond Harbour land.<sup>50</sup> Talbot et al sub-leased it to Mr and Mrs Taylor<sup>51</sup> who, on Boxing Day in 1891, opened the property as 'Taylor's Private Family Hotel and Pleasure Gardens', a licensed establishment managed by Mrs M. C. Taylor.

In addition to the advertised thirty acres of beautifully laid out and planted grounds, the hotel featured a ballroom, a cafe and a pleasure ground which extended across the reserve northwest of the former Hawkins' residence.<sup>52</sup>

The venture was not a success for the Taylors and, one year later, Mr J. A. Marshall and his wife took over the sub-lease and management of the establishment, renaming it the 'Diamond Harbour Park' and promoting it as a recreation ground, picnic area and residence for "convalescents and those requiring a change of air or scenery".<sup>53</sup> The park offered various amusements including swings and swing boats, quoits and a social hall for dancing and roller skating.<sup>54</sup>

The hall was located between the residence and the jetty on a low knoll at the lower end of a picnic area in the general vicinity of today's car parking area and road. Around the knoll a broad, level, circular track was formed for foot races and, beyond and around the track, the grass was closely clipped for other sporting activities.<sup>55</sup>

By late 1893 the Diamond Harbour Park was sub-leased and managed by Mr and Mrs Patterson. Advertised as "the only healthy recreation grounds in Canterbury", the park continued to attract private and picnic parties as well as vacationers.<sup>56</sup> Two years later, John Stinson was the proprietor and the residence, known as 'Diamond Harbour House', was run as an unlicensed hotel and pleasure resort.<sup>57</sup>

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<sup>48</sup> Four felled macrocarpa at the trig station were described in 1929 as having a girth of between 12 – 18 inches at the butt end

<sup>49</sup> 'Tenders', *Star* 8 April 1876, p. 2; 2 August 1880, p. 2; 25 July 1881, p. 7

<sup>50</sup> 'Meeting of creditors', *Press*, 9 August 1894, p. 3

<sup>51</sup> 'Magisterial', *Star*, 22 February 1892, p. 3

<sup>52</sup> *Press*, 24 December 1891, p. 1

<sup>53</sup> *Press*, 12 December 1892, p. 6

<sup>54</sup> *Star*, 20 January 1893, p. 4; *Press*, 18 March 1893, p. 4; Hunter (2006) p. 28

<sup>55</sup> Hunter (2006) p. 27-28; Johnston. J. (1952) *The Story of Lyttelton*, p. 150

<sup>56</sup> *Press*, 1 January 1894, p. 7; *Press*, 16 December 1895, p. 1

<sup>57</sup> *Press*, 16 December 1895, p. 1

**BOXING DAY RECREATION,  
TAYLOR'S PRIVATE FAMILY HOTEL,  
DIAMOND HARBOUR.**

**HOLIDAY MAKERS** on **BOXING DAY** are invited to inspect this Magnificent Hotel and Pleasure Grounds, which are now open to visitors, picnic parties, &c. The grounds comprise over Thirty Acres, beautifully laid out and planted.

The Charge for Admission will be Sixpence by refreshment ticket, entitling the holder to a cup of tea or any light beverage. Children under Fourteen Years Free.

The new Ballroom and Cafe is now completed and an Efficient Brass Band will be in attendance.

The right to Sell Wines, Beer, &c., on the Ground has been secured by a license holder.

Luncheon provided at the Hotel from 12 to 2 at a charge of 2s 6d.

Picnic Parties bringing their own provisions can be supplied with tea at 6d per cup.

**M. C. TAYLOR,**  
Proprietress.

5738

**WHERE ARE YOU GOING TO SPEND  
YOUR HOLIDAYS ?**

**DIAMOND HARBOUR PARK OF  
COURSE,**

The Only Healthy Recreation Grounds in  
Canterbury.

Shooting, Fishing, Boating, Swing Boats,  
Swings, and all kinds of Amusements.

The PARK is OPEN to ALL PASSENGERS  
by the s.s. JOHN ANDERSON, CANTER-  
BURY, and WAIWEKA.

**MR J. PATTERSON,** so well known as a  
Caterer for the Public, and late of the  
Marine Hotel, Sumner, and New Brighton, is  
now in charge, and is prepared to receive  
visitors on the most reasonable terms, and  
special arrangements can be made for picnic  
or private parties.

Large Hall especially for Dancing.

Tickets can be obtained at the Christchurch  
Railway Station, including rail and steamer  
fares.

1st Class Return 2s, 2nd Class Return 1s 8d,  
All communications will be attended to  
addressed

**J. PATTERSON,**  
Diamond Harbour Park.

7811

Figure 9: Advertisement, *Press*, 24 December 1891, p 3      Figure 10: Advertisement, *Press*, 23 December 1893, p 10

Harvey Hawkins was eventually declared bankrupt in 1894<sup>58</sup> and his Diamond Harbour estate was offered for sale on 30<sup>th</sup> September 1896, with the home's furnishings offered for auction one month later.<sup>59</sup> As no sale of the estate was achieved, the remaining 350 acres and residence reverted to the Stoddart family as secured creditors.<sup>60</sup> The land was leased and the house occupied by the Stinson family until 1896 when Anna Stoddart and three of her daughters (Margaret, Mary and Agnes) returned to Diamond Harbour to live, Mark having died in August 1885. Around this time, or perhaps as a result of the auction in 1896, the timber dance hall was dismantled and taken to Sumner or New Brighton.<sup>61</sup>

During their time back in Diamond Harbour the Stoddarts' participated in the management of the farm portion of the estate, grew and sold flowers for the Christchurch market<sup>62</sup> and entertained members of the Canterbury art community. In his recollections of the property during this period Oliver Hunter called it "a mecca of many artists, botanists and sundry guests" and cited visits by the painters Richard and Elizabeth Wallwork, Jesse Hollobon, William Menzies Gibb and Sydney Thompson.<sup>63</sup>

In 1908 Mary Stoddart married Richard Farmer and the couple moved into Point Cottage. One year later Mary died following the birth of their daughter Frances. Farmer and his daughter continued to live at the cottage until the estate was sold to the Lyttelton Borough Council.<sup>64</sup> At some point during the family's occupation of the cottage, Farmer is understood to have fabricated the extant cast iron rustic or 'twig style' garden bench. (Refer section 4.1.2.)

<sup>58</sup> *Star*, 7 September 1894, p. 3

<sup>59</sup> *Press*, 13 October 1896, p. 8

<sup>60</sup> 'Meeting of creditors', *Star*, 8 August 1894, p. 2

<sup>61</sup> Hunter (2006) p. 28

<sup>62</sup> Hunter (2006) p. 34

<sup>63</sup> Hunter, (2006) p. 34

<sup>64</sup> Stapylton-Smith (1993) p. 35-36



Figure 11: Godley House and members of the Stoddart family c. 1890s/1910s  
Source: 2015.114.172, Stoddart Album 1, Page 43, CMDRC

## Lyttelton Borough Council

Following Anna Stoddart's death in June 1911, the family offered to sell its estate to both the Lyttelton Borough Council and the government. An inspection by the Lyttelton Mayor, Town Clerk and Foreman of Works determined that from a health point of view, Diamond Harbour was superior to the town of Lyttelton and, by October 1911, the Lyttelton Borough Extension Act had been enacted. This act enabled the council to purchase land outside the limits of the borough, incorporate it in the borough and establish or subsidise a ferry service to ply the harbour between Lyttelton and the new subdivision.<sup>65</sup>

In March 1912 the Mayor organised a picnic for councillors and ratepayers to view the estate prior to conducting a ratepayer poll. Edward Chudleigh, a friend of the family who was visiting on the day of the picnic, recalled the event in his diary, noting "*The Mayor of Lyttelton was giving a free treat to all that liked to go from Lyttelton to the Stoddarts just for the public to see how nice it was... The Stoddart gardens are lovely and should not have been entered but hundreds of the public rushed the grounds and stole all they could carry. I never saw anything like it, a disgrace to civilisation.*"<sup>66</sup>

Following a ratepayer poll taken in February 1913, a special loan was raised enabling the Lyttelton Borough Council to purchase 356 acres of the Stoddart estate for the sum of £7,000 and undertake its development at a cost of £8,000.<sup>67</sup>

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<sup>65</sup> Lyttelton Borough Extension Act, 1911

<sup>66</sup> March 16 1912, Diary of E. R. Chudleigh 1866-1921, quoted in King (1997) *Flowers into Landscape: Margaret Stoddart 1865-1934*, p. 85

<sup>67</sup> Diamond Harbour Estate Cash Book 1913-1922, CH704/13/1, CCCA



Soon after, the Stoddart family relocated to Christchurch and around the time of her departure, Margaret Stoddart completed a number of watercolour views of both of the homes she had lived in at Diamond Harbour. This formed part of her greater body of work documenting aspects of the Diamond Harbour landscape, much of it produced between 1909 and 1913. Included among these were; *Orchard Blossom, Diamond Harbour; The Old Orchard, Diamond Harbour; Blossom, Diamond Harbour; Stable at Diamond Harbour; The Garden, Diamond Harbour; Burning tussock, Diamond Harbour; Diamond Harbour, Old Almond Tree, Diamond Harbour* and *Old Homestead, Diamond Harbour*.



Figure 12: Margaret Stoddart’s paintings showing aspects of Diamond Harbour between 1909 & 1913  
 Top left: Orchard Blossom, Diamond Harbour; Top centre: Godley House; Right: The Garden, Diamond Harbour;  
 Lower centre: Old Almond Tree, Diamond Harbour; Lower right: Old Homestead, Diamond Harbour

Following the purchase of the estate, a Special Committee of the Borough Council was established to direct its conversion to a trans-harbour marine suburb and pleasure resort. Around 300 acres of the estate were leased to Mr Edward A. de Thier on a yearly basis for grazing. Stoddart Cottage, referred to as the gardener’s cottage, together with two acres of land and associated outbuildings (wool shed, stables and yards), were also separately leased to de Thier.<sup>68</sup>

A ‘practical gardener’ was engaged to keep the grounds in proper order and de Thier acted in a temporary capacity as caretaker of the house and grounds.<sup>69</sup> He continued to occupy Stoddart Cottage until late 1914, although his tenure of the greater estate was extended to 1918.<sup>70</sup>

Following a preliminary survey of the estate in December 1912, a development plan was formulated by the Special Committee in tandem with Mr L. C. Walker, who had been engaged to “carry out a town planning and allotment garden scheme” for the Diamond Harbour estate.<sup>71</sup>

<sup>68</sup> Minutes of Meetings, 21 April 1913; 18 March 1914; 21 December 1914, Lyttelton Borough Council Diamond Harbour Committee (LBCDHC) 1913-1933, CH704 /2/4, CCCA

<sup>69</sup> Minutes of Meetings, 11 June 1913, LBCDHC 1913-1933, CH704 /2/4, CCCA

<sup>70</sup> Minutes of Meetings, 21 December 1914, LBCDHC 1913-1933, CH704 /2/4, CCCA

<sup>71</sup> Minutes of Meetings, 23 June 1913, LBCDHC 1913-1933, CH704 /2/4, CCCA

The group's early vision for the garden suburb was outlined several months later in the *Star* which reported "...*Behind the big house is a sheltered valley, which the experts declare, is an ideal site for a nursery garden. Here it is proposed to grow all manner of fruits, vegetables and flowers. It may be, if the settlement scheme prospers, that allotments will be rented to residents, and that their labours will be guided and supervised by an expert nurseryman. For the present, however, this land is being planted by the Council, and here again a very creditable return is expected...*"<sup>72</sup>

The services of James Young, Curator of the Christchurch Botanic Gardens, were enlisted and he was asked to provide horticultural, crop husbandry and forestry advice. Young recommended the planting of a large potato ground as a revenue generating exercise, and directed the preservation of the best and the most promising trees and shrubs growing in the grounds of the former Hawkins residence and the removal of others.<sup>73</sup>

The Committee's scheme for the suburb evolved into a staged land subdivision program with the formation and beautification of a 40 acre reserve that included the former Hawkins' residence, the development of attractions and the renovations to both Diamond Harbour residences. To this end, Christchurch architect George Hart was engaged to provide drawings for the alterations and additions needed to transform the building into an accommodation hostel, tea rooms and focal point to draw holiday crowds.<sup>74</sup> These works were carried out during October and November 1913. Concurrent with this unspecified repairs directed by the Borough Engineer were undertaken to the exterior and interior of Stoddart Cottage.<sup>75</sup>

Other decisions taken by the committee included the granting of rights to cut flowers from the Stoddarts' gardens, and the revitalisation of the surviving orchard and vegetable garden near the residence so that produce could be sold at the Lyttelton market. The Diamond Harbour Accommodation Hostel opened to the public on 6 December 1913 under the management of Mr Walker, after his services as the suburb's town planner were terminated by the council. Several months later, as the result of a competition, the hostel was named Godley House, after John Robert Godley, the founder of the province of Canterbury.<sup>76</sup>

Preliminary subdivision plans were drawn and revised on several occasions between September 1913 and July 1914. This was particularly the case with the first subdivision of the estate which, in March 1914, included building sites on Stoddart Point - a location that, because of its convenient position near the jetty and its expansive views, was considered to be very desirable.<sup>77</sup> This plan was revised four months later when English town planning pioneer, William Davidge,<sup>78</sup> visited Diamond Harbour at the invitation of the Lyttelton Mayor while Davidge was on a lecture tour of New Zealand. Davidge expressed the view that to allow housing on the Stoddart Point would be a great mistake, as that portion of the site was an ideal situation for use as a public reserve.<sup>79</sup>

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<sup>72</sup> 'The Birth of a Suburb', *Star*, 8 September 1913, p. 1

<sup>73</sup> Site visit by Young reported in 'The Birth of a Suburb', *Star*, 8 September 1913, p. 1

<sup>74</sup> Tender advertisement, *Press*, 13 September 1913, p. 18; Johnston, J. (1952) p. 153

<sup>75</sup> Minutes of Meetings, 10 October 1913, LBCDHC 1913-1933, CH704 /2/4, CCCA

<sup>76</sup> The other names submitted for consideration were Laurenson House, Wakefield, Te Whaka, The Pines, and Grandevue as recorded in the *Press*, 21 March 1914, p. 13

<sup>77</sup> *Press*, 21 March 1914, p. 13, Minutes of Meetings, 18 March 1914 LBCDHC 1913-1933, CH704 /2/4, CCCA

<sup>78</sup> William Robert Davidge (1879-1961) was an Architect and surveyor, who combined these skills with an enthusiasm for urban improvement to become one of the pioneering leaders of the British town planning movement of the early twentieth century. He also played a key role in the introduction of town planning to Australia and New Zealand.

<sup>79</sup> *Press*, 22 July 1914, p. 7

Plans for the first stage of the subdivision were duly amended and, on November 28<sup>th</sup> 1914, the first land sale of 34 building sites was held.

The importance of attracting ‘tripper traffic’, picnickers and other visitors to the Diamond Harbour suburb was not lost on the committee, and various inducements and amenities were planned to bring in revenue for the ferry and the accommodation house, and to attract potential land purchasers.

The first of these was the formation of a sports ground in the natural amphitheatre between Godley House and Stoddart Cottage. Work began in July 1914 and an area of approximately 3 ½ acres fronting the cottage and close to the old woolshed and stables, was cleared of trees and rock, drained and levelled. Two playing fields were formed for use by football and hockey teams and it was hoped that the provision of these facilities would encourage visits from Lyttelton sporting clubs.



Figure 13: Diamond Harbour beach with horse box bathing shed on the right  
Source: DHHA SH1031, DH&DHA Archive

Diamond Harbour beach was cleared of large boulders and stones and some of the material removed was used to construct an access path from the jetty track to the beach. Other paths, some stone edged, were made through the Diamond Harbour Park.<sup>80</sup> Around this time, an old horse box was placed on the beach for use as a bathing shed. This was shared alternately by female and male bathers. Simple free-standing structures referred to as shelter-sheds were erected at the jetty in late 1915 / early 1916 for ferry passengers, and two additional shelter-sheds were erected on the Point immediately above the jetty.<sup>81</sup>

Successful lobbying by Diamond Harbour residents in 1917 resulted in the construction of a dedicated ladies’ bathing shed on the west side of the beach. Situated on the site of today’s changing sheds, this was a timber structure associated with concrete steps and a ramp that

<sup>80</sup> L.C. Walker quoted in Johnston, J. (1952) p. 154

<sup>81</sup> *Press*, 18 January 1916, p. 1; Watson, J. (1962) p. 40; *Press*, 25 April 1919, p. 9

provided egress into the water. The horse box was moved to the east, painted and renovated with a concrete floor for the use of male bathers.<sup>82</sup>

By 1924 an additional structure, fashioned from part of a World War One troopship, had been erected alongside the women's bathing shed<sup>83</sup> and, by 1935, the horse box had been replaced with a larger bathing shed for men. Part of the concrete footprint of this is still visible on the beach.



Figure 14: (Left) Ex WW1 troopship structure, foreground. Source: Cropped from DHHA SH1032, DH&DHA Archives  
Figure 15: (Right) Men's bathing shed located beside the path to the beach. Part of the concrete pad remains in situ  
Source: BOXM04, DH&DHA Archive

*Pinus radiata* were planted on the Purau Bay side of Stoddart Point in June 1914, and, one month later, in an effort to address ongoing water problems, a water diviner was contracted to locate an underground water source on the estate. A 192 foot deep bore, referred to as No. 1 bore, was subsequently sunk in front of Godley House in late 1915.<sup>84</sup>

After a number of requests to the Lyttelton Harbour Board, the Borough Council was granted approval to lease the Diamond Harbour jetty site. This approval was conditional on the council maintaining an efficient ferry service of at least five trips per day each way from the inner harbour of Lyttelton to the jetty. Concomitant of the lease, the Harbour Board agreed to erect a new jetty at a cost not exceeding £350.<sup>85</sup> This was constructed between June and August 1915 at the site of the earlier jetty, but designed to better accommodate ferry service craft. (Refer section 4.1.2.)

The provision of a regular ferry service, the refitted Godley House, and the marketing of Diamond Harbour as "a health resort for pleasure seekers and week-enders" boosted visits by Christchurch and Lyttelton locals as well as national and international travellers. Their comments in the Godley

<sup>82</sup> *Star*, 27 October 1917, p. 3; *Star*, 1 December 1917, p. 7

<sup>83</sup> Visible in dated photograph, <http://ketechristchurch.peoplesnetworknz.info/site/images/show/12504-diamond-harbour#.VxQ-sPn5jrc>

<sup>84</sup> *Star*, 23 November 1915, p. 4; *Star*, 30 November 1915, p. 6

<sup>85</sup> Agreement for licence to occupy a portion of foreshore at Diamond Harbour, Lyttelton Harbour Board – A002 Correspondence –General-In/Out, XBAA, CH518, Box 668/A002-401, Record XBAH-A002-401, ANZ

House Visitors Book between 1914 and 1917 painted the resort variously as “modern Acadia”, “paradise without the serpent”, “the beauty spot of Lyttelton, “restful”, “lively” and “ripping.”<sup>86</sup>

The grounds around the hostel were used for open-air concerts, and moonlight excursions from Lyttelton to Diamond Harbour were well patronised. The hostel and the Diamond Harbour environs became a popular choice for honeymooning couples, and the Godley House facilities were also used as a conference venue and for receptions, such as that held for the Japanese navy in August 1917.

Stoddart Point, or ‘Pine Grove Point’ as it was briefly known as in 1915, was similarly popular and was the setting for many large-scale trade picnics and community celebrations, due in large measure to its proximity to Lyttelton, and the “*fine belt of trees that afford excellent shelter from any winds.*”



Figure 16: Diamond Harbour excursionists in front of Stoddart Cottage, October 1916  
Source: BOXM025, DH&DHA Archive

<sup>86</sup> Diamond House Visitors Book, 27 February 1914 – 1918, CH704 /13/4, CCCA



Figure 17: Patriotic Gala held on the reserve on April 1<sup>st</sup> 1916  
Source: DH&DHA Archive

In early 1918, long-awaited amenities in the form of a shelter shed for tea making and two open fireplaces were constructed for the convenience of picnickers and other visitors to the Harbour. One of the fireplaces was constructed at the beach and the other on the Purau side of the Diamond Harbour. The shelter shed was positioned on the reserve approximately half-way between the jetty and Godley House.<sup>87</sup> The remains of this small building survive in the reserve. (Refer 4.1.2.)

Around the same time a camping ground was established under the large pine trees on the seaward end of the Stoddart Point headland.<sup>88</sup> Sites were available for both short and long-term rental and newspaper reports confirm that, like other Christchurch camping grounds at this time, many sites were occupied for months, and in some cases whole years, by the same residents. The camping ground closed for public use at the end of the 1929/1930 camping season, largely as a consequence of the Depression, but was reprised as a 13-tent Public Works Camp in September 1930.

The works camp operated for at least four years during which time approximately 26 relief scheme workers constructed Marine Drive using picks, shovels and barrows. The men also undertook work metalling and binding the road from the Diamond Bay jetty to the tea kiosk near Godley House in 1932.<sup>89</sup> Post 1932 the same area operated as a motor camp with sites available for short-term stays. This continued until at least early 1937.<sup>90</sup>

Other new amenities introduced to encourage tripper traffic also benefitted the slowly growing community. This was particularly the case with the first Diamond Harbour golf links course which was laid out at the suggestion of Walter de Thier, the new lessee of Godley House, with the

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<sup>87</sup> *Press*, 28 March 1918, p. 8

<sup>88</sup> *Press*, 27 December 1919, p. 11; *Press*, 16 December 1924, p. 16

<sup>89</sup> *Press*, 2 April 1932, p. 17; *Press*, 30 March 1993, p. 8; *Press*, 13 April 1933, p. 12

<sup>90</sup> Lyttelton Holiday Resorts, *Press*, 18 December 1936, p. 7

permission of the Lyttelton Borough Council. Formed between 1919 and 1920 under the direction of the Diamond Harbour Golf Club, the eight hole links course was located on the reserve fronting Godley House.<sup>91</sup> It was later extended to nine holes. However play proved difficult because of the picnicking public and the club relocated in 1927 to a larger site across No.1 Spur, later the site of Whero Avenue.<sup>92</sup>

Walter de Thier was also instrumental in lobbying the Lyttelton Harbour Board for a dinghy slip for the use of the Diamond Harbour Association yacht and boat owners. This was constructed on the foreshore between the jetty and the beach in 1923 and utilised old decking timber donated by the Harbour Board. Concrete used to construct the lower portion (shore edge) of the slip was provided by the Borough Council.<sup>93</sup> The slip survived until at least 1945 and at that time was described by the Harbour Board as being “private property”.<sup>94</sup>

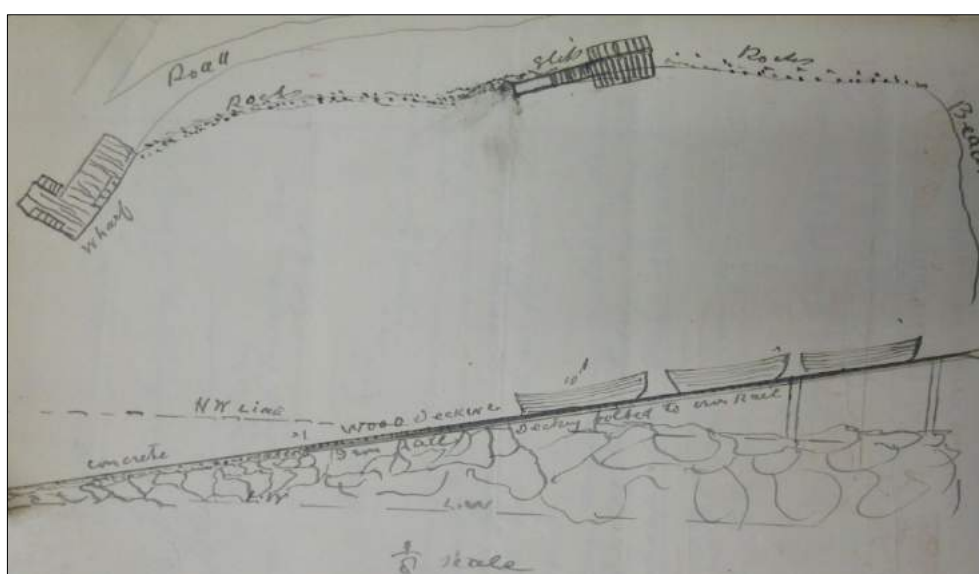


Figure 18: Approved plan for dinghy slip, drawn 1923

Source: Lyttelton Harbour Board – General Correspondence, Record XBAH-A002-401, ANZ

In 1921 the operators of the Diamond Harbour Ferry Service successfully tendered for the lease of a portion of the reserve for a tea- kiosk.<sup>95</sup> This was described by Stapylton-Smith as being adjacent to Mr Jack Brassey’s shop which was built at the back door of Godley House.<sup>96</sup> In addition to serving refreshments, the kiosk was utilised as a venue for early flower shows, housed the settlement’s supply of fire beaters, was a nominated polling place for the community and served as a venue for political meetings.

<sup>91</sup> *Sun*, 29 November 1919, p. 10; 27 December 1919, p. 11; *Star*, 28 December 1920, p. 2

<sup>92</sup> *Press*, 3 September 1928, p. 14; 25 September 1928, p. 12; *Press*, 15 August 1936, p. 22

<sup>93</sup> Letter, Harbour Board to de Thier, 15 April 1920; Lyttelton Harbour Board – General Correspondence, In/Out, XBAA CH518 Box 668/A0002-401, Record XBAH-A002-401; *Press*, 17 September 1923, p. 14

<sup>94</sup> Letter, Jarman to Harbour Board, 22 November 1945 & reply 10 December 1945, Lyttelton Harbour Board – General Correspondence, In/Out, XBAA CH518 Box 668/A0002-401, Record XBAH-A002-401

<sup>95</sup> This arrangement saw the Borough Council offer the tender for the lease of a tea-kiosk on an area of reserve land of one chain square for a period of 21 years with the stipulation that a building to the value of £250 was to be erected. Construction costs were borne by the successful tenderer and a yearly ground rental paid by them. At the end of 21 years the building became the property of the Council; *Press*, 8 November 1921, p. 11

<sup>96</sup> Stapylton-Smith (2009) p 101 & 103

Also around this time a tennis court was formed on the flat area of ground beside Godley House. Originally part of the Hawkins residence's immaculate lawn this area had been ploughed up for lucerne cultivation by one of the previous lessees. Other improvements undertaken in the 1920s included the construction of the extant concrete steps linking Stoddart Point headland with the jetty in 1924.<sup>97</sup>

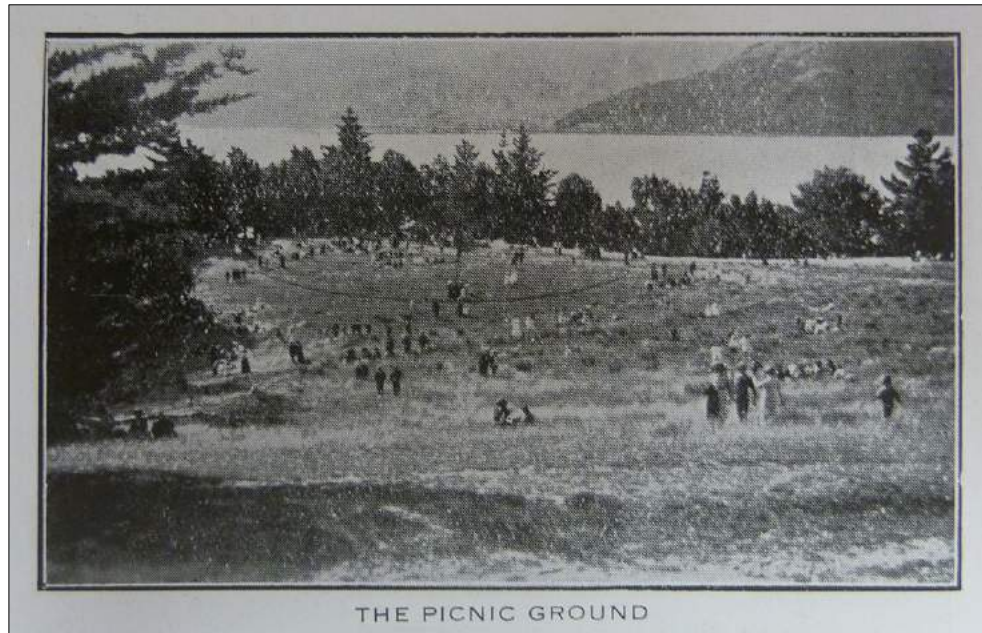


Figure 19: The Picnic Ground in c. 1921

Source: Diamond Harbour Estate No. 3 Subdivision Advertising Booklet 1921, CH704/13/1, CCCA

Further subdivision of the estate in the mid-1940s led to a gradual increase in the permanent population of Diamond Harbour. This in turn prompted the establishment of a school in 1945, the construction of a Community or War Memorial Hall in 1955, the formation of a cricket club in 1956, a rugby club by 1960, a lawn bowling club in 1979, and a croquet club in 1988, all of which were clustered on the east and south of the recreation ground. The construction of club rooms and attendant playing greens / pitches and, in the case of the school, a swimming pool and basketball court, necessitated the removal of some large Eucalyptus, rock and subsurface rubbish deposits<sup>98</sup> as well as modification of the embankment on the east and south of the recreation ground.

During the construction of Diamond Harbour's new community facilities Stoddart Cottage was rented by the Lyttelton Borough Council to a succession of families. This continued until 1973 when the Peninsula Merry-makers took over the lease and used the cottage for rehearsals and storage. Upper house, which was located to the rear and east of Stoddart Cottage was still a presence in the landscape until the 1930s, as seen in a photograph of this period.

<sup>97</sup> Stapylton-Smith (1993) p. 55

<sup>98</sup> This was noted by Stapylton-Smith to contain rubbish, rock, tins, horse shoes, coins and old bottles. The likely provenance of the material was not detailed. Stapylton-Smith (2009) pp. 155 & 245





Figure 20: Godley House grounds and associated structures, 20 April 1947. Incised flower beds around the house, grass tennis court on left of the house and open trellis pergola in the garden. Extant shelter shed visible in the lower centre. Source: W1-29-12, V C Browne & Son



Figure 21: Aerial view of Godley House grounds, 1954. Grass court replaced with bowling area. Source: 1473-1502 V C Browne & Son



Figure 22: Aerial view of Stoddart Cottage and the Memorial Community Hall under construction, 1954  
 Note the density of planting in the cottage garden and boundary hedge on east of the property  
 Source: 1473-1502 V C Browne & Son

By the 1960s the holidaying public's interest in Godley House had begun to wane and it was being run as a Guest House with an operation largely limited to the Christmas period and occasional church conventions. A report by the Town Clerk to the Mayor at this time noted "*the impression one obtains by looking at Godley House from the onset is a bad one.*"<sup>99</sup> This was confirmed by Bobby Hooper, who took over the lease in 1964. She is quoted as saying that in the Godley House grounds ramshackle out-buildings sagged among misshapen trees and shrubs. Grass growing on what had previously been the bowling area (former grass tennis court) and the Arum lilies growing around it were taller than her four year old daughter. There were fifty-seven broken windows and a large area behind the house was covered with sun-baked raw sewage from a ruptured tank.

Under her management, internal repairs were carried out on the house, the out-buildings were removed, the disused stone-walled cool store (dairy) was dynamited, the old well was filled in and the grounds tidied.<sup>100</sup>

Post 1965, the Lyttelton Borough Council thinned the trees that encircled Godley House and made improvements on the western portion of the headland for picnickers. This included amenity plantings (oak, silver birch, sycamore and ash), the provision of toilets and a water connection and an outside belt of *Cupressus arizonica* planted on the western edge. Further changes in this area occurred in 1982 when seven wooden children's play structures were erected in the area popularly used as a picnic ground.<sup>101</sup>

<sup>99</sup> Report by Chairman of Estates to Town Clerk 16 March 1961, XACB CH789/2/14, Lyttelton Borough Council Lyttelton Borough Council Traffic Committee 1961-1974 & Misc. Reports, CCCA

<sup>100</sup> 'Putting the icing on the cake', *The Diamond Harbour Herald*, No 150, October 2011, p. 1

<sup>101</sup> Cronin, F. (1986) *Management considerations in relation to Stoddart's Point Recreation Reserve*, p. 4

## Community groups

Community interest in the protection, restoration and development of Diamond Harbour saw the formation of a number of volunteer groups in the late twentieth century. One of the earlier of these was the Friends of the Stoddarts Cottage (the Friends). Between 1988 and 1998, with guidance from the New Zealand Historic Places Trust, (now Heritage New Zealand) this group undertook an extensive restoration project of the cottage, involving conservation works to the interior and exterior of the building as well as grounds work and garden development.

Following the repiling of the cottage in 1992, the Friends initiated a competition for the layout of the cottage's front garden which was won by Christine Dann, a local resident and garden writer.<sup>102</sup> Work implementing the layout began in September 1992 with the reinstatement of one drystone garden wall and the construction of a new a dry stone wall at the front of the cottage and the formation of an additional path fronting it. The extant freestanding small trellis pergola on the west of the property was constructed and pipe and wire gates were replaced with timber picket gates (carriage drive and pedestrian) in deference to a request made by Frances Dainty, granddaughter of Mark and Anna Stoddart prior to her death.<sup>103</sup> Planting in the front garden was completed in 1993 using an approach which sought to express something of the spirit of the garden as portrayed in Margaret Stoddart's 1913 watercolour study '*Old Cottage Diamond Harbour*'.

In 1994 and 1995 the native or bush garden on the bank behind the house was planted, the extant gazebo was constructed and the Richard Farmer twig design garden bench was returned to the cottage following repairs.<sup>104</sup> The extant chimney pot is thought to have been introduced into the garden at this time. At the eastern end of the bank bordering the path leading to Purau Avenue, shrubs and flowers were planted, and a flower bed on the western end of the bank was formed for geraniums.<sup>105</sup> The Friends' garden shed was erected alongside the extant Merrymakers' storage shed – this structure having been placed on site by the Merrymakers post 1973.

On completion of the cottage restoration and garden installation in 1998, the Stoddart Cottage Trust was formed to administer, maintain and develop the cottage and its surrounding garden.

Under the Friends' custodianship the garden became the site for the marking of community milestones and, prior to its completion, the extant *Morus alba pendula* (weeping white mulberry) was planted and a plaque placed in the grounds by the Mayor of Banks Peninsula, Mr T. C. Brocherie, to mark New Zealand's sesquicentennial. This species was chosen to reference an earlier mulberry which stood between the cottage and a large *Araucaria bidwillii* or bunya bunya tree (removed in 1995).<sup>106</sup> Frances Dainty's connection with the site was marked in 1991 with the planting of a rimu given to her two weeks before her death, on her 81<sup>st</sup> birthday.<sup>107</sup> In 1994 the rimu was replaced with a *Sophora* (kōwhai) which was described at that time as "a memorial tree for Frankie Dainty".<sup>108</sup> This tree is extant however the plaque is no longer associated with it.

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<sup>102</sup> Detailed planting recommendations were not part of the layout plan

<sup>103</sup> Friends of Stoddarts Cottage Annual Report: Year ending 31-12-1992 and 31-12-1993, Stoddart Cottage File, HNZ

<sup>104</sup> Friends of Stoddarts Cottage Annual Report: Year ending 31-12-1994, Stoddart Cottage File, HNZ

<sup>105</sup> Friends of Stoddarts Cottage Annual Report: Year ending 31-12-1995, Stoddart Cottage File, HNZ

<sup>106</sup> Friends of Stoddarts Cottage Report on Activities during 1990, Stoddart Cottage File, HNZ

<sup>107</sup> Friends of Stoddarts Cottage Report on Activities during 1990, Stoddart Cottage File, HNZ

<sup>108</sup> Minutes of the 1993 Annual Friends Meeting, Stoddart Cottage File, HNZ

The extant Banksia rose resting against the trellis on the wall of the Merry-makers' shed was planted as a memorial to Comrie Stanley in early 1992,<sup>109</sup> and a plaque was subsequently placed on this wall in his memory.<sup>110</sup> This was followed in 1997 with the planting of a maple and the placement of a plaque by the Diamond Harbour and Purau Gardening Circle to commemorate the 50<sup>th</sup> anniversary of the group.<sup>111</sup> Today a leucadendron grows beside the plaque.

Following the disbanding of the Merry-makers in 2006, and prior to the 2010/11 Canterbury earthquakes, Stoddart Cottage was used as an exhibition space by local artists, photographers and craftspeople, for town meetings and community events, and was opened to the public for viewing and for Victorian afternoon teas on Sundays. The grounds at this time were maintained by volunteers and this arrangement continues today.



Figure 23: Stoddart Cottage grounds. Top left c. 1950s, Top right 1988,  
Lower left 1994, Lower right 2016  
Source: Stoddart Cottage files HNZ & CCC

The Diamond Harbour and Districts Historical Association (DH&DHA) began lobbying the Banks Peninsula Borough Council for District Plan protection for the Stoddart Weirs in 1995. At that time it was argued that the weirs required protection because of the likelihood that they would be engulfed by the dumping of spoil and other materials which regularly took place in that area.<sup>112</sup> The Association continued to seek protection for the weirs, successfully applying to the New Zealand Historic Places Trust in 2001 for their registration as an archaeological site (M36/157).

<sup>109</sup> 'In Memoriam', Friends of Stoddarts Cottage, Minutes of the Annual Meeting held on 7th February 1992, Stoddart Cottage File, HNZ

<sup>110</sup> Comrie Stanley was actively involved in a number of Diamond Harbour community groups including the Friends of Stoddarts Cottage for some years

<sup>111</sup> Friends of Stoddarts Cottage Annual Report for Year Ending 31-12-1997, Stoddart Cottage File, HNZ

<sup>112</sup> Letter, Anthony Lester, Chairman Diamond Harbour and Districts Historical Association to Banks Peninsula District Council, 1 March 1995, Stoddart Cottage File, HNZ

Volunteer parties undertook a vegetation clearance programme around the weirs in 2003 and the Diamond Harbour Community Association recently repeated this exercise at the upper weir in tandem with a native planting project.



Figure 24: 2003 weir clearance project undertaken by members of the Historical Association  
Source: DH&DHA Archives

#### Planting and replanting Stoddart Point Reserve and setting

The first of a number of attempts to suppress the weeds and gorse in Morgan's Gully, including the backdrop to the beach, was carried out in 1916. This was initiated by Church Bay resident, Oliver Hunter, who donated 1,000 native shrubs and trees to the Lyttelton Council for planting around Diamond Harbour.<sup>113</sup> One year later Oliver donated 3,300 native plants from his own garden, the gardens of local residents Orton Bradley (Charteris Bay) and Richard Fleming (Port Levy) and from the Gardiner brother's bush at Purau. These were planted by Hunter and the council forester into what Oliver described as the weed infested gully back-dropping the beach.<sup>114</sup> Two years later these were torched by the council in an effort to rid the area of gorse and only one of Hunter's plantings, one ngaio remained.

Seemingly undeterred, ten years later Hunter organised Diamond Bay residents in a flower-planting day where various flower seeds were sown around the foreshore. This 1928/1929 project was more successful than his previous attempts to beautify the harbour and, in 1936, reports of his efforts described the Diamond Bay Harbour foreshore as "*gay with the bright hues of geranium, mesembryanthemum and in spring, fragrant with wallflowers.*" Hunter continued his landscaping program with a sowing of larkspur, wallflower, and mignonette in 1935. However, this later planting project, along with the grasses behind the beach, the thick scrub and undergrowth in the lower part of Morgan's Gully and a plantation of young *Pinus ponderosa* above Marine Drive,<sup>115</sup> were lost later that year in a fire accidentally ignited by school pupils.<sup>116</sup>

<sup>113</sup> *Star*, 20 June 1916, p. 4; *Sun*, 20 June 1916, p. 9

<sup>114</sup> *Sun*, 13 March 1917, p. 2; Hunter, (2006) quoted in Stapylton-Smith (2009) pp. 98-99

<sup>115</sup> It is reasonable to assume that these came from the State Forest Service which had offered to supply 3000 two year old *Pinus Ponderosa*, for planting in the Lyttelton Borough in 1932

<sup>116</sup> 'Fire at Diamond Harbour', *Press*, 2 March 1935, p. 14

Plans by the Lyttelton Borough Council's Estate Committee to replant the gully initially centred on pine stock available from the State Forest Service. However Committee Chairman, Cr. Sinclair, advocated the planting of native species in the burnt out gully and appealed to members of the public to donate seedlings, especially native trees and shrubs for the revegetation. In response, eighty *Plagianthus regius* (Ribbonwood) were donated by Messrs G. and A. F. Neill of Greenpark and these were planted in the gully. A number of *Laburnum anagyroide* (Laburnum) were also donated by the Neills and these were planted in unspecified locations in Diamond Harbour and Lyttelton.<sup>117</sup> Oaks, also noted to have been planted in the gully may date from this post-fire replanting.<sup>118</sup>

One year later, the Estates Committee accepted an offer by Charteris Bay resident, Orton Bradley, to supply and plant native trees at Diamond Harbour if the Council arranged for the holes to be dug.<sup>119</sup>

Other documented tree planting occurred in 1927 when two relief workers planted trees on the foreshore and, in 1939 when several hundred trees were planted on the Purau side of the settlement. These are believed to have been pine species which were offered by the State Forest Department for relief work schemes.



Figure 25: Morgan's Gully behind the beach in 1947, showing post fire planting  
Source: W1-29-10, V C Browne & Son

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<sup>117</sup> *Press*, 8 July 1936, p. 17

<sup>118</sup> Pers. Com. Louise Beaumont / Paula Smith, April 2016

<sup>119</sup> *Press*, 19 May 1937, p. 16

As a consequence of the 1967 Wahine storm, over 200 trees, mostly pine, were lost in and around Diamond Harbour. (Refer figure 27.) The resultant vacant ground was planted with several thousand mainly native shrubs and trees, many of which survived.<sup>120</sup>



Figure 26: Aerial view of the headland in 1963. Note development works on recreation ground.  
Source: 706-736, V C Browne & Son



Figure 27: Post Wahine Storm aerial, photographed in 1970 showing loss of trees on the headland  
Source: 12556-12565, V C Browne & Son

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<sup>120</sup> Stapylton-Smith (2009) p. 161

Diamond Harbour School pupils planted the bank to the rear of the Memorial Hall with native trees and shrubs as part of a conservation week project in 1997 and, in the 1990's, a number of large eucalyptus trees were felled at the drive entrance to Memorial Hall and replaced with a native garden.<sup>121</sup>

Between 1991 and 2000 the Diamond Harbour and Districts Landscape Management Group carried out a number of native planting projects. Areas targeted by the group included the reserve behind Stoddart Cottage, the bank behind the shops (though few survived) and lower Morgan's Gully near the beach where Banks Peninsula seed-sourced ake ake, pittosporum, cabbage trees, kanuka from the Department of Conservation's Motukara Nursery, were planted.<sup>122</sup>

Other local enthusiasts such as the Purau Road group have planted, watered and tended lower Morgan's Gully, also with the vision of restoring the native forest cover and recently Diamond Harbour School pupils and others took part in a community tree planting event on Stoddart Point Reserve by the Scout den.<sup>123</sup>

### Historic Markers

Significant local and national events were inscribed on the Stoddart Point Reserve through planting and plaque placement. Surviving examples of this practice included the 1950 Canterbury Centennial oak planted on the reserve on Arbour Day in tandem with the placement of a plaque. Some years later a pohutukawa was planted as a memorial to local resident Jack Hall during the post-Wahine storm replanting programme (location yet to be determined). Commemorative seat plaques have also been placed across Stoddart Point Reserve.

As part of the 1990 New Zealand sesquicentennial the Diamond Harbour Community Association received funds to place six commemorative plaques at places of historical interest in Diamond Harbour.<sup>124</sup> In addition, and as part of the same application, the group received funds to prepare the Diamond Harbour Historical Walk pamphlet, produce a permanent information board showing the historical walk and also to plant the commemorative mulberry with associated plaque in Stoddart Cottage garden as previously noted. One of these plaques is understood to have been placed on the rock wall halfway down the steps leading to the jetty.<sup>125</sup> This recorded the steps' construction in 1924. This is no longer in situ but was noted several years ago.<sup>126</sup>

Another plaque has been described on the stone wall opposite the entrance to the Memorial Community Hall commemorating Church Bay resident, Oliver Hunter's role in helping build the wall. This is thought to have been removed when the wall was repaired post-earthquake and has yet to be replaced.<sup>127</sup>

In 1995 a memorial marking the 50<sup>th</sup> anniversary of the end of World War Two was constructed and a plaque was placed overlooking the recreation ground and War Memorial Community Hall.

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<sup>121</sup> Stapylton-Smith (1990) p. 234

<sup>122</sup> Pers. comm. Louise Beaumont / Paula Smith, 10 April 2016

<sup>123</sup> <http://www.diamondharbour.school.nz/korimako/tree-planting/> Accessed April 2016

<sup>124</sup> Application under the name of the Whanga Raupo Southern Bays 1990 Commemorative Committee

<sup>125</sup> Diamond Harbour Historical Walk pamphlet, August 1990

<sup>126</sup> Pers. comm. Louise Beaumont / Jan Studholme, April 2016

<sup>127</sup> *ibid*



### Twenty-first century change

Following many years of community agitation for a local cemetery, and a lengthy community consultation process, the Diamond Harbour Memorial Gardens Cemetery was officially opened in May 2002. This was designed by Peter Rough Landscape Architect Ltd (now Rough Milne) in the memorial garden style to accommodate 180 burial and 285 ashes plots.<sup>128</sup> To facilitate the development of the Memorial Gardens unsafe pines were felled in 2001 and paths, roadways and a carpark were developed.

Three terraces were formed, substantially altering the slope of the hillside, and clay from these earthworks was used to enlarge the sports fields. The cemetery terraces and entrance were planted with swathes of tussocks, flax, ngaio, pittosporum and cabbage trees while the wider landscape is predominantly mature pine.



Figure 28: 1950 View within the Diamond Harbour Memorial Cemetery, 2016  
Source: L. Beaumont, January 2016

As a consequence of damage sustained in the 2010/2011 Canterbury earthquakes Godley House, a registered Category II Historic Place and archaeological site under the Historic Places Act, and a scheduled building in the Banks Peninsula District Plan, was deconstructed between December 2011 and February 2012. Post 19<sup>th</sup> century additions were subsequently removed in December 2014.

Stoddart Cottage, also a registered archaeological site and Category I Historic Place, was closed while the building's collapsed brick chimneys were addressed. Further collapse risk was mitigated enabling the cottage to reopen to the public and volunteers pending permanent repair work. Also

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<sup>128</sup> 990035 2A Waipapa Avenue, Diamond Harbour Resource Consent File , CCC

within the Stoddart Point Reserve the jetty buildings and car park area, previously upgraded in c. 2009 were upgraded again post-earthquake in 2013/2014.<sup>129</sup>

Following the deconstruction of Godley House, SPRIG (Stoddart Point Regeneration Ideas Group<sup>130</sup>) initiated Sculpture on the Point and Live at the Point events as part of its goal to aid the post-earthquake recovery of the Diamond Harbour community. The inaugural event was held in 2012, and Stoddart Point became the backdrop for a sculpture trail while the site of Godley House was used as a concert venue.

The extant bronze woman and child sculpture by Alison Erickson was purchased from the first event and now sits near the Stoddarts' original flag pole site on the headland. Sculpture from subsequent years has also been purchased for permanent placement on the reserve including Mark Whyte's limestone sculpture on the Godley House foundation, Neil Dawson's work hanging over the harbour and visible from the jetty, and a further work in the main commuter carpark.

Most recently the *Stoddart Point Reserve and Coastal Cliff Reserves Network Diamond Harbour/Te Waipapa Management Plan* was finalised in September 2013, *Getting to the Point: Stoddart Point Community Vision and Summary of Community Views* was prepared for the Southern Bays Community by the Diamond Harbour Community Association and SPRIG in November 2013 and an archaeological assessment of Stoddart Point Reserve was undertaken in early 2016.



Figure 29: Alison Erickson's woman and child sculpture on the headland  
Source: L. Beaumont, January 2016

<sup>129</sup> Photograph, Stapylton-Smith (2009) p.246; Pers. Comm. Louise Beaumont / Ian Jackson, 11 April 2016; *Press*, 16 January 2015

<sup>130</sup> Community group working to encourage a community led development of Stoddart Point and the Godley House site

## 2.1.5 Comparative analysis

### Profile

The Stoddart Point Reserve was created by the Lyttelton Borough Council as the public reserve/ open space component of its trans-harbour settlement scheme. Included within the reserve were part of the Stoddart's pastoral landholding and cottage, and Harvey Hawkins gentleman's residence and pleasure grounds. Both buildings were incorporated into the layout of the reserve. The extensive pleasure grounds were employed in a dual role as ornamental gardens and public reserve and the Hawkins' residence was repurposed as public accommodation, managed by the council.

### Creation of reserve and parks from private estates

This incorporation of existing buildings into a park landscape was unusual in Canterbury and Banks Peninsula in the early 20<sup>th</sup> century, and predated Christchurch's adoption of the practice by approximately 30 years.

Councils within Christchurch began to acquire established private parklands, homestead gardens and large urban-residence gardens for use as suburban parks from the late 1910s. However, in these cases, there was either no residence associated with the land acquisition, or the residence was removed from the park soon after purchase. Examples of this practice include: Sir Robert Heaton Rhodes' 'Elmwood' estate, a portion of which was acquired as part of a joint purchase by Christchurch City Council, the government and Waimairi County Council in 1919, but which did not include any of the Elmwood buildings,<sup>131</sup> and the Kirks' 'Abberley' estate which was purchased by Christchurch City in 1939 for a suburban park, and included the demolition of the property's residence as part of the park's development.<sup>132</sup>

It was not until 1944 when part of the Risingholme estate, including the residence, was gifted to the city that a building was retained within a suburban park and recast as a community facility.<sup>133</sup>

### Extent of historic landholding and context

The size of Stoddart Point Reserve and the extent of the historic landholding it includes is larger than most other reserves and parks of this type in Christchurch and Banks Peninsula, with the exception of; Orton Bradley Park, a 650 hectare working farm with historic structures, and Takapūnekūe Reserve, a 13.8439 hectare reserve with 19<sup>th</sup> century monument and building and 1920s farm buildings.

It is however noted that Orton Bradley Park is not a city-owned resource but is publicly accessible open space held by a private trust. Takapūneke, because of its immense cultural significance to Ngāi Tahu and, in particular, to local iwi Onuku Runanga, is registered as Wahi Tapu (place of outstanding historical or cultural heritage value), is classified as a Historic Reserve (in its entirety) under the Reserves Act 1977. This classification recognises both its pre-European and European cultural and natural landscape significance.<sup>134</sup>

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<sup>131</sup> Heritage Assessment Statement of Significance, Elmwood Park, 2015

<sup>132</sup> Beaumont, L. (2010) Abberley Park Historical Investigation and Assessment

<sup>133</sup> Pearson & Associates, (2016) Risingholme Conservation Plan, in progress

<sup>134</sup> Takapūnke Conservation Report 2012, Cultural Values Report: Takamatua to Takapūneke, 2009

#### Degree of landscape authenticity

Within Stoddart Point Reserve, much of the original plant fabric associated with both Stoddart Cottage and Godley House has been lost over time and new planting / replanting and planting design has generally failed to acknowledge the historic status of their grounds and setting. Consequently the reserve lacks the landscape authenticity and evidential value demonstrated by many other historic parks and reserves in Christchurch or at a regional and national level.

Local comparisons are made with Risingholme Park, Riccarton House grounds and Mona Vale Grounds which all reflect a greater degree of landscape authenticity in layout, materials / plant fabric and experiential qualities.

#### Degree of integrity and legibility

Many of the additional structures associated with Stoddart Cottage, such as the sheep yard, wool shed, sheep dip etc, were removed, relocated or lost over time, thereby impacting on the reserve's legibility as a working pastoral landscape. Similarly, Godley House's deconstruction as a consequence of the Canterbury earthquakes impacted the reserve's legibility as the setting of Harvey Hawkins' late-19<sup>th</sup> century residence, and further weakened the landscape's extended Stoddart narrative.<sup>135</sup> A greater degree of intactness and legibility is found in other historic parks and reserves at a local, regional and national level where associated structures have survived and form and design are less compromised.

Local comparisons are made with the following; Riccarton House and grounds, Deans Cottage and grounds, Deans Bush and former farm buildings; Mona Vale house and grounds, gatehouse, lodge and bath house; and Orton Bradley Park and its associated accommodation and farm buildings, arboretum, mill and quarry. All of these places are able to convey a greater sense of the past and are more illustrative of the way in which their landscapes were used by former occupants / owners than Stoddart Point Reserve.

However, the presence of the Stoddart weirs is a significant additional structure which illustrates technological and historical aspects of the Stoddarts' water supply, and has a high degree of rarity. Because of this rarity value, the weirs are of national significance.

#### Similar historic values

Stoddart Point Reserve has high heritage value to which the age and authenticity of Stoddart Cottage is an important contributing factor. The cottage has been assessed by Bowman (2004) as being *nationally significant as a rare surviving prefabricated cottage of the early 1860s which is largely authentic in form and construction*.<sup>136</sup> The immediate setting is a 1990s interpretation of a New Zealand settler period garden, but the cottage remains on its original site and is still associated with a small amount of historic fabric; seat, apple, peach and Eucalyptus progeny / regrowth from the early shelter belt.

On balance, a commensurate overall degree of heritage value is found in the three other examples of early domestic accommodation which feature in other reserves and parks in Christchurch and Banks Peninsula. These are; Deans Cottage, built in 1843; Cob Cottage in Scott Park, built in 1862; and the Stone Cottage, Orton Bradley Park, built 1848.

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<sup>135</sup> This refers to the Stoddart's occupation of the Hawkins' residence between 1897 and 1913

<sup>136</sup> Bowman, I. (2004) Stoddart Cottage, Diamond Harbour Conservation Plan, p. 21

Deans Cottage is part of a group of heritage buildings and kahikatea floodplain forest. The cottage was relocated from its original site in the Riccarton House grounds in 1950, and was restored, before being moved again in 1970.

Cob Cottage is a rare earth build cottage which was originally constructed from sod, rebuilt from cob in the 1940s then rebuilt following a fire in the 1950s. The cottage remains on its original site around which various unrelated recreational structures and playing greens are arranged.

Stone Cottage, Orton Bradley Park, was originally constructed as shepherds' quarters but was only used for this purpose for four years before being converted into a dairy. It remains on its original site and is part of a complex of related agricultural buildings, and machinery as well as one dwelling and planted fabric. The cottage is currently being rebuilt as a consequence of the Canterbury earthquakes.

## 2.2 People associated with the place

Mark Stoddart 1819-1885

Mark Pringle Stoddart was the youngest son of Admiral Pringle Stoddart and his wife, Frances (nee Sprot). He was born and educated in Edinburgh, Scotland and at the age of 18 emigrated to Port Philip in Australia, where the town of Melbourne was being laid out. After travelling for some years in the east of Australia, he purchased a small station in the Victorian Pyrenees. Twelve years later, he went on an expedition to New Zealand, arriving in Lyttelton in January 1851. He jointly purchased a sheep run on the north bank of the Rakaia River but sold that in 1853.

From 1852 Stoddart began to purchase parcels of freehold land across the bay from Lyttelton. This included the full frontage of the bay which was known as "Mr Stoddart's Bay" for a time, but which Stoddart then named Diamond Harbour. Stoddart purchased part of Quail Island in the Lyttelton harbour but sold it to his friend, Thomas H. Potts in 1863.

Stoddart married Anna Schjött in 1862 and the couple had seven children; Mark (died aged 2), Frances (Fanny), Margaret Olrog, James, Mary, Agnes and John Schjott. Stoddart was described in his obituary as being of stalwart form and genial humour.<sup>137</sup>

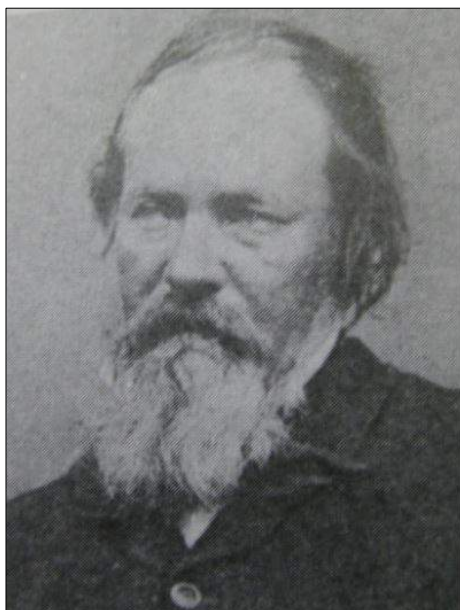


Figure 30: Mark Stoddart  
Source: *Flowers into Landscape*

Anna Barbara Stoddart c. 1835 - 1911

Anna Schjött was the daughter of the Reverend O. Schjött of Skien, Norway. Anna came from a large family with limited means and emigrated to New Zealand as a governess when she was 25 years old. Anna is listed as one of 34 unmarried female passengers who sailed to Canterbury on the SS Matoaka in 1860 on an assisted emigration scheme. She is noted as having arrived with Dorotea Weale, a first class passenger on the ship whose visit to New Zealand was probably related to her involvement in the welfare of immigrant women. The two women visited the Torlesses at Okains Bay. Anna stayed on as a teacher at the chapel school at Okains Bay for a year, living with Henry

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<sup>137</sup> *Star*, 1 September 1885, p. 3; *Macdonald Dictionary of Canterbury Biographies*, <http://www.findagrave.com/cgi-bin/fg.cgi?page=gr&GRid=137796853> Accessed March 2016

and Elizabeth Torlesse. It was during that time that Anna met Mark Stoddart and they became engaged. They were married by Henry Torlesse at the chapel school at Okains Bay on 27 February 1862. Mark, at 43, was 16 years older than his bride.<sup>138</sup> Anna died in 1911 at Godley House.

Margaret Stoddart 1865-1934

Margaret was the second daughter of Mark and Anna Stoddart. She was brought up in a prosperous and cultured family in Diamond Harbour in the cottage now known as Stoddarts Cottage. She shared her father's keen interest in natural history and landscape.

She enrolled in the Canterbury College School of Arts in its opening year, 1882, and was awarded a second-grade full certificate in 1889. During this period she became a member of the Palette Club, an association of artists committed to working from nature. She was a keen tramper and made numerous trips around Banks Peninsula and the Southern Alps, sketching the landscape and collecting specimens for studies of native plants. Before long she had established a reputation as one of the country's foremost flower painters.

In 1890 her botanical studies were acquired by the Canterbury Museum. In 1897 she visited Europe where she exhibited widely before returning to New Zealand to join her elderly mother and two sisters at Diamond Harbour. The family occupied the residence that had been constructed by Harvey Hawkins nearby their original family cottage until 1913, and during this time Stoddart produced a number of works depicting the gardens of both homes. After her mother's death and the subsequent sale of the family property, she moved to the Cashmere Hills where she remained until her death.

During her lifetime she was a member of the School of Art Sketch Club, the National Art Association of New Zealand and the Canterbury Women's Club, as well as serving as vice-president of the Canterbury Society of Arts and the Society for Imperial Culture.<sup>139</sup>



Figure 31: Anna Stoddart seated left, Richard Farmer behind, Margaret Stoddart standing, and May Stoddart seated right. Source: May Stoddart Album, DH&DHA Archives

<sup>138</sup> King (1997) *Flowers into Landscape: Margaret Stoddart 1865-1934*, p. 22

<sup>139</sup> <http://www.teara.govt.nz/en/biographies/3s37/stoddart-margaret-olrog> Accessed March 2016

Harvey Hawkins 1830-1911

Harvey Hawkins arrived in Lyttelton in 1861 and started a business as an ironmonger. His later ventures included a ship chandlery, an import business and property speculation. He became very active in the Lyttelton community, and in September 1868 he stood for the Lyttelton Municipal Council and was elected second on the poll.

He entered into a contracting partnership with Robert W. Martindale and William Stocks at Lyttelton in January 1874. Hawkins and Martindale then became the successful contractors for the construction of Lyttelton harbour's two break-water moles that same year. Hawkins is said to have used this wealth to acquire Stoddart Point and surrounding farm land on Diamond Harbour, and construct an impressive gentleman's residence which later became known as Godley House.

In 1894 Hawkins was bankrupted, a situation brought about heavy interest charges on his Diamond Bay property. He entered into partnership with George Smith as H. Hawkins & Co. Storekeepers and Provisions Merchants in Norwich Quay, Lyttelton, before retiring in 1901. He was described as "a fine old English gentleman".<sup>140</sup>



Figure 32: Harvey Hawkins advertising material  
Source: Godley House file, CCCA

L C Walker

Mr Walker was engaged by the Lyttelton Borough Council in 1913 to assist in the planning of the new Diamond Harbour trans-harbour scheme.<sup>141</sup> He would later say that, prior to taking up his role, he had met George Laurensen, MP for Lyttelton, whom he had interested in garden cities when he (Walker) was "working around Parliament".<sup>142</sup> Walker attempted to convince the council to include sites for allotments and orchards in the early subdivision plans, and put in place subdivision rules and controls that would encourage the planting of hedges rather than fences.

Walker's services were terminated as the council was "not unanimous on his suggestions" and he was then employed as the first manager of Godley House. In this role he, along with the Town Clerk L. A. Stringer, won the competition to name the former Hawkins property Godley House. Walker was also responsible for much of the early physical work across the Stoddart Point Reserve, forming walks and clearing rocks from the beach.

<sup>140</sup> Johnson, J. (1952) *The story of Lyttelton*, p. 149; Bowman, I. (2004) *Stoddart Cottage, Diamond Harbour Conservation Plan*, p. 11

<sup>141</sup> Minutes of Meeting 27 June 1913, Lyttelton Borough Council Diamond Harbour Committee 1913-1933, CH704 /2/4, CCCA

<sup>142</sup> Johnson, J. (1952) *The Story of Lyttelton*, p. 153; Lyttelton Borough Council Diamond Harbour Committee 1913-1933, CH704 /2/4, CCCA



After resigning from his role as manager of Godley House, Walker entered politics and ran first as a Reform candidate for Riccarton, then as a candidate for the Christchurch mayoralty in 1933 and later as an Independent for Avon in the 1935 elections. In his political career he was described as “a free talker” and was known for his interesting and entertaining addresses, although he was unable to realise his political ambitions.

James Young 1861-1934

James Young began his horticultural career as an apprentice on Sir Andrew Buchanan's estate of Craigend, Strathblane in 1878. Having completed his training, he was employed as a journeyman at Killermont House near Glasgow. Following this, he spent three years in charge of the Laxley Gardens on the Isle of Man before taking up a position as instructor at the State Nursery, Mount Macedon, Victoria in 1887.

In June 1908 he was appointed to the position of Head Gardener (later called Curator) of the Christchurch Domain, a position he held until he retired in 1932. During this time Young was responsible for effecting a significant transformation of the Christchurch Botanic Gardens. In addition to this role he was Superintendent of City Parks and Gardens for six years and was responsible for the formation of six new Christchurch parks. He was also called upon to assist with the laying out of a number of other parks and reserves in Canterbury, including the Banks Peninsula War Memorial grounds and the early formative planning for Lyttelton Borough's garden suburb, Diamond Harbour.

Young is perhaps best remembered for the extensive rose garden he constructed in the Christchurch Botanic Gardens. He was the author of *Rose Growing in New Zealand* and *Flower Gardening in New Zealand*.<sup>143</sup>

William Davidge 1879-1961

Davidge was born in Middlesex and studied at University College and Kings College, graduating with a degree in architecture in 1900. From 1902 to 1907 he was an assistant in the architect's department of the London County Council and between 1907 and 1916 he was District Surveyor for Lewisham, Greenwich, and Woolwich. In 1919 he became Housing Commissioner for the Southern Counties and later for London.

In the early 1900s Davidge took an interest in the emerging British Garden City Movement. In 1909 he presented a paper to the Institution of Surveyors (later to become the Royal Institution of Chartered Surveyors) in support of the Housing, Town Planning, &c. Act 1909 which proposed to make it mandatory for local authorities in the United Kingdom to introduce town planning systems.

In 1914, Davidge travelled to New Zealand and from there to Australia. In both New Zealand and Australia Davidge delivered a series of lectures in the principal cities and towns along with Charles Reade (1880 - 1933), another enthusiast of town planning, to promote the new planning paradigms. As a result of this tour, Davidge drew up New Zealand's first civic improvement scheme, a plan for the city of New Plymouth. However, his plan was not implemented.

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<sup>143</sup> Beaumont, L. (2014) Conservation Plan: Banks Peninsula War Memorial, p. 20

From 1921 Davidge practiced as a consulting town planner and architect-surveyor, and in 1926 was elected President of the Royal Town Planning Institute, as well as serving as Chair of the Executive of the Garden Cities and Town Planning Association (later to become the Town and Country Planning Association). Davidge prepared professional planning reports for places throughout the United Kingdom, including recommendations for Bedfordshire, Berkshire, Buckinghamshire, Cambridgeshire, Hertfordshire, West Kent and Belfast, Northern Ireland. As well as being a member of architecture and planning institutes, he was also an associate member of the Institution of Civil Engineers.<sup>144</sup>

Oliver Hunter 1882 - 1979

Oliver Hunter was born at Church Bay, Lyttelton, and spent his whole life in that district. At the age of twelve, he begged one acre of land from his father's farm in Church Bay to establish a forest of native trees and plants. On the death of his parents, Hunter purchased their farm and systematically planted the whole gorge area, of some 20 acres, establishing his own plant nursery for the purpose, and turning the previously barren Church Gully into a treasured reserve of New Zealand trees and plants for posterity.

Hunter stimulated great interest in conservation among his neighbours and spread his enthusiasm through many articles published in a variety of magazines, journals, and papers.

In 1966, aged 84, he ably delivered the Sanderson Memorial Lecture to members of the Royal Forest and Bird Protection Society and, that same year, was the recipient of the Loder Cup. During his lifetime he donated thousands of young trees for revegetation programs, including those in and around Diamond Harbour and to schools for Arbor Day ceremonies.<sup>145</sup>

Friends of Stoddarts Cottage 1986 -1998

The Friends of Stoddarts Cottage formed in June 1986.<sup>146</sup> The formation of the organisation appears to have been prompted by the Christchurch Civic Trust who began investigating the possibility of forming such a society when the cottage was thought to be in danger of demolition.<sup>147</sup> Soon after its formation, the group began a series of fund raising efforts before embarking upon a lengthy project to conserve the cottage, reconstruct the garden's rock walls, and lay out and plant a garden. On completion of this work the Stoddart Cottage Trust was formed in 1998.<sup>148</sup>

Others

Other families and organisations occupied/ managed and /or used both Stoddart Cottage and Godley House and contributed in varying degrees to the maintenance and development of the

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<sup>144</sup> Miller, C. 'Town Planning in New Zealand,' *Planning Quarterly*, December 2002, 13; William Robert Davidge biography [https://en.wikipedia.org/wiki/William\\_Robert\\_Davidge](https://en.wikipedia.org/wiki/William_Robert_Davidge) Accessed March 2016

<sup>145</sup> Loder Cup Winners, Department of Conservation, <http://www.doc.govt.nz/news/events/awards/loder-cup-award/all-winners-from-1929/> Accessed March 2016; Hurley, J. 'A bit of history', *The Wrybill*, July 2010, p. 9

<sup>146</sup> Hon. Secretary Diamond Harbour & District Historical Association to NZHPT (Heritage New Zealand) 16 June 1986

<sup>147</sup> *News: Journal of the Canterbury Arts Society*, No 33, September 1970

<sup>148</sup> Friends of Stoddarts Cottage Annual Reports, Stoddart Cottage file, HNZ

grounds.<sup>149</sup>

### Stoddart Cottage

Bert Noseworthy and family?  
1908-1912 Mary and Richard Farmer  
1914-1918 Edward de Thier  
1918-1921 ?  
1921-1927 Gerrit Van Asch, Inez & family  
1927 -1939 Llewellyn Wilson, Harriet and family (Council employee)  
1940s-1957 Vere Buchanan & family  
1958-1961 Melva & George Peagram & family  
1960s Mr Chalmers  
1960s Mr & Mrs Fearnley  
1973-2006 Merrymakers (local dramatic group)  
1986 Friends of Stoddarts Cottage

### Godley House

1891-1892 Mr and Mrs Taylor  
1892-1893 Mr & Mrs J A Marshall  
1893-1895 Mr & Mrs James Patterson  
1895-1897 George Stinson & family  
1897-1912 Anna Stoddart & family  
1913 L. C. Wilson  
1914 Mr & Mrs New  
1916 Mrs Ayres  
1917 Jack Brassey  
1919-1922 Walter de Thier  
1922-1923 Eva Edmonds  
1924-1930 Edith & Will Paine  
1930-1934 Miss Noelene Curtis  
1935 Councillor Walter Toy  
1940 Edward Halkett  
1943 Clem & Myrtle O'Connor  
1949-1955 Ernest & Ruth Clapp  
1955-1964 Ted & Babs Foote  
1964-1973 Rick & Bobby Hearn (Hooper)  
1973 R. Pardoe  
1974-1977 Jean & Kevin Hardie  
1977-1979 Marie & Paul Pannell  
1979-1981 Mrs Mary Webb  
1981-1988 Ann & Don McNarn  
1988-1994 Gaye & Gordon Edwards  
1994-1998 Stephen & Carol Cox  
1998-2002 Linda & Michael Fogarty  
2002 -2008 Neil Blunden  
2009-2011 Michelle & Richard Anderton

Burgesses Association / Diamond Harbour Community Group 1931 to present  
The Diamond Harbour Community Association has historical roots back to 1931 when the local Burgesses Association was formed. In 1984. The name of this organisation changed to the Community Association. From the 1930s the association has looked after the interests of the residents and ratepayers of Diamond Harbour and, in this role, it has advocated for beach facilities and the replanting of reserves. It has contributed towards playing field improvements, taken the lead in the War Memorial Hall project, funded the construction of the seats overlooking the recreation ground as a memorial marking the end of World War Two and commissioned conservation plans for Godley House and Stoddart Cottage.<sup>150</sup>

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<sup>149</sup> Washer, E. 'The Tenants of Godley House' in Stapylton-Smith M. (2009) p. 229; Bowman, I.(2004) Stoddart House, Diamond Harbour Conservation Plan, pp 72-73; 'Putting the icing on the cake', Diamond Harbour Herald, No 50, October 2001, p. 1; *Press*, 16 August 1921, p. 10

<sup>150</sup> Stapylton-Smith (2009) pp. 159-163 & pp. 231-236; *Press*, 16 March 1931, p. 16

The Diamond Harbour and Districts Historical Association Inc. c.1976 to present  
The Diamond Harbour and Districts Historical Association is believed to have begun around 1976 although no records can be traced before 1992. It was formally incorporated in 1993.<sup>151</sup> The association was formed to foster an interest in history, particularly that of the Diamond Harbour area and Banks Peninsula, including natural history. For over twenty years the association has been an active lobbyist for the protection of the district's sites of cultural and natural heritage.

The Diamond Harbour and Districts Landscape Management Group 1991-2000  
The Diamond Harbour and Districts Landscape Management Group (Landscape Group) formed in July 1991, prompted by ongoing conflict within the community over trees (pines and gums) and views. The group's agenda was threefold; to initiate a management plan for Diamond Harbour and the wider district area's public land; to consider the maintenance and landscape enhancement of public land other than reserves; and to undertake planting projects, tree removal and track maintenance works as well as public consulting. The group disbanded in 2000 with the understanding that its work would transfer to its parent group, the Diamond Harbour Community Association.<sup>152</sup>

Stoddart Point Regeneration Ideas Group (SPRIG) 2011 to present  
The Stoddart Point Regeneration and Ideas Group (SPRIG) was established following the February 2011 earthquake and operates under the auspices of the Diamond Harbour Community Association. SPRIG's efforts to co-ordinate the revitalisation of the village centre and ensure that the Godley House site is used to benefit the whole community have included running annual music events on the site over the summer, and inaugurating a sculpture trail within the Stoddart Point Reserve.

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<sup>151</sup> Noted in the DH & DHA Inc Archives Collection catalogues to 31 December 2007

<sup>152</sup> van Beynen, M. and Nieman, J. 'District Landscape Management Group' in Stapylton-Smith (2009) pp. 252-254

## 2.3 Chronology of significant landscape events

ERA	EVENT	SOURCE
1850	Deed to RS 246 (Diamond Harbour headland) issued to Reverend Robert Bateman Paul on 27 August 1850	Deed RS 246
1852	Mark Stoddart acquires RS246 on 4 August 1852	Conveyance RS246 CAAR 12582 CH290 Box 946, Rec 42a ANZ
1858	Stoddart leases 243E from Church Property Trustees for 21 years on 4 September 1858	King, J. (1997) p. 23
1858	Stoddart and Sprot living in cottage on the headland near the trig station	Letter Stoddart & Sprot to Provincial Secretary, 14 May 1862, ANZ
1859	Stoddart purchases RS1333 on 1 June 1859	Document 18D80
1860	Stoddart purchases RS498 on 7 July 1860	Document 18D81
1862	Stoddart purchases RS2404 on 22 October 1862	Document 18D82
	Stoddart marries Anna Schjött and relocated to newly erected Point Cottage	<i>Lyttelton Times</i> , 5 January 1861 Letter Stoddart & Sprot to Provincial Secretary, 14 May 1862, ANZ
	Garden around cottage laid out, ornamental garden and orchard planted	DHJ -Various entries 1862
	Brick water storage tank constructed	DHJ, 13 March 1862
	Upper and lower dams constructed	DHJ, 14 April 1862
1865	Sheep yards constructed	DHJ, 14 January 1865
1876	Harvey Hawkins acquires Stoddart's estate	Deeds index C1 & C2, ANZ
1880	Hawkins house erected on knoll of Stoddart Point	Stapylton-Smith (2009) p. 75
1885	Death of Mark Stoddart	<i>Star</i> , 1 September 1885, p. 3
1891	Hawkins leases his estate to Talbot, Stinson and Haydon Taylor's Private Family Hotel and Pleasure Gardens opened	<i>Press</i> , 8 August 1894, p. 3
		<i>Press</i> , 24 December 1892, p. 1
1892	Lease changes hands and the hotel was recast as Diamond Harbour Park. Dance hall erected and games and sports area formed	<i>Press</i> , 12 December 1892, p. 6
1893	Lease changed hands	<i>Press</i> , 1 January 1894, p. 7
1894	Harvey Hawkins declared bankrupt and his estate reverted to the Stoddart family	<i>Press</i> , 8 August 1894, p. 3
1895	Lease changed hands and the accommodation was recast as Diamond Harbour House	<i>Press</i> , 16 December 1895, p. 1
1896	Dance hall dismantled and relocated	Hunter, O. (2006) p. 28
1897	Stoddarts shift into Harvey Hawkins' former home	King, J. (1997) p. 62
c.1898	Cottage on the headland near the trig dismantled	Hunter, O.(2006) p. 27-28
1908	Mary Stoddart marries Richard Farmer and the couple occupied Stoddart Cottage	Stapylton-Smith (2009) p. 35-36
1909	Frances Farmer born at Stoddart Cottage	ibid
1911	Lyttelton Borough Extension Act passed	Lyttelton Borough Extension Act, 1911
1911	Death of Anna Stoddart	Cemetery database
1913	Stoddart family leave Diamond Harbour	King, J. (1997) p. 62

	Lyttelton Borough Council raised loan to purchase the estate	Diamond Harbour Estate Cashbook, CCCA
1914	L. C. Walker employed by Lyttelton Borough Council to provide town planning advice	Minutes LBC DHC, 27 June 1913
	William Davidge visits Diamond Point at Mayor's invitation	LBC DHC Minutes, 1 June 1914
	Area on reserve formed for playing fields	<i>Press</i> , 21 July 1914, p. 5
1914	<i>Pinus insignis</i> planted on Purau side of Stoddart Point	<i>Star</i> , 23 November 1915, p. 4
1915	Lyttelton Borough Extension Amendment Act passed	Lyttelton Borough Extension Amendment Act, 1915
	First subdivision offered for sale	<i>Press</i> , 30 November, p. 10
	Lots in the second subdivision offered for sale from February	<i>Press</i> , 17 February 1915, p. 12
	Patriotic gala held on the point October 16	<i>Sun</i> , 16 October 1915
	Water bore sunk in front of Godley House	<i>Star</i> , 30 November 1915, p. 6
	New jetty erected by Harbour Board	<i>Star</i> , 6 August 1915, p. 4
c. 1916	Horse box erected on beach for use as a changing shed	<i>Sun</i> , 18 July 1917, p. 7
1916	Shelter sheds erected on the jetty	<i>Press</i> , 25 April 1919, p. 9
c. 1916	Shelter sheds erected on the headland above the jetty	<i>Press</i> , 25 April 1919, p. 9
1917	Dedicated women's bathing shed erected on the beach	<i>Star</i> , 27 October 1917, p. 7
	Reception for the Japanese Navy held at Godley House, on August 27	DH Visitors Book, p. 28
1918	Shelter shed for tea making erected between Godley House and the jetty for picnickers use Two fireplaces erected for picnickers' use on the beach	<i>Press</i> , 28 March 1918, p. 8
c. 1918	Camping ground operating under the pines on the seaward end of Stoddart Point until 1930	<i>Press</i> , 27 December 1919, p. 11
1919	Shelter shed placed on Stoddart Point Reserve overlooking the sports fields	Photograph, Diamond Harbour Sub-division booklet
1920	Golf links course laid out on reserve around Godley House opened in April	<i>Sun</i> , 26 April 1920, p. 8
1921	Small tea kiosk constructed near the back door of Godley House	<i>Press</i> , 8 November 1921, p. 11
1923	Slip for yacht and boat owners constructed on the foreshore	<i>Press</i> , 17 September 1923, p. 14
1924	Steps to jetty constructed	Stapylton-Smith, M. (1993) p. 55
1930	Camping ground used as a Public Works Camp until 1934	<i>Press</i> , 2 April 1932, p. 17
1931	Diamond Harbour Burgesses Association formed	<i>Press</i> , 16 March 1931, p. 16
1935	Fire in Morgan's gully	<i>Press</i> , 2 March 1935, p. 14
1937	Orton Bradley supplies native plants for Diamond Harbour	<i>Press</i> , 19 May 1937, p. 16
1945	Chorlton School building relocates to site on the sports field nearby Stoddart Cottage	Building & Sits: Primary Schools: Canterbury, ANZ
1950	Oak planted in reserve to commemorate Canterbury centenary	Memorial stone
1956	Cricket club form pitch on sports ground	Stapylton-Smith (2009) p. 115
1962	New bathing /changing sheds constructed on the beach	Stapylton-Smith, (1993) p. 109

April 2, 1955	Diamond Harbour War Memorial Hall opened by the Minister of Internal Affairs	Stapylton-Smith (2009) p. 127
1964-1973	Out-buildings removed around Godley House, well filled in and grounds tidied. Road widened through the reserve	<i>Diamond Harbour Herald</i> , October 2011, p. 1
1968	Native infill planting undertaken post Wahine Storm in Diamond Harbour reserves and gullies	Stapylton-Smith, (1993) p. 110
	Jack Hall Memorial pohutukawa planted	Stapylton-Smith, (1993) p. 110
1973	Footprint of hall extended	Stapylton-Smith (2009) p. 127-
	Borough Council drain and enlarge sports field	Stapylton-Smith (2009) p. 154-8
1978	Footprint of hall extended	Stapylton-Smith (2009) p. 159
1979	Bowling Club form greens on sports field 1979-1980	Stapylton-Smith (2009) p. 225-8
1986	Formation of Friends of Stoddarts Cottage	Stapylton-Smith (2009) p. 237
1988	Croquet Club form greens on sports ground	Stapylton-Smith (2009) p. 245-6
1989	Lyttelton Borough Council merged into Banks Peninsula Council	1989 Local Government Reforms
1990s	Replacement of large gum trees at the entrance to Community centre with native garden	Stapylton-Smith (2009) p. 234
1990	Hīkoi around Stoddart Point, Coastal Cliff Reserves, and the walkway around Diamond Harbour undertaken by Te Hapū o Ngāti Wheke Rūnanga members of the Standing Environment Komiti	AspxZ Ltd, (1990) <i>Rapaki Consultation on Stoddart Point and Coastal Reserves Management Plan</i>
1990	Stoddart Cottage given 'B' classification by Historic Places Trust (now Heritage New Zealand)	<i>Press</i> , 6 October 1990
	Mulberry planted and plaque placed by Banks Peninsula Mayor to mark New Zealand's sesquicentennial, August 26	FSC Report on Activities during 1990
	Plaques placed around Diamond Harbour marking historic sites	Approved application for NZ Centennial funding
	November 3rd. Death of Frances Dainty	FSC Report on Activities during 1990
1991	Composting toilet placed on the beach	<i>Press</i> , 31/12/1991, p. 2
1992-1997	Stoddart Cottage garden redesign and installation commences 1992 and completed 1998	FSC Minutes Year ending 31 December 1992 - 1997
1992	Lower Morgan's Gully, around Diamond Harbour Beach, planted by the Landscape Group with natives species	Stapylton-Smith (1993) p. 179
1995	DH&DHA lobby BPDC for scheduling of weirs and other historic sites	Letter DH&DHA to BPDC. Stoddart File, HNZ
1995	Seats overlooking memorial ground, retaining wall and plaque placed by Diamond Harbour Community Association	Stapylton-Smith(2009) p. 234
1997	Maple planted in Stoddart Cottage garden to commemorate the 50 <sup>th</sup> anniversary of the Diamond Harbour and Purau Garden Club May 5	Friends of Stoddart Cottage Annual Report year ending 31/12/1997
1998	Stoddart Cottage Trust formed	Stoddart Cottage file HNZ
2002	Diamond Harbour Cemetery opened	Cemeteries Master Plan 2013
2004	Stoddart Cottage Conservation Plan prepared	Bowman, I. (2004)
2004	Godley House Conservation Plan prepared	Bowman, I. (2004)
2005	Banks Peninsula Borough Council merges with Christchurch City Council	<a href="http://www.ccc.govt.nz/culture-and-community/heritage/council-">http://www.ccc.govt.nz/culture-and-community/heritage/council-</a>

		<a href="#">archives/records-of-former-local-authorities/</a>
2010 & 2011	Godley House and Stoddart Cottage sustain damage in Canterbury earthquakes.	Detailed Engineering Evaluation Reports
2011	Godley House deconstructed	<i>Diamond Harbour Herald</i> , No 150, October 2011
2012/2013	Upgrade of jetty and new carpark area in the reserve	Pers. Com. Ian Jackson, 2016
2013	Final management plan for Stoddart Point Reserve and Coastal Cliff Reserves Network Diamond Harbour/Te Waipapa officially approved 13 September 2013.	TRIM 13/1122851

#### Abbreviations

ANZ- Archives New Zealand

CCCA - Christchurch City Council Archives

CCC – Christchurch City Council

DHJ – Diamond Harbour Journal

DHDHA- Diamond Harbour & Districts Historical Association Archives

FSC – Friends of Stoddarts Cottage

HNZ- Heritage New Zealand

LBC DHC – Lyttelton Borough Council Diamond Harbour Committee 1913-1933, CCCA



Section 3  
UNDERSTANDING THE PLACE:  
PHYSICAL EVIDENCE



Diamond Harbour jetty, 1950s. 1985.319.88, Canterbury Museum Documentary Research Centre

## SECTION 3. UNDERSTANDING THE PLACE

### 3.1 Location and setting

#### Location

Stoddart Point Reserve occupies the northerly projecting headland of Stoddart Point. It lies approximately two nautical miles from the Port of Lyttelton and is part of the middle harbour settlement of Diamond Harbour. To the east of Stoddart Point Reserve is Purau Bay, to the west the waters of Diamond Harbour, and immediately to the south, the township of Diamond Harbour.

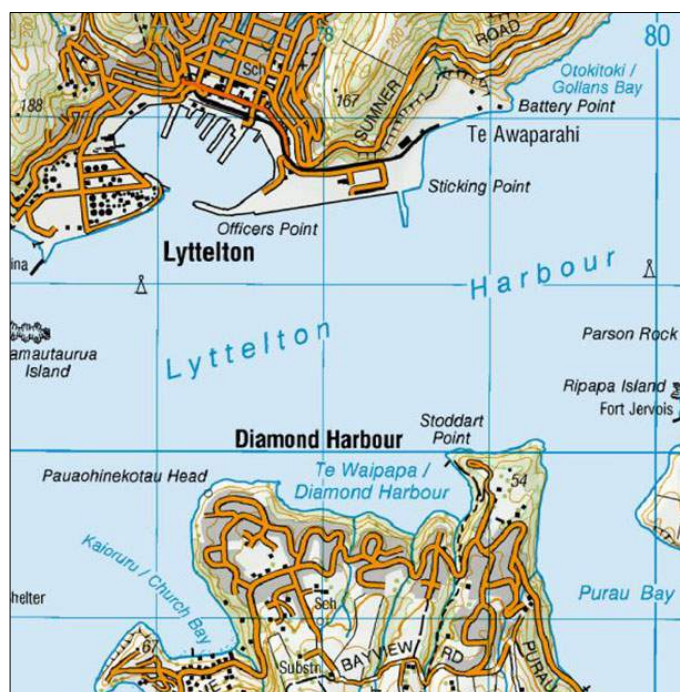


Figure 33: Location map showing Stoddart Point  
Source: Topographical map BX24

#### Setting

Setting is defined in the ICOMOS New Zealand Charter 2010 as *“the area around and/or adjacent to a place of cultural heritage value that is integral to its function, meaning, and relationships. Setting includes the structures, outbuildings, features, gardens, curtilage, airspace, and accessways forming the spatial context of the place or used in association with the place. Setting also includes cultural landscapes, townscape, and streetscapes; perspectives, views, and view shafts to and from a place; and relationships with other places which contribute to the cultural heritage value of the place. Setting may extend beyond the area defined by legal title, and may include a buffer zone necessary for the long-term protection of the cultural heritage value of the place.”*<sup>1</sup>

<sup>1</sup> ICOMOS New Zealand Charter for the Conservation of Places of Cultural Heritage Value (ICOMOS New Zealand Charter 2010)

Based on the historical and physical investigation of the reserve, the setting of Stoddart Point Reserve is considered to consist of the reserve as currently defined by Christchurch City Council in the *Stoddart Point Reserve and Coastal Cliff Reserves Network, Diamond Harbour / Te Waipapa Management Plan 2013*. In addition, the following areas are also considered to be part of the setting of the reserve:

- the former Godley House site (Lot 1 DP 5317)
- the unformed legal road that borders the seaward side of Stoddart Point and foreshore
- the Diamond Harbour jetty
- the Diamond Harbour beach

These additional sites are linked to the reserve through a shared history of use, development, customary and ongoing practices and planned association. Together they contribute to the cultural heritage value of the reserve.

### 3.2 Physical description of site and setting

Stoddart Point Reserve is an area of approximately 7.69 hectares on the Diamond Harbour headland. Within the reserve topography is varied, rising from sea level to 30 metres with sheer banks of between 10 and 15 metres on the seaward sides and a gently sloping promontory. The varied functional spaces within the reserve and their associated experiential qualities are heavily shaped by the density and nature of their planting, and can largely be divided into three character areas or zones; the coastal interface; the domain or parkland landscape and the recreation ground.

The reserve's coastal interface is characterised by tall cliffs fringed predominantly with layers of *Pinus radiata* of varying ages, the occasional *Cupressus macrocarpa* and, along the very cliff face of Stoddart Point, the smaller *Pinus halepensis* (Aleppo pine). A variety of succulents (aloe, *Cotyledon orbiculata*, *Aeonium haworthii* etc) and other hot dry-loving species *Echium candicans*, *Argyranthemum frutescens* etc have naturalised in the thin, rocky soils and pine humus banks of the cliff faces. Movement around the coastal cliff and through lower Morgan's gully is limited to a simple formed track. The foreshore edge of this zone includes the Diamond Harbour beach and the rocky shoreline.

The domain or parkland landscape is characterised by areas of open space modulated by layers of exotic and native planting, roading, a commuter car park, toilets and walking tracks. A number of exotic specimen trees and group plantings<sup>2</sup> form part of this landscape along with the building foundations and ornamental plantings<sup>3</sup> associated with Godley House. The Memorial Cemetery and the Stoddart Weirs, which are located between the cemetery and the recreation ground, are part of this open parkland landscape.

The recreation landscape is an expansive and clearly defined area of open space around which a number of structures supporting recreation and community activities are arranged. The strong lineal planting of surviving eucalyptus, wide vistas and the engaging planted detail of the domestic garden surrounding Stoddart Cottage make up this zone.

The reserve's geology is still visible in the coastal cliffs area, while the parkland landscape has been subject to modification through the smoothing of knolls, the formation of roading and tracks, the construction of various structures in the Godley House area and, in the case of the

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<sup>2</sup> Oak, silver birch etc

<sup>3</sup> Norfolk Pine x 2, Rhododendron pontium, Irish Strawberry tree, grouped cabbage tree and ngaio, walnut

cemetery area, hillslope modification. Across the area occupied by the sports fields terrain has been heavily modified to accommodate the placement of a number of buildings and meet the requirements of various sporting codes.

Within each of these zones there is significant cultural heritage fabric which is annotated on the plan in Section 3.3 and discussed in more detail in the resource audit in Section 4.1.3.

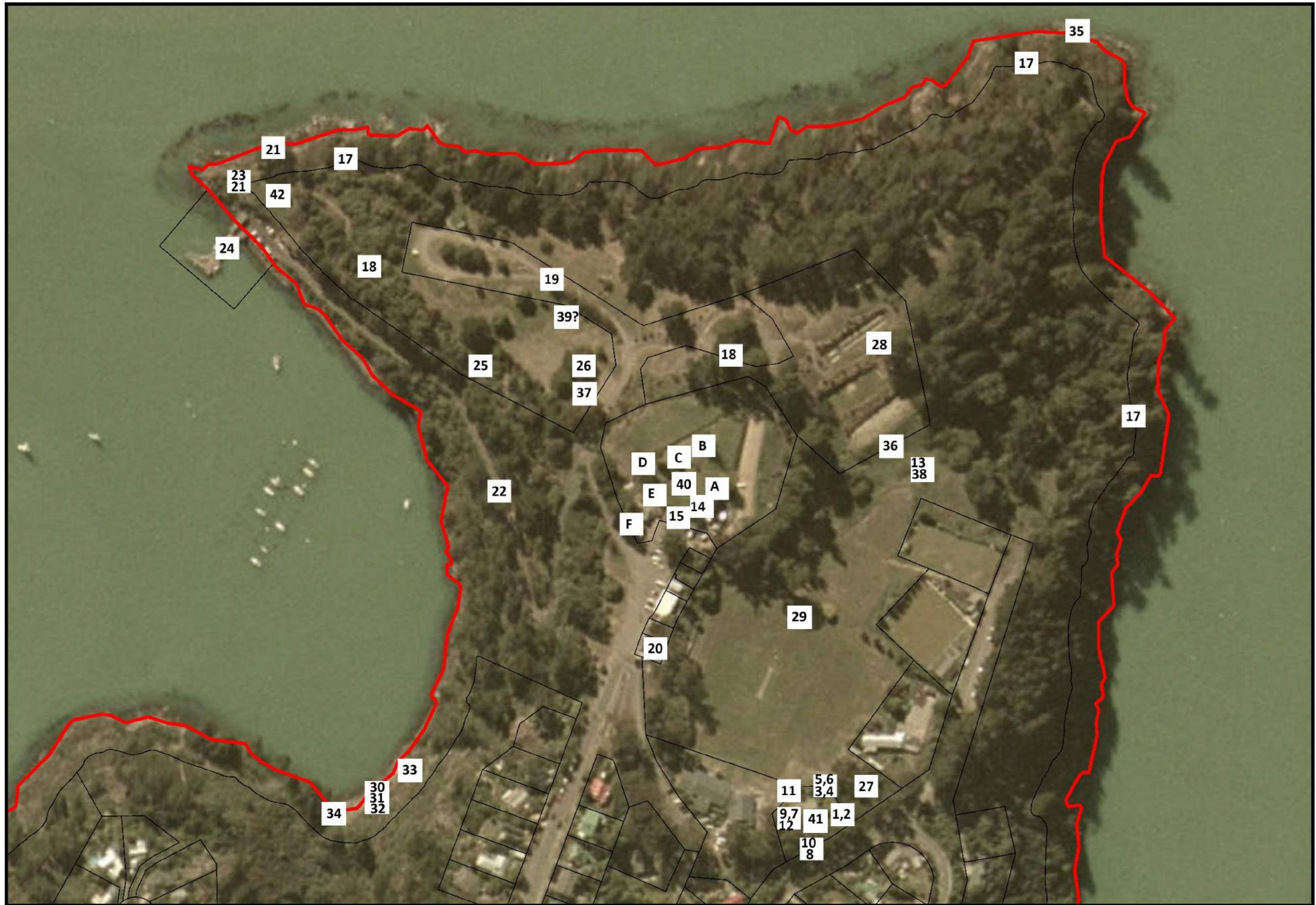
### 3.3 Plan and layout of Stoddart Point Reserve

The aerial on the following plan identifies the general location of significant site fabric, features and spaces described in the resource audit in Section 4.1.3.

#### Key to the location plan

1	Richard's seat		19	Road through the reserve
2	Peach tree		20	1995 Memorial
3	Apple tree		21	Views from headland
4	Ngaio		22	Zigzag Road
5	Sesquicentennial Mulberry		23	Steps to jetty
6	Memorial kōwhai		24	Jetty & jetty crane
7	Memorial banksia		25	Shelter shed
8	Eucalyptus belt		26	Memorial oak
9	Merrymakers' shed		27	Site adjoining Stoddart Cottage
10	1990s garden fabric		28	Memorial garden cemetery
11	Boundary		29	Diamond Harbour beach
12	Rock walls		30	Mens' bathing shed platform
13	Stoddard weirs		31	Womens' bathing shed ramp and step
14	Foundations		32	Access to beach
15	Wagon wheel in cabbage tree		33	Unknown structure
16	Godley House vegetation;		34	M36/98
A	Walnut		35	M36/14
B	Norfolk Pines		36	M36/13
C	Ngaio & Cabbage tree		37	M36/157
D	Irish Strawberry		38	M36/513
E	Rhododendron		39	M36/277
F	Boundary macrocarpa (several)		40	M36/511
17	Cliff edge walking track		41	M36/512
18	Reserve vegetation			

Aerial view of Stoddart Point Reserve & setting showing the general location of spaces & site fabric



Refer page 53 for key

### 3.4 Construction

Constructed landscape fabric within the reserve includes;

#### Stoddart Cottage

- Pergola – free-standing, painted timber trellis of residential size, simple construction and minimal ornamentation
- Gazebo – free-standing, painted timber trellis with hung bench seat and minimal ornamentation
- Garden seat – simple timber bench on post footings
- Ornamental garden bench – cast iron construction, rustic twig design pattern with timber slatted back and seat
- Boundary treatment, north and west boundary – painted timber picket fence with matched pedestrian gate. Simple two rail construction and regular point pickets. The carriage gate on west boundary is constructed of gothic point pickets
- Boundary treatment, south boundary – 4-wire fence with painted timber posts and regular point picket gate
- Rock walls – drystone construction using local rock
- Steps – sleeper-style timber steps
- Garden edging - timber edging in parts of the garden
- Path edging – stone edging, not affixed to the path, used in some parts of the garden. Gravel paths
- Retaining wall leading to Stoddart Cottage— irregular height square post of rustic construction

#### Stoddart weirs

- Drystone construction using local rock

#### Godley House

- Steps to foundation – painted concrete (sea shell additive noted in concrete mix)

#### Reserve

- Steps to jetty – formed concrete with low riser. Galvanised pipe hand railing fitted to pipe posts. Posts dyno bolted to steps at regular intervals
- Drive through reserve – asphaltic concrete? with simple sectional traffic barrier system, 1980s style, of timber post construction
- Retaining walls edging sports grounds – drystone construction using local rock
- Cliff edge track and tracks through reserve – simple formed foot walks of varying width
- Shelter shed – solid concrete shell to a height of 4ft 6ins
- 1995 Memorial – concrete pad with formed low retaining wall with nib details, single central step.

### 3.5 Modifications

The following table documents major confirmed plantings within the reserve from 1858 and the introduction and modification of site fabric where this has been reliably established. Evidence of changes in planting density and spatial organisation are illustrated in a series of aerals dated between 1947 and 2016. These aerals should be considered in conjunction with the following table.

PERIOD	MODIFICATION TO PLACE AND SETTING
1852-	Eucalyptus shelter belts and gorse fences planted
By 1858	Small cottage in evidence on promontory near the trig station Jetty in use on headland foreshore
1862	Stoddart Cottage constructed, garden around cottage laid out, ornamental plantings, orchard and vegetable grounds established Upper and lower damns (stone weirs) constructed
1864	Road to jetty completed
By 1864	Winter watering hole formed on foreshore near Morgan's gully
1880	Hawkins house erected on knoll, grounds developed and pines and macrocarpa planted around house and on the headland Sledge track formed from house to promontory
1891	Taylor's Private Family Hotel and Pleasure Gardens opened with some work undertaken in grounds
1892	Diamond Harbour Park dance hall erected and games and sports area formed north-west of Godley House
1896	Dance hall in the reserve dismantled
1913	Estate purchased by Lyttelton Borough Council, some trees removed and large portion of Stoddart orchard cleared
1914	Two playing fields formed on sports ground <i>Pinus radiata</i> planted on Purau side of Stoddart Point
1915	Water bore sunk in front of Godley House New jetty erected by Harbour Board
c. 1916	Horse box erected on beach for use as a changing shed
1916	Shelter sheds erected on the jetty
c. 1916	Shelter sheds erected on the headland above the jetty
1917	Dedicated women's bathing shed erected on concrete platform on the beach and concrete steps leading into the water formed
1918	Shelter shed with tea making facilities erected between Godley House and the jetty Two fireplaces erected for picnickers' use
1919	Shelter shed placed on reserve overlooking sports ground
1920	Golf links course laid out on the reserve around Godley House
1920s	Pines and macrocarpa planted throughout the Reserve
1920s	Tennis court formed in Godley House grounds
1921	Small tea kiosk constructed near the back door of Godley House
1923	Slip for yachts and boats constructed on the foreshore
1924	Steps to wharf constructed
1927	Relief workers planted trees on foreshore
1930s	Replacement bathing shed for male bathers constructed in same location as horse shed
Post 1930	'Upper house' alongside Stoddart Cottage removed
1932	Road to jetty from tea kiosk at Godley House metalled

PERIOD	MODIFICATION TO PLACE AND SETTING
1935	Fire on beach destroyed plantings in Morgan's gully Corner of the road leading up from the jetty, below Godley House widened by cutting into bank Approximately 10 chains of road leading to the school reserve formed
1939	Several hundred trees planted on the Purau side of the headland
1945	Chorlton School relocated to school reserve alongside the sports fields and embankment modified to accommodate school
Between 1947 and 1954	Bowling area replaced grass tennis court in Godley House grounds
1950	Oak planted in reserve to commemorate Canterbury centenary
1956	Cricket club formed wicket on sports ground
1955	Diamond Harbour War Memorial Hall constructed alongside sports field
1958	Toilets constructed on the beach
1959	Work undertaken on sports fields
1962	Replacement bathing shed constructed on the beach
1964	Large boulders hampering access to beach shifted
1964-1973	Out-buildings around Godley House removed, well filled in and grounds tidied. Road widened through the reserve
Post 1965	Amenity plantings and toilets erected between Godley House and the promontory
From 1965	Amenity tree planting around the western promontory. Deciduous trees such as oak, silver birch and ash planted around the area between the zig zag road and the upper road, and an outside belt of <i>Cupressus arizonica</i> planted on the western edge
1968	200 trees lost during Wahine storm
Post 1968	Native infill planting undertaken post Wahine storm in reserve and gullies
1973	Footprint of hall extended Borough Council drained and enlarged sports field
1978	Footprint of hall extended
1979	Bowling Club formed greens on sports field 1979-1980
Early 1980s	Post & Rail barriers erected to edge drive
1982	Play structures erected on picnic area
Btw 1973 & 1984	Trees planted on headland promontory around walkway to step leading to jetty and Silver birch planted on drive
Btw 1984 & 2003	Central island planted on headland driveway/ carpark
1986 -?	Off-site fill used to raise ground levels in the area of the weirs and the upper reaches of the watercourse
1988	Croquet Club formed greens on sports ground
1990s	Large gum trees at entrance to Community Centre replaced with native garden
1992-1997	Stoddart Cottage garden redesign and installation commenced 1992 and completed 1998
1992	Lower Morgan's Gully, around Diamond Harbour Beach planted with natives species Composting toilet constructed on the beach
1995	Seats overlooking memorial ground, nib wall and plaque placed
1997	Bank behind Memorial Hall planted with native species
2002	Memorial Garden Cemetery development modified the slope of the hill
2002	Footprint of hall extended for library extensions
2003	Weirs cleared of overgrown vegetation
Post 2003	Additional structures added on jetty
2010/11	Godley House and Stoddart Cottage sustain damage in Canterbury earthquakes.



PERIOD	MODIFICATION TO PLACE AND SETTING
2011	Godley House deconstructed
2012	Sculpture placed on promontory
2012/2013	Upgrade of jetty and new commuter car park area
2016	Weirs cleared of overgrowth and some planting undertaken

Section 4  
ASSESSMENT OF SIGNIFICANCE



Crowds, Diamond Harbour Wharf, Lyttelton Port, 1938. WA-11083-G, ATL

## SECTION 4. ASSESSMENT OF SIGNIFICANCE

### 4.1 Heritage Significance Assessment: Inventory & Significance Assessment of Form, Features, Spaces and Fabric

#### 4.1.1 Degrees of significance

The degree of heritage significance of each landscape element has been determined in accordance with the Christchurch City Council Heritage Assessment Criteria below.

**High significance** - makes an essential and functional contribution to the overall significance of the place and should be retained.

**Moderate significance** - makes an important contribution to the overall significance of the place and should be retained where possible and practicable.



**Some significance** - makes a minor contribution to the overall significance of the place.



**Non-contributory** – has no heritage significance.

**Intrusive** – Detracts from the overall heritage significance of the place or obscures fabric of greater heritage value.





## 4.1.2 Assessment of Significance: Significance of elements



### 4.1.2.1 Stoddart Cottage

Element	Description	Assessment of fabric	Degree of significance
<p><b>'Richard's seat'</b> Plan reference: 1</p> <p>Photographs: January 2016</p> <p>Referenced in: Friends of Stoddarts Cottage Year End Reports, 1991 &amp; 1994</p>	<div style="display: flex; justify-content: space-around;">   </div> <p>Victorian-era cast iron, rustic 'twig design' garden bench with 1990s timber seat and seat back. A plaque on the seat back reads, <i>Richard's seat. The cast iron frames of this seat were made by Richard Farmer, an engineer who married Mary Stoddart. They lived in the cottage and had one daughter, Frances, who was Mark and Anna's only grandchild.</i></p> <p>The cast iron seat occupied a position on the verandah of the cottage (now a concrete pad). The seat was bequeathed to the Friends of Stoddarts Cottage for use in the cottage garden by Frances Dainty, the Farmers' daughter, and following repairs it was returned to the grounds of the cottage in 1994.</p>	<p>Cast iron frame – late 19<sup>th</sup> / early 20<sup>th</sup> century fabric Timber elements - 1994</p>	<p>High</p>



<p><b>Peach</b> Plan Reference: 2</p> <p>Photograph: Late C19th view of cottage with peach tree on eastern side (L) January 2016 view (R)</p> <p>Referenced in: <i>Old Homes of Lyttelton Harbour</i>; Photograph 2000.198.875, CM</p>	 <p>Ageing peach tree which has regenerated from an old stump growing near the back entrance to the cottage. The tree appears in a sketch of the cottage dated to 1955 and a tree in this location is noted in photographs taken in 1897, the 1930s and 1991.</p>	<p>A 19<sup>th</sup> century planting related to the Stoddart period. The tree has a lengthy association with the cottage.</p> <p>Fruiting in early April 2016</p>	<p>High</p>
<p><b>Apple tree, front of the cottage</b> Plan reference: 3</p> <p>Photographs: January 2016</p> <p>Referenced in: Photograph 2000.198.875, CM</p>	 <p>Apple tree on upper terrace of cottage grounds which shows evidence of hard pruning which predates the 1990s.<sup>1</sup> The tree appears in photographs of the site in 1897 and 1916 as an established tree and based on its size in these images and the girth of the trunk is likely to be an early Stoddart planting.</p>	<p>A 19<sup>th</sup> century planting related to the Stoddart period. The tree has a lengthy association with the cottage.</p> <p>Apple fruiting mid-January</p>	<p>High</p>

<sup>1</sup> Pers. com. Louise Beaumont / Christine Dann, April 2016



<p><b>Ngaio, front of the cottage</b> Plan reference: 4</p> <p>Photograph: Aerial view 1954 (L) January 2016 (R)</p> <p>Referenced in: N/A</p>	  <p>Two ngaio on the lower terrace of cottage grounds are post Stoddart plantings based on photographs of the cottage taken in c. 1930. These appear to be part of a hedge which edged the front boundary of the property as noted in a 1954 aerial. The trees are approximately 80 -90 years old based on their open form and trunk girth.</p>	<p>Early 20<sup>th</sup> century planting. Not related to the Stoddarts but has a lengthy association with the place. Species common to the local area</p>	<p>Moderate</p>
<p><b>Sesquicentennial Mulberry</b> Plan Reference: 5</p> <p>Photograph: January 2016</p> <p>Referenced in: Friends of Stoddarts Cottage Report on Activities during 1990</p>	  <p><i>Morus alba pendula</i> (weeping white mulberry) planted in 1990 with plaque, by the Mayor of Banks Peninsula, Mr T. C. Brocherie, to mark New Zealand's sesquicentennial. This species was chosen to reference an earlier mulberry cultivated in the garden and the site chosen because of its known early history.</p>	<p>Late 20<sup>th</sup> century commemorative fabric Fruiting in January.</p>	<p>Some</p>

<p><b>Memorial kōwhai</b> Plan Reference: 6</p> <p>Photograph: January 2014 (R) January 2016 (L)</p> <p>Referenced in: Work for 1994, Minutes of the 1993 Annual Friends Meeting</p>	 <p>The kōwhai was planted in 1994 as both a memorial tree to Frances Dainty, only grandchild of Anna and Mark Stoddart, and as a marker of her direct association with and patronage of the place. The plaque has been lost or removed.<sup>2</sup></p>	<p>Late 20<sup>th</sup> century memorial fabric</p>	<p>Moderate</p>
<p><b>Memorial Banksia and plaque</b> Plan Reference: 7</p> <p>Photograph: January 2016</p> <p>Referenced in: 'In Memoriam', Friends of Stoddarts Cottage, Minutes of the Annual Meeting 7/2/1992</p>	 <p>The Banksia rose was planted in early 1992 as a memorial to local resident and stalwart of a number of Diamond Harbour community groups including the Friends of Stoddarts Cottage, Comrie Stanley. The plaque was placed soon after the planting event.</p>	<p>Late 20<sup>th</sup> century fabric with a secondary association with the cottage</p>	<p>Some</p>

<sup>2</sup> Not recorded in the DH&DHA Archives Collection list (2007)

<p><b>Eucalyptus belt &amp; remnant eucalypts</b> Plan Reference: 8</p> <p>Photograph: January 2016</p> <p>Referenced in 'Plantations', <i>Lyttelton Times</i>, 2 March 1869, p.3 ; <i>Stoddart Journal</i></p>	 <p>Progeny and /or resprouted or regenerated specimens from Mark Stoddart's shelter belt. The trees are illustrative of Stoddart's personal view of the utility of the species as noted by him in 1869, and they have a lengthy association with the cottage and the wider Stoddart Point landscape.</p>	<p>20th century naturalised progeny of original stock and possible regenerated 19<sup>th</sup> century plantings.</p>	<p>High</p>
<p><b>Merrymakers' shed</b> Plan Reference: 9</p> <p>Photograph: January 2016</p> <p>Referenced in: Historic photographs of site, Annual Minutes of the Friends, 1992-1997</p>	 <p>The shed was erected post 1977 by the Merrymakers and used to house the group's props and clothing. In 2013 it became the base for the Diamond Harbour Men's Shed group.</p>	<p>Late 20<sup>th</sup> century fabric unrelated to the Stoddart history or use of the garden.</p>	<p>Non-contributory</p>

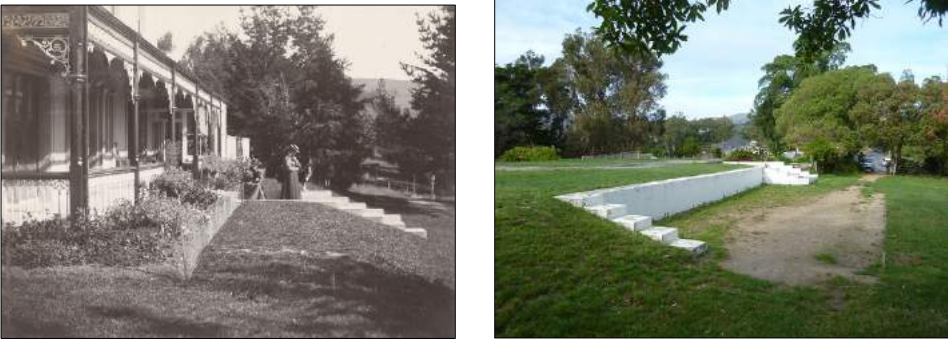
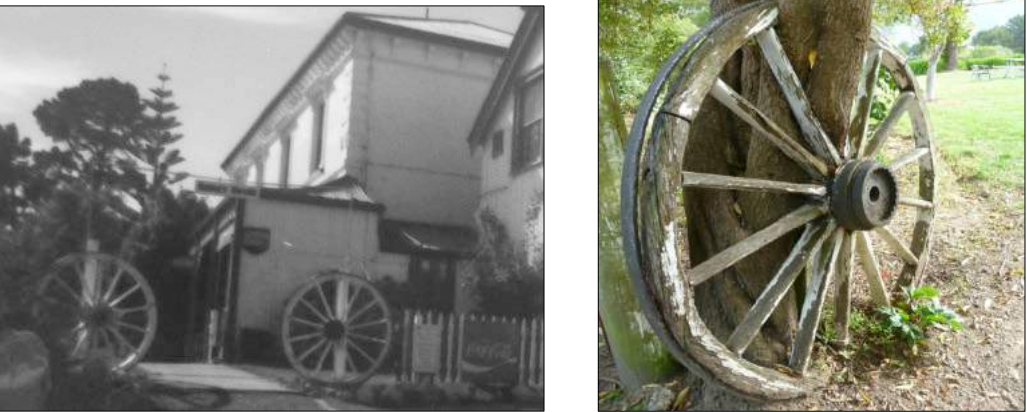




<p><b>1990s Garden fabric</b> Plan Reference: 10</p> <p>Gazebo, Trellis pergola Seat, Chimney pot Timber steps, Paths</p> <p>Photograph: January 2016</p> <p>Referenced in: Historic photographs of site, Annual Minutes of the Friends, 1992-1997</p>	 <p>Part of the Friends of Stoddarts Cottage garden development undertaken between 1992 and 1995. Elements have no historic authenticity nor are they repurposed from site derived materials.</p>	<p>Late 20<sup>th</sup> century fabric</p>	<p>Non-contributory</p>
<p><b>1990s boundary treatment and boundary</b> Plan Reference: 11</p> <p>Photograph: January 2016</p> <p>Referenced in: Historic photographs of site, Annual Minutes of the Friends, 1992-1997</p>	 <p>Fence and gates installed in the 1990s which take their cue, (but are not replicas) from a small portion of picket fence and associated picket gate that was part of the garden in 1897 and a pedestrian gate that was in use in the 1930s. The cottage garden boundary appears to have been defined by the Lyttelton Borough Council in 1913 when the cottage was leased.</p>	<p>Late 20<sup>th</sup> century fabric.</p>	<p>Non-contributory</p>

<p><b>Garden Design &amp; Layout</b> Plan Reference: N/A</p> <p>Photograph: Native bush walk (L), Succulent bed (R) January 2016</p> <p>Referenced in: Historic photographs of site, Annual Minutes of the Friends, 1992-1997</p>	 <p>1990s interpretation of a New Zealand settler period garden i.e. not a re-creation or conjectured reconstruction. The design incorporates portions of the original circulation system (in front of the cottage and on the east leading to the back door) and the eucalyptus shelterbelt. Plant palette references some species common to mid to late 19<sup>th</sup> century New Zealand gardens but not necessarily historic varieties. Modified entry points and ground plane treatment.</p>	<p>Predominantly late 20<sup>th</sup> century incorporating some historic aspects of layout.</p>	<p>Some</p>
<p><b>Drystone retaining walls</b> Plan Reference: 12</p> <p>Photograph: January 2016</p> <p>Referenced in: Friends of Stoddarts Cottage Year End Reports, 1992</p>	 <p>Drystone retaining walls at the front, eastern side and rear of the cottage were built by the Friends of Stoddarts Cottage between 1992 &amp; 1993 and, in the case of the rear wall, in 1997. Stone walling was not an original feature of the front garden, but a collapsed</p>	<p>Late 20<sup>th</sup> century construction using some on site stone.</p> <p>New fabric but includes a rebuild of a former, but not original wall</p>	<p>Some</p>



<p>Photograph, Stoddart Album, dated 1897</p>	<p>stone wall was present in the grounds prior to 1990.</p> <p>The smaller upper wall on the east of the cottage was a reconstruction of an early to mid-20<sup>th</sup> century wall but the lower wall is part of the Friends' 1990 terracing project. The early history of the landscape at the rear of the cottage is not known.</p>		
<p><b>Weirs</b> Plan Reference: 13</p> <p>Photographs: Photograph c.1890 (L) April 2016 (R)</p> <p>Referenced in: Stoddart Journal, Stoddart Albums Stoddart Cottage file, HNZ and DH&amp;DHA photographs</p>	<div data-bbox="510 368 1012 748" data-label="Image"> </div> <div data-bbox="1025 363 1538 748" data-label="Image"> </div> <p>The weirs were constructed in 1862 and were referred to as the upper dam and lower dam by the Stoddarts. Today, they are the only local examples of 19th century stone weirs constructed for agricultural /horticultural use, and two of only ten weirs remaining in New Zealand. (Heritage New Zealand, Stoddart Cottage File.)</p> <p>The upper of the two weirs was constructed across the gully below the cemetery and is of dry stone construction using local rock. The downstream weir is the smaller of the two and is constructed of earth and stone. The weirs are largely intact apart from a breach on the lower weir at its western end. It is speculated that this breach occurred during the late 1940s following the erection of the school and at the time of the poliomyelitis epidemic when it was feared that the disease might be water-borne. The original water course was erased water in the 1980s during construction of additional playing fields. The upper weir was cleared of vegetation in 2002 and again in 2016. Some volunteer planting on the east of the weir has been recently undertaken.</p>	<p>Mid-19<sup>th</sup> century fabric directly associated with Stoddart Cottage and Mark Stoddart.</p> <p>The weirs are a registered archaeological site (M36/157)</p>	<p>High</p> <p>Refer also to the archaeology section of this table</p>

4.1.2.2 Former Godley House site

Element	Description	Assessment of fabric	Degree of significance
<p><b>Steps to building &amp; building footprint</b> Plan reference: 14</p> <p>Photographs Godley House and grounds, c. 1890 (L) part of Godley House footprint, April 2016 (R)</p> <p>Referenced in: Godley House, (M36/277) Report on Archaeological Monitoring</p>	 <p>The surviving Godley House steps signal the historic exit points into the grounds and, together with the building footprint, provide a sense of the scale of the former Hawkins' residence in relation to its historic setting. The steps and footprint also help to illustrate the arrangement and placement of surviving early plantings in relation to the residence.</p>	<p>Early 20<sup>th</sup> century fabric with 2005 retaining wall. A registered archaeological site M36/277</p>	<p>High</p>
<p><b>Wagon Wheel</b> Plan reference: 15</p> <p>Photographs Rear of Godley House 1960s/1970s (L) Wagon wheel and cabbage tree, January 2016 (R)</p>		<p>Mid-20<sup>th</sup> century? ornamental addition to Godley House</p>	<p>Some</p>

<p>Referenced in: Heritage NZ photographs ATL</p>	<p>Wagon wheel and gate post embedded in a cabbage tree. This is located off the Waipapa Ave entrance to the Godley House site, between the Godley House footprint and the Godley Cafe. Wagon wheels are seen in photographs dated to 1960 at the rear entrance to Godley House. The degree of tree growth around the wheel suggests that it has been in this location since at least the 1960s/1970s.</p>		
<p><b>Vegetation</b> Plan reference: 16 A-Walnut B- Norfolk Pine C-Ngaio &amp; Cabbage tree D – Irish Strawberry E – Rhododendron F- Boundary macrocarpa (several)</p> <p>Photographs Godley House and grounds, 1954 (L) Norfolk Pine, Godley January 2016 (R)</p> <p>Referenced in: Aerial view 1954</p>	<div style="display: flex; justify-content: space-around;">   </div> <p>Shelter and ornamental plantings associated with Godley House. This area was developed by Harvey Hawkins as an appropriately scaled pleasure ground for his residence. Today this is layered in planting from many periods. Surviving planting from the Hawkins period includes the ngaio and cabbage tree clump, the walnut and macrocarpa on the properties boundary. The largest of the <i>Araucaria heterophylla</i> (Norfolk Pine) and <i>Arbetus unedon</i> (Irish Strawberry Tree) are thought to be 1920s plantings and the <i>Rhododendron ponticum</i>, and smaller Norfolk Pine a 1950s-1970s planting, dating from the improvements made by Lyttelton Borough Council at various times.</p>	<p>Early to late 20<sup>th</sup> century plantings</p>	<p>High to Some H -Walnut H-Ngaio &amp; Cabbage tree H- Boundary macrocarpa</p> <p>M- Norfolk Pine M – Irish Strawberry S – Rhodo</p>

4.1.2.3 Greater Reserve

Element	Description	Assessment of fabric	Degree of significance
<p><b>Cliff edge walking track</b> Plan Reference: 17</p> <p>Photographs: View of establishing cliff edge planting 1897 (L)</p> <p>Cliff track, April 2016 (R)</p> <p>Referenced in: <i>The Story of Lyttelton; Diamond Harbour, 1897, Stoddart Album, 2015.114.57.</i></p>	  <p>Simple walking track through planted and wilding pines allowing glimpses of Lyttelton Harbour and, at some points, view shafts to Ripapa Island, Purau Bay. Pines have been a feature of the Stoddart Point landscape since the late 1880s and the reserve was briefly known as Pine Grove Point in 1915.</p> <p>Details concerning the original formation of the track from the headland to the bowling club are unclear. During the Lyttelton Borough Council’s development of Stoddart Point in 1913/1914, Mr L. C. Walker and Mr Barnard are noted to have “made paths through the frontal park...” Whether this extended to the pine track edging the cliff has not been determined although it is noted that pines were planted on the Purau side of the headland in June 1914. Track work was undertaken by Project Employment Programme workers in the 1970s and track maintenance by the Diamond Harbour and Districts Landscape Management Group (Landscape Group) in the 1990s.</p>	<p><u>Vegetation</u> Pines have a lengthy association with Stoddart Point Reserve. The significance is attributable to the planted effect and experience of the pines rather than the age of the trees themselves.</p>	<p>Pine trees Some to Moderate</p>
		<p><u>Track system</u> Original formation of track system not determined</p>	<p>Some</p>
		<p><u>Association of pines and Diamond Harbour</u></p>	<p>Moderate</p>

**Vegetation**

Plan Reference: 18

Photographs  
Native landscape  
planted 1997,  
photographed January  
2016 (L)  
Late 19<sup>th</sup> century pine,  
April 2016 (R)



Surviving layers of vegetation across the reserve predominantly reference planting by the Lyttelton Borough Council from 1913 (excluding Godley House and the Stoddart Cottage site). Some evidence of Hawkins period planting outside of the Godley House site exists in the mature macrocarpa, and pine on the coastal tracks.





During the Lyttelton Borough Council's management of Stoddart Point documented pine planting occurred in 1914 and 1939 around the coastal headland. Their early use of pine in this location would have been guided by the prevailing practice of planting this species into gorse to suppress and eradicate the weed and the proven success of earlier (Hawkins) plantings. Plantings at this time included radiata, ponderosa, and allepo pines. Into these areas and further across the reserve wilding pines naturalised in waves.

Ornamental species favoured as public landscape plantings in the 1980s (oak, silver birch, sycamore, ash) were added into the central area of the reserve.



Native species between the main commuter carpark and the steps are late 20<sup>th</sup> /early 21<sup>st</sup> plantings. Other native plantings were the work of community groups particularly the Diamond Harbour and Districts Landscape Management Group (Landscape Group) and Diamond Harbour school pupils in the 1990s. Surviving remnant native bush stands

Planting across the reserve excluding Stoddart Cottage and the cliff edge track

Some to Moderate

	<p>are located at the Stoddart Point Reserve / Coastal Cliff interface and are outside of the area covered in this report.</p>		
<p><b>Road through the Reserve</b> Plan Reference: 19</p> <p>Photographs: 1947 aerial view (Top L) 1971 aerial view (Top R) 2016 aerial view (Lower L) 2016 view (Lower R)</p> <p>Referenced in: V. C. Browne aerials 1947, 1949, 1952, 1959 Environment Canterbury historic aerials 1971, 1984</p>	<div style="display: flex; flex-wrap: wrap;">     </div> <p>A sledge track through the Godley House grounds leading to the promontory is described by Hunter (2006). By the late 1940s a second more sweeping track or walk was formed which diverged from the first track at a point just below the zigzag in the lower road. Like the original track, this provided access to other walks through the reserve.</p>	<p>Road through route the reserve that follows the form of parts of a c. 1940s circulation route</p>	<p>Some</p>



<p>Stapylton-Smith (2009) photograph, p. 75</p>	<p>This second track was further developed in the 1950s and, by the late 1950s, the original sledge track had been erased. In the early 1970s, the general trajectory of the surviving track's passage through the grounds was followed for the headland drive. An elliptical turn and small parking area, as well as a pedestrian track to the top of the steps was also part of this development.</p> <p>More recent development of the drive and parking area followed the already established circulation pattern.</p>		
<p><b>Memorial viewing area</b> Plan Reference: 20</p> <p>Photographs : Memorial January 2016</p> <p>Referenced in: Historic photographs of site</p>	<div style="display: flex; justify-content: space-around;">   </div> <p>A simple memorial marking the 50<sup>th</sup> anniversary of the end of World War Two and linked to the War Memorial Community Hall through a view shaft. Constructed in 1995 the memorial comprises two seats, a retaining wall and a plaque recessed into the ground plane. The plaque reads <i>This memorial marks the 50<sup>th</sup> anniversary of the end of WWII (1939-1945) D H Community Association.</i></p>	<p>Late-20<sup>th</sup> century fabric</p>	<p>Some</p>
<p><b>Views points, view shafts and vistas from the coastal walkway</b></p>	<p>Te Hapū o Ngāti Wheke Rūnanga have identified two view shafts from the headland to sites of importance on the Lyttelton side of the harbour.</p> <p>The first is a view shaft from Upoko o Kurī / Stoddart Point headland across and up Whakaraupō / Lyttelton Harbour, once a valued source of mahinga kai (food) and raupō. To be located at Upoko o Kurī /Stoddart Point Head.</p> <p>The second is a view shaft between Upoko o Kurī and Paua o hine kōtau is valued for its views of Ngā-Kōhata Whakarakaraka-a-Tamatea-Pokai-Whenua, the flaming rocks of Tamatea Pokai Whenua / Port Hills. To be located at Paua o hine kōtau</p> <p>Refer Rapaki Consultation Report 2009 for exact location details.</p>	<p>Important view shafts linked to ancient sites</p>	<p>High</p>

**Views from the headland**

Plan Reference: 21

Photograph :  
View 1897 (L)  
View January 2016 (R)



Views from the most north-western point on the promontory across the harbour to the ballast wharf, to Stoddart Point jetty, and to Lyttelton and the Lyttelton Heads have been a consistent feature of Stoddart Point Reserve. However, the view to the Heads has become compromised by tree growth over time.

Unobstructed view shafts were originally necessary because of the role performed by Sprout and Stoddart as signal masters, and were retained for functional and scenic reasons. A shelter shed with seating was placed in this area in 1915/16 and the bank below the shed was also used as an informal seating area to watch ferry arrivals and departures.

The point was also a resting place for the public walking up the sledge track, and post 1924, the steps. The placement of the 'Despina Horn seat in c.1992 and the more recent introduction of sculpture continues to reinforce historical view shafts.

Important view shaft linked to historic maritime role and lengthy social / amenity use from mid-19<sup>th</sup> century to present.

High

Referenced in: Historic photographs of site 1897, 1921 and aerial views.

**Zigzag Road**

Plan Reference: 22

Photograph :  
Portion of the Zigzag  
Road, 1954 (L)  
Map showing zigzag,  
Google Map Data 2016  
(R)

Referenced in:  
Stoddard to Sec. Public  
Works & Prov.  
Engineer, 1874  
*Akaroa and Banks  
Peninsula Mail*, 9  
December 1910,  
Historic aerials.



Road which extends from the jetty to Waipapa Avenue known as the Zigzag. This evolved from a track formed by Mark Stoddard and was referred to by him in 1874 as being “a presumptive road for 14 years” because it allowed the public free right of way through his grounds which extended from the public road to the jetty.<sup>3</sup>


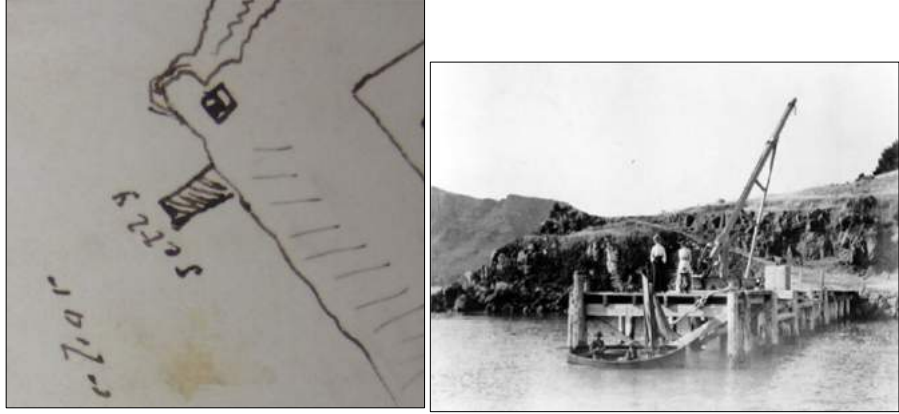
Following the Lyttelton Borough Council’s acquisition of the Hawkins estate a footpath was formed in 1916 which replaced the track. In 1932 relief workers were engaged in metalling and binding the footpath

The zigzag route to the jetty has not been significantly altered since it was first formed although the road itself has undergone improvements. Documented historical work includes widening the corner of the road leading up from the jetty, below Godley House, by cutting into the bank in 1935. Other unspecified minor improvements were made in 1941.

Historic route to jetty

High

<sup>3</sup> Request by Provincial Secretary to Mark Stoddard to have it dedicated as a public road on 11 July 1874

<p><b>Steps to jetty</b> Plan Reference: 23</p> <p>Photograph : 1957 aerial view (L) January 2016 view (R)</p> <p>Referenced in: Historical photographs, DH&amp;DHA archives, V C Brown aerials various dates</p>	 <p>The headland path to the jetty is claimed to have been formed by Harvey Hawkins but may be associated with Stoddart's occupation of the promontory between 1858 &amp; 1862. It has been used as a pedestrian route from at least 1900. The concrete steps were formed in 1924 and the handrails are a more recent addition. In 1990, in recognition of the step's historic local interest, a plaque was placed on the rock wall halfway down the steps. The plaque is no longer extant.<sup>4</sup></p>	<p>Early 20<sup>th</sup> century fabric overlying a late 19<sup>th</sup> century travel route</p>	<p>High</p>
<p><b>Diamond Harbour Jetty site, jetty and crane</b> Plan Reference: 24</p> <p>Photograph : Mark Stoddart's sketch of jetty 1862 (Top L) Jetty 1897 (Top R)</p>			

<sup>4</sup> Members of the Diamond Harbour & Districts Historical Association advise that the plaque has not been seen for some years and is not held as part of the association's archive

Jetty 1954 (Lower L)  
 Jetty 2016 (Lower R)



The original jetty was constructed by Mr Grubb of Lyttelton (probably John) and it, and a crane, were used by Mark Stoddart prior to 1862. The jetty was lengthened and repaired in 1874 by Mr Grubb to specification drawn by the Canterbury Provincial Engineer. At this time it was noted that the crane’s woodwork was decayed and unfit for lifting.

The jetty was reconstructed by the Lyttelton Harbour Board in 1915. The location of the jetty remained unchanged but the superstructure was enlarged to accommodate additional ferry traffic. Aerial views of the Diamond Harbour foreshore between 1949 and the present suggest that no further dimensional changes have been made to the jetty. However, it has not been possible to determine whether the jetty has undergone other work with the exception of shelter shed upgrades.

The jetty location has been a threshold point for entry and departure to Stoddart Point Reserve since at least 1858. For most visitors to the reserve and Godley House in the late 19<sup>th</sup> century and the first half of the 20<sup>th</sup> century the water passage and access to the reserve via the jetty threshold was an important part of the experience of Diamond Harbour. The jetty’s location is a marker of the historical importance of water transport and references Stoddart Point history as a ‘leisure outlet’ from 1913.

The extant crane, known as a “Handy Billie”, has been a fixture on the jetty for over 50 years as noted in 1950s photographs and aerials. The history of this replacement crane is not known.

Referenced in:  
 Historical photographs,  
 DH&DHA archival  
 photographs, 1921  
 Subdivision booklet,  
 Stoddart Journal,  
 Stoddart letters to Prov.  
 Gvt., V C Brown & Son  
 aerials 1947, 1954,  
 1959, Environment  
 Canterbury Historic  
 aerials 1973, 1984.

The jetty site has a lengthy association with Stoddart Point and has been a longstanding and important part of the experience of the place.

Jetty site – high

The jetty is modified from the early 20<sup>th</sup> century rebuild but the degree of modification is not known.

Physical form  
 Not determined

The extant crane has been a fixture on the jetty for over 50 years and a working crane has been part of the function of the jetty since at least 1862.

Moderate

**Shelter shed**

Plan Reference: 25

**Photograph:**

Structure in c.1986  
as documented by  
Cronin (L.)  
April 2016 view (R)

**Referenced in:**

Cronin F. (1986)  
V C Brown aerial 1947



The shelter shed is located approximately half-way between the wharf and Godley House on a track that links the Zigzag Road with the main commuter carpark. It was constructed in March 1918 to allow picnickers to obtain hot water and prevent them from lighting fires on the domain.

It was described at the time of its construction as being of solid concrete to a height of 4ft 6ins, with an iron roof supported on concrete columns to ensure ventilation and light, and a concrete floor.

The shed was furnished with a wooden bench and shelf at one end, and two fireplaces or redstone, were fitted with iron grates for boiling kettles or billies. On the eastern side of the building a cutting was made into the bank and a tank capable of holding 1,200 gallons of water was inserted. Spouting fitted to the shed captured rain water and a small Farinngton (or Farington?) pump was fitted to the system.<sup>5</sup>



Other shelter sheds constructed by the Lyttelton Borough Council across the reserve at this time and into the 1920s were timber.

Early 20<sup>th</sup> century fabric  
referencing one of the  
popular social uses of  
the reserve

Moderate

<sup>5</sup> *Press*, 28 March 1918, p. 8



<p><b>Memorial oak and plaque</b> Plan Reference: 26</p> <p>Photograph : January 2016</p> <p>Referenced: On site</p>	  <p>English oak and plaque within a free-standing stone tablet. The oak was planted on Arbor Day in July 1950 to mark Canterbury's centennial. It is assumed that the planting was an initiative by the Diamond Harbour Burgesses.</p>	<p>Mid-20<sup>th</sup> century memorial fabric</p>	<p>Moderate</p>
<p><b>Portion of reserve to the east of Stoddart Cottage</b> Plan Reference: 27</p> <p>Photographs: Stoddart and 'upper house' c. 1930s (L) View in January 2016 (R)</p>	<p>The area adjoining Stoddart Cottage on its east was occupied by the 'upper house' and grounds between 1862 and c. 1930s. This is thought to have been occupied initially by the Stoddart's farm manager James Allen.</p> <p>From the late 1940s this part of the reserve appears in aerial views to have been largely planted in shrubs, possibly fruit trees and gums.</p> <p>The degree of site disturbance following the removal of the upper house is unknown. This area is currently overgrown and is a potential archaeological site.</p>	<p>Site of mid-19<sup>th</sup> century cottage and garden with potential archaeology</p>	<p>Not determined</p>

<p>Referenced in: Stoddart Journal, Historic images of the site 1897, &amp; c1930s</p>			
<p><b>Memorial Garden Cemetery</b> Plan reference: 28</p> <p>Photographs: Views of cemetery January 2016</p> <p>Referenced in: CCC Cemetery Management Plan, 1993</p>	 <p>The Diamond Harbour Memorial Gardens Cemetery overlies the greater Godley House grounds and the area used as the camping ground and later public works camp. Other than the mature pine trees that edge the cemetery, no above ground historic fabric is noted. The cemetery has been in use since 2002.</p>	<p>Early 21<sup>st</sup> century design and fabric</p>	<p>Some</p>
<p><b>Sports grounds</b> Plan reference: 29</p>	<p>Laying out of the initial 3 ½ acres of the sports ground began in 1914. It was initially planned for the use of day trippers, sports clubs and as an inducement to attract land purchasers to the marine suburb. It was gradually extended, and modified most recently with spoil from the cemetery development.</p>	<p>Late 19<sup>th</sup> century orchard site modified from 1914 to accommodate the</p>	<p>Moderate</p>


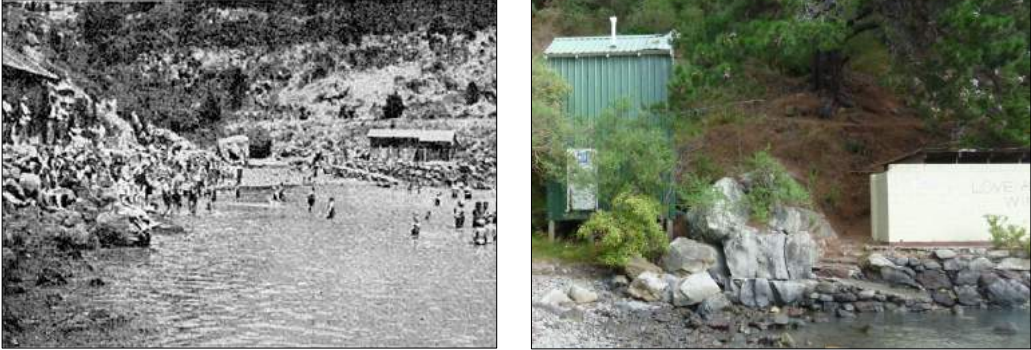






<p>Photographs: Recreation ground and shelter c. 1921 (L) Views of sports ground January 2016 (R)</p> <p>Referenced in: 1921 Subdivision Advertising Booklet ; Lyttelton Borough Council Diamond Harbour Committee Minutes, 1913-1933, Stapylton-Smith (2009)</p>	<p>Commencing from the mid-1940s community structures were added around the east and south of the ground including the school in 1945, lawn bowling club in 1979 and croquet club in 1988. The various greens that make up the bowling and croquet clubs, and playground area in the case of the play centre, are an extension of the sports ground.</p> <p>The sports ground has a lengthy history of community sporting, cultural and entertainment use which continues today.</p> <div style="display: flex; justify-content: space-around;">   </div>	<p>needs of various sporting codes</p>	
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#### 4.1.2.4 Diamond Harbour Beach

Element	Description	Assessment of fabric	Degree of significance
<p><b>Diamond Harbour Beach</b></p> <p>Plan Reference: 30</p> <p>Photographs: Beach, April 2016 (R) Beach 1927 (L)</p> <p>Referenced in: Stoddart Album 1897, Historic images, 1917, 1927 photograph &amp; 1947 aerial view</p>	<p>Small expanse of rocky foreshore and swimming beach foregrounding Morgan’s Gully. The earliest known use of the beach dates to the mid-19<sup>th</sup> century when Mark Stoddart constructed a hole or well near the foreshore to capture and store the water that discharged from Morgan’s Creek during the winter. The beach was also accessed by members of the Stoddart family for swimming.</p> <p>Following the development of Stoddart Point as a ‘public domain’ the beach became a popular swimming spot and anchorage for pleasure craft. An outdoor fireplace was constructed on the beach in 1918 and various bathing sheds and toilets were erected from c.1914. In the 1930s, the beach became the advertised end point for growing numbers of day tripper tramping enthusiasts who completed their New Zealand</p> <p>Railways Department organised tramps with a swim at Diamond Harbour.<sup>6</sup> The provision of updated facilities over time has contributed to its continued use.</p> <p>The area utilised by Mark Stoddart for water collection is a potential archaeological site.</p> <div style="display: flex; justify-content: space-around;">   </div>	<p>The beach has a lengthy association with Stoddart Point and has been a longstanding and important part of the experience of the place from the late 19<sup>th</sup> century</p> <hr/> <p>The width of the beach margin has undergone much change as a result of natural process of shoreline change</p>	<p>High level of associational significance</p> <hr/> <p>Some</p>

<sup>6</sup> Combined Rail and Launch Round Trips - Summit Road and Diamond Harbour – Publicity, CAHV CH21, Box 61/a, Record 1932/207/2, ANZ

<p><b>Mens' bathing shed platform</b> Plan reference: 31</p> <p>Photographs: Beach, April 2016 (L) Beach 1927 (R)</p> <p>Referenced in: 1927 photograph, 1947 aerial view:</p>	 <p>A small part of the concrete pad and path formed between 1924 and 1947 to accommodate the footprint of the men's bathing shed and provide access to the beach.</p>	<p>Early 20<sup>th</sup> century fabric remnant</p>	<p>Moderate</p>
<p><b>Ramp and steps to water</b> Plan reference: 32</p> <p>Photographs: Beach, April 2016 (R) Press photograph 1935 (L)</p> <p>Referenced in: 1927, 1935 photographs, 1947 aerial view</p>	 <p>Remnant of a concrete ramp formed by 1935 for the women's bathing sheds. The present-day bathing sheds overlie the 1917 bathing shed complex.</p>	<p>Early 20<sup>th</sup> century fabric remnant</p>	<p>Moderate</p>

<p><b>Access route to beach</b> Plan Reference: 33</p> <p>Photographs: Track to beach 1947 (L) Beach April 2016 (R)</p> <p>Referenced in: 1927, 1935 photographs, 1947 aerial view</p>	  <p>Scored concrete path, with post and netting fence on the seaward side, providing access to the beach. The extant route to the beach appears to follow an established track from at least 1917.</p>	<p>Early 20<sup>th</sup> century pedestrian route updated with new materials</p>	<p>Some</p>
<p><b>Unknown Structure</b> Plan reference 34</p> <p>Photographs: April 2016</p>	 	<p>The history and significance of this structure has not been determined</p>	<p>Not determined</p>

					
<p>Formed concrete steps leading to remnant concrete footing or form work. These are located on a small rise to the rear of the extant bathing sheds off the track that leads to Church Bay. There is evidence that the rock bank behind the structure has been quarried or cut back to accommodate the structure. The structure requires further investigation and research.</p>					

#### 4.1.2.5 Archaeology

Element	Description	Assessment of fabric	Degree of significance
<p><b>Archaeological site</b> Plan reference: 35</p> <p>Stoddart Point Reserve: An Archaeological Assessment, 2016;</p>	<p>M36/98. Shelter/midden. Recorded in 1993. Located in Smuggler's cave, on the northmost bluff of Stoddart Point, 6m above sea level and approximately 395 m to the northeast of Godley House.</p> <p>Historical description – cave, 8 x 8 m in area and 2 m high, with a steeply sloping floor. Midden deposit up to 400 mm in depth.</p>	<p>Condition of the archaeological site is not well understood</p> <p>External context moderate</p> <p>Site is moderately rare at a local level</p> <p>Information potential is moderate-high</p>	<p>Overall, the site is of medium-high archaeological value</p>

<p>Godley House: An Archaeological Assessment, 2013</p>	<p>The archaeological deposit within the shelter has been disturbed by excavation/fossicking in the past.</p> <p>No attempt was made to relocate this site due to tides, steepness and uncertain stability of cliff face.</p>	<p>Medium amenity values based on archaeological and cultural significance</p> <p>This site is unlikely to have other heritage values.</p>	
<p><b>Archaeological site</b> Plan reference: 36</p> <p>Stoddart Point Reserve: An Archaeological Assessment</p>	<p>M36/14. Pit/ terrace. Recorded in 1960 located on the main spur of Stoddart Point, approximately 150 yards downspur of the trig station and 150 metres east of the Godley House site.</p> <p>Historical description - A 10 x 15 ft. terrace with a 6 in. deep pit inside it, 9 x 10 ft. in dimension. A greenstone chisel was found up the spur while gardening in 1955.</p> <p>It is highly likely that M36/14 was destroyed by the construction of the cemetery. No evidence was found of this terrace feature in November 2015.</p>	<p>Condition of the archaeological site is unknown</p> <p>External context moderate Site is moderately rare at a local level</p> <p>Information potential is moderate-high</p> <p>Medium amenity values based on archaeological and cultural significance</p> <p>This site is unlikely to have other heritage values.</p>	<p>Overall, the site is of medium-high archaeological value</p>
<p><b>Archaeological site</b> Plan reference: 37</p> <p>Reference: Stoddart Point Reserve: An Archaeological Assessment, 2016</p>	<p>M36/13. Terrace/ Midden recorded in 1960. This is located by the bend in the road in the reserve below Godley House approximately 125 m northwest of Godley House.</p> <p>Historical description - blackened soil with paua shell midden in east road section. A 15 x 25 ft. terrace was recorded through the fence above the midden.</p> <p>No evidence found of this terrace feature in November 2015.</p>	<p>Condition of the archaeological site is unknown</p> <p>External context moderate Site is moderately rare at a local level</p> <p>Information potential is moderate-high</p> <p>Medium amenity values based on archaeological and cultural significance</p> <p>This site is unlikely to have other heritage values.</p>	<p>Overall, the site is of medium-high archaeological value</p>

<p><b>Archaeological site</b> Plan reference: 38</p> <p>Stoddart Point Reserve: An Archaeological Assessment, 2016</p>	<p>M36/157. Stone weirs recorded in 2003. These are located across the gully below, and approximately 150 metres east of the Godley House site.</p> <p>Dry stone construction using local rock.</p>	<p>Condition of weirs is moderate</p> <p>Context is high</p> <p>Rarity of the site is high</p> <p>Information potential is moderate</p> <p>Site may have cultural associations</p> <p>High amenity values</p>	<p>Overall, the site is of medium-high archaeological value</p>
<p><b>Archaeological site</b> Plan reference: 39</p> <p>Stoddart Point Reserve: An Archaeological Assessment, 2016</p>	<p>M36/513. 1890s Hall site.</p> <p>Dismantled a relatively short time after it was erected.</p> <p>No evidence of the hall observed during archaeological site visit.</p>	<p>Condition of the archaeological site is unknown</p> <p>Context is high</p> <p>Rarity of the site is low</p> <p>Information potential has not been established</p> <p>Site has no known cultural associations</p> <p>Site is historically significant</p> <p>Low to moderate amenity values</p>	<p>Overall, the site is of moderate archaeological value</p>
<p><b>Archaeological site</b> Plan reference: 40</p>	<p>M36/277 Godley House. Historic domestic site type.</p> <p>Subsequent to the earthquake on 22 February 2011 Godley House was demolished to ground level under New Zealand Historic Places Trust emergency authority 2012/524eq. Further earthworks were carried out at Godley House in December 2014 to remove the 20<sup>th</sup> century foundations.</p> <p>Today the 1880 foundations remain in situ at the site, as does the exterior steps and path, aspects of the garden, a 19th century water tank and the footings of a later addition, which post-dates 1898.</p>	<p>Condition of archaeological site is moderate</p> <p>Context is moderate</p> <p>Rarity of the site is unknown</p> <p>Information potential is relatively low</p>	<p>Overall, the foundations, exterior steps and paths of Godley House is of high archaeological value</p>

<p>Stoddart Point Reserve: An Archaeological Assessment, 2016</p>	<p>The assessment of archaeological values in respect of these remaining features was carried out in December 2014.</p>	<p>Site has moderate cultural associations Moderate amenity values</p>	
<p><b>Archaeological site</b> Plan reference: 41</p> <p>Stoddart Point Reserve: An Archaeological Assessment, 2016</p>	<p>M36/511. Stoddart Cottage.</p> <p>The interior of the building was not inspected during the archaeological assessment but it was apparent that following the 2011 earthquakes the original chimney and fireplaces had been removed.</p> <p>Apart from this the cottage appeared in relatively good condition when viewed in November 2015 and there were no immediate threats to the site evident.</p>	<p>Condition of site is moderate Condition of below-ground archaeological deposits is not known Context is high Rarity of the cottage is high not locally and nationally Information potential is moderate Site will have cultural associations High amenity values</p>	<p>Overall, the site is of high archaeological value</p>
<p><b>Archaeological site</b> Plan reference: 42</p> <p>Stoddart Point Reserve: An Archaeological Assessment, 2016</p>	<p>M36/512. Waterman's Cottage.</p> <p>The land in the vicinity of the waterman's cottage site (M36/512) was heavily overgrown with pine trees.</p> <p>Like the community hall the fact that the building was dismantled could mean that very little in the way of material remains of the building were left behind.</p>	<p>Condition of the archaeological site is unknown Context is high Rarity of the site is low Information potential has not been established Site may have cultural associations Site is historically significant Low to moderate amenity values</p>	<p>Overall, the site is of moderate archaeological value</p>



## 4.2 Heritage Significance Assessment: Heritage Assessment Criteria

Identifying the heritage values or heritage significance of a place relies on understanding and analysing documentary evidence, the context and historic themes that apply to a place or item, the way in which its extant features demonstrate and embody its function and its associations, and its formal or aesthetic qualities.

There are a range of possible criteria to assess heritage values once sufficient information is gathered about a place. These include those outlined in the *Heritage New Zealand Pouhere Taonga Act 2014* and criteria used by various local authorities. For the purposes of this Landscape History and Conservation Report the Christchurch City Council City draft assessment criteria have been used. These are as follows:

### Historical and Social Significance

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

### Cultural and Spiritual Significance

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

### Architectural and Aesthetic Significance

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

### Technological and Craftsmanship Significance

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

### Contextual Significance

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

### Archaeological or Scientific Significance

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

## 4.2.1 Heritage Significance Assessment

### Historical and Social Significance

Stoddart Point Reserve is significant for its early association with two prominent Banks Peninsula families who owned, developed and maintained the place through the second half of the 19<sup>th</sup> century. This is particularly true of Mark Stoddart, after whom the reserve is named. Stoddart lived on the headland from ca. 1858, initiating the construction of the first jetty, performing signalman duties, and farming and laying down shelter belts around his extended property. In 1862 he relocated to Stoddart Cottage where he and his family cultivated an extensive orchard and vegetable ground, farmed sheep, laid out an ornamental garden around their cottage, had the first road to the jetty formed and developed a water capture system which included two weirs.

The well-known Lyttelton businessman, Harvey Hawkins, acquired the Stoddart estate in 1876 and built Godley House, laid out the pleasure grounds around the residence and planted a shelter belt around the headland. Hawkins' growing insolvency prompted him to lease his residence and surrounds for use as a private hotel and park, and from 1891, the estate grounds functioned as the amusement and recreation grounds of the Diamond Harbour Park. Following bankruptcy action against Hawkins, Mark Stoddart's widow took over the ownership of the Hawkins property in 1897 and lived there with three of her daughters, one of whom, Margaret, was one of the first women in Canterbury to practise watercolour with professional purpose.

The reserve is also significant for its association with the Lyttelton Borough Council which purchased the Diamond Harbour property for development as a trans-harbour garden suburb and pleasure resort in 1913, and created a public reserve for the provision for leisure and recreation that included both Stoddart Cottage and Godley House. As a result of the council's scheme the reserve has historical value for its association with William Davidge, the English town planning pioneer who provided guidance concerning the protection of the headland for public reserve purposes, and James Young, at that time curator of the Christchurch Botanic Gardens who provided arboricultural advice concerning the development and protection of aspects of the greater Godley House grounds.

The reserve also has social significance for the new patterns of activity and land use that followed its conversion from a private estate to a public recreation ground and domain in the 20<sup>th</sup> century. During this time the former pleasure grounds and beach became favoured locations for large-scale annual trade picnics, day excursionists, school and church groups, societies and others.

During the 1920s, the reserve was a well-utilised camping ground and golf links course and from the 1940s it evolved into a valued gathering place and focus for community activities and sports, aided by the development of a number of dedicated sport and community structures. This use of the reserve for recreational, educational and social activities has continued unabated.

The planted and constructed evidence from each of these periods of occupation and/ or activity is also of historic and social significance;

- 1858 – 1913. Stoddart Cottage, Stoddart weirs, eucalyptus, jetty site and travel route to the jetty, peach and apple trees, Richard Farmer's garden bench
- 1876 -1890. Macrocarpa, Radiata pines, Godley House building footprint
- 1913-1930s. beach track, remnant beach structures, steps from jetty, the shelter shed, plantings Godley House, early formation of the recreation ground
- 1940-1990s. School, sports clubrooms and playing greens, Memorial Hall including the library, and memorial seat

- 1970s & 1990s to present. Native plantings in pockets across the reserve
- 2002. Memorial Garden Cemetery

Stoddart Point Reserve is of historical and social significance.

### Cultural and Spiritual Significance

Stoddart Point Reserve is of cultural significance to mana whenua as a place enabling views to important ancestral sites. This includes the view shaft from Upoko o Kurī / Stoddart Point headland across and up Whakaraupō / Lyttelton Harbour, once a valued source of mahinga kai (food) and raupō. A further view shaft between Upoko o Kurī and Paua o Hine Kōtau is valued for its views of Ngā-Kōhata Whakarakaraka-a-Tamatea-Pokai-Whenua, the flaming rocks of Tamatea Pokai Whenua / Port Hills. In addition, Māori archaeological sites within the reserve are of significance as a tangible reminder of Māori occupation in the area.

The reserve has additional cultural significance by virtue of the Diamond Harbour community's long-standing attachment to the landscape and its historic fabric and its ongoing guardianship of the reserve. This communal value has been expressed through the activities of various groups and individuals, among them the Diamond Harbour Community Group which funded the construction of the Waipapa Avenue memorial seats and commissioned conservation plans for Godley House and Stoddart Cottage; the Diamond Harbour and Districts Historical Association which lobbied for the protection of the district's sites of cultural and natural heritage including the Stoddart Weirs; the Friends of the Stoddarts Cottage which undertook the restoration of the cottage and laid out the grounds in the 1990s, and others who have variously argued for the protection of trees on the reserve in the 1950s and the retention of pines on the headland in the early 1990s. The largesse of local individuals in donating plants and planting areas within the reserve from 1916 to the present day also stands as evidence of the value in which the reserve is held.

The cultural significance of the reserve extends to its use as a commemorative ground into which community events, milestones and the honouring of community members have been recorded through the placement of plaques, plantings and memorials including the siting of the War Memorial Community Hall within the reserve. The reserve also has cultural and spiritual significance attributable to its use as a memorial garden cemetery from the start of the 21<sup>st</sup> century.

Additionally, the reserve has cultural significance as a landscape depicted in the artwork of Margaret Stoddart. Margaret was at the height of her career when living at Diamond Harbour in the late 19<sup>th</sup> and early 20<sup>th</sup> centuries and, during that time, produced some of her most memorable images. These works popularised aspects of Diamond Harbour, linking the reserve, its features and wider environs with New Zealand art history.

More recently the Reserve's association with the arts includes its use as a backdrop for a regular summer sculpture trail and, in the case of the Godley House site, as a venue for the annual Diamond Harbour Music festival.

Stoddart Point Reserve is of cultural and spiritual significance.

### Architectural and Aesthetic Significance

The reserve has a recognised architectural value attributable to Stoddart Cottage, as noted in the Bowman 2004 Conservation Plan.<sup>1</sup> In addition, the surviving 1918 concrete shelter shed has architectural value as a representative example of a simple, utilitarian structure designed to fulfil the functional requirements for hot water provision in the reserve.

The reserve has an established aesthetic value, much of which is derived from the relationship between mature plantings and open greenspace, the interplay of shaded and light spaces, scenic views of the surrounding harbour. Stoddart Cottage, the archetypal picturesque settler's cottage sheltered by its towering eucalyptus stand, also contributes to the reserve's aesthetic significance.

Stoddart Point Reserve is of aesthetic significance.

### Technological and craftsmanship significance

Stoddart Point Reserve has technological significance attributable to the two dry stone weirs which formed part of Mark Stoddart's greater 19<sup>th</sup> century water supply system. Only ten stone weirs are known to remain in New Zealand, which gives these structures an additional degree of technological rarity.

The reserve has craftsmanship significance associated with Stoddart Cottage's Victorian-era cast iron garden bench frame. This significance is specifically in the use of materials, the ornamental casting and execution of the period fashionable twig design. The Stoddart weirs also reflect a degree of craftsmanship in the execution of their dry stone wall construction.

Stoddart Point Reserve is of national technological significance and has a degree of craftsmanship significance.

### Contextual Significance

Stoddart Point Reserve has a multi-layered contextual significance to the wider Diamond Harbour area informed by longstanding historic, cultural, social, spatial and functional relationships. Firstly, known Māori archaeological sites provide the context for interpreting the Māori occupation of the wider area. Secondly, the reserve has contextual significance as part of a wider Diamond Harbour landscape which operated as the Stoddart's mid-19<sup>th</sup> century farm and orchard. Thirdly, the reserve has contextual significance to specific locations outside of its boundaries (jetty, beach and foreshore) as part of its 20<sup>th</sup> century use as a pleasure resort and marine playground for the city-dwelling public.

The reserve also has landmark significance for its prominent pine-edged headland and observable geology which is a long-standing and instantly recognisable symbol of Diamond Harbour as seen from Lyttelton and the Lyttelton harbour.

Stoddart Point Reserve is of contextual significance.

### Archaeological or Scientific Significance

Stoddart Point Reserve has archaeological significance by virtue of its eight registered archaeological sites; M36/277 Godley House, M36/511 Stoddart Cottage, M36/157 Stoddart

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<sup>1</sup> Bowman, I. (2004) Stoddart Cottage, Diamond Harbour Conservation Plan pp. 20-21

weirs, M36/512 Waterman's Cottage site, M36/513 Pleasure garden/hall site, M36/14 Pit/Terrace, M36/13 Terrace/Midden and M36/98 Shelter/Midden. Further, the reserve's lengthy history of occupation, use and planting which pre-dates 1900 suggests that it has the potential to provide further archaeological evidence relating to human activity. The proximity of the reserve to two known Māori settlements indicates that the likelihood of finding other Māori archaeological sites in this area is high.

Stoddart Point Reserve also has some scientific significance for its illustration of period planting theory in the case of the Stoddart eucalyptus shelter belt, and period planting practices in the case of the headland pines and remnant macrocarpa.

Stoddart Point Reserve is of archaeological and scientific significance.

#### 4.2.2 Summary Statement of Heritage Significance

Stoddart Point Reserve is of significance to Christchurch, including Banks Peninsula. Firstly, for mana whenua, as part of the greater Te Waipapa landscape; secondly, as the setting of a settler's cottage and working settler landscape; and thirdly, as an example of a conversion of an established, privately owned, late-19<sup>th</sup> century residence and pleasure ground to a public reserve and marine suburb in the early 20<sup>th</sup> century. The reserve's mid-20<sup>th</sup> and 21<sup>st</sup> centuries' significance is derived from its continuity of use by the community coupled with the lengthy and ongoing enjoyment of the beach as a destination for excursionists.

The reserve contains archaeology, reflects period planting practices and includes remnant and ornamental built fabric from each of these distinct periods of occupation and ownership which inform its historical, social, architectural, scientific, archaeological, and technological and craftsmanship significance.

The reserve's cultural and spiritual significance is derived, in the case of mana whenua, from view points on the Stoddart Point headland, and from the regard shown and value placed on the landscape and its features by the Diamond Harbour community. The reserve has additional cultural significance as a landscape depicted in the works of Margaret Stoddart, a pre-eminent New Zealand artist and daughter of Mark and Anna Stoddart.

The reserve has aesthetic significance attributed to the spatial and temporal qualities of the landscape and has landmark significance for its prominent pine-edged headland.

Stoddart Point Reserve has contextual significance as part of the wider Diamond Harbour landscape which made up the original Stoddart landholding. It has additional contextual significance for its lengthy association and intertwined history with the harbour foreshore, jetty and beach.

Section 5  
FRAMEWORK FOR CONSERVATION



Diamond Harbour jerry crane, 2016. P1150359, L. Beaumont

## SECTION 5. FRAMEWORK FOR CONSERVATION POLICIES

### 5.1 Factors affecting the conservation of Stoddart Point Reserve

#### Setting

The setting of the Stoddart Point Reserve has been determined as extending beyond the legal boundaries of the reserve itself. It includes, the jetty which is vested in the Lyttelton Harbour Board, and the former Godley House site which is not a reserve but is zoned Town Centre in the Banks Peninsula District Plan. The provisions of the Town Centre zone are intended to allow for a range of business and community activities within a framework which maintains the character and amenity of the area and provides adequate infrastructure to service new development.

#### Potential archaeological resource

Any conservation of the Stoddart Cottage setting must take into account the site's registration with Heritage New Zealand, both as a historic place and an archaeological site. Similarly, the Godley House foundations and other registered and potential archaeological sites across the reserve need to be taken into account when formulating conservation policies.

#### Ongoing maintenance considerations

The maintenance of the Stoddart Cottage gardens is largely undertaken by a small number of volunteers<sup>1</sup> and any future plans for garden redevelopment works would need to take this into account.

#### Documentation

The lack of historical documentation and evidence of either the Stoddart Cottage original landscape, or its pre-1990 garden, precludes its replanting in any true semblance of the Stoddart period form.

### 5.2 Constraints arising from the statement of significance

A key aspect of the management of heritage places is the identification of threats to heritage values and the implementation of appropriate actions to remove or ameliorate any potential or actual damage.

The principal categories of threat identified in respect of Stoddart Point Reserve's significant fabric, features and spaces are listed below and discussed in the following sections:

- Loss of heritage values
- Natural processes, weather events and fire
- Visitor activities and changes in recreational patterns
- Information loss

Management of these threats is addressed by the conservation management policies in Section 6.

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<sup>1</sup> Council staff are responsible for grass mowing and rubbish removal, and arboricultural work when this is required

### Loss of heritage values

Failure to undertake regular monitoring and assessment of the reserve's heritage fabric through the use of appropriately qualified specialists can contribute to a loss of heritage values. This is particularly true in the case of the eucalyptus shelter belt to the rear of Stoddart Cottage which has the potential to cause damage to the cottage and other trees within the belt through limb drop or wind throws.

Avoidance of action and ill-informed actions can also contribute to the loss of surviving heritage authenticity and integrity, in particular; the use of unqualified or inexperienced specialist conservators, lack of ongoing commitment of resources to maintain heritage fabric, inappropriate remedial works or maintenance, and the failure to act upon known threats.

Changes of land use / incompatible land use within the Godley House site have the potential to threaten the historic values of both the site and the wider reserve. As does the inappropriate use or repurposing of heritage structures such as the 1918 shelter shed, where work to enable a compatible new use for this structure has the potential to compromise the building's heritage values.

The loss of archaeological fabric and as yet undetermined above ground features through unsanctioned earthworks or well-intended clearance works can also threaten the heritage values of the reserve and result in information loss.

The placement of incongruous or inappropriately scaled elements on the headland and the planting of trees or the establishment of wilding pines at identified significant locations on the headland have the potential to compromise heritage values by obscuring important views and experiential landscape qualities.

### Natural processes, weather events and fire

Loss of the reserve's collection of historically important trees would significantly impact the heritage and aesthetic values of the place and weaken the historic legibility of the setting. This is not only an incremental threat as significant trees reach senescence, but includes the potential for large-scale loss caused by single events such as cyclonic storms and seismic events. These large-scale events are difficult to predict and there is little that can be done to prevent such natural phenomena occurring. Nevertheless, preventative actions to minimise damage should form part of the planned programme of site monitoring. Requisite actions are regular tree assessments and systematic tree hazard evaluation surveys to identify the structural soundness of all trees and identify any potential limb failure etc. This is particularly the case for the ageing pines on the headland where limb drop and incipient wind throw have the potential to cause additional tree and track damage.

Preventative actions to minimise damage from fire should also form part of the planned programme of site monitoring. This is particularly true of the eucalyptus shelter belt because of this species' acknowledged flammability, and the headland pines because of the amount of needle detritus on the tracks.

Loss of the reserve's early and commemorative plantings, as a consequence of over maturity or irreversible disease, is a more easily anticipated threat. A commitment to the retention of important authentic genetic material in perpetuity, and a planned strategy of propagation and replacement should form part of the overall long-term management of the Stoddart Cottage's significant extant plant material and the 1950s commemorative oak.



### Climate and environment change

The possible impacts of climate change on Stoddart Point Reserve require further analysis. While the most likely impacts are considered to be increased severe weather events with associated implications for living heritage fabric, other climate driven considerations may influence decisions around the replacement of historical material.

### Visitor activities

The current use of the reserve for passive amenity and active recreation is currently compatible with the place. However, if not managed appropriately, visitor activities do have the potential to cause damage through the concentration of large groups of people at specific points and through vandalism. This is particularly relevant in the case of the Stoddart Cottage grounds, the Stoddart weirs and the Godley House site.

Changing recreational demands and patterns over time have the potential to affect the way in which the reserve's spaces are used and have implications for the reserve's various user groups. Proposals to accommodate evolving recreational needs or trends will need to take into consideration the heritage values of spaces.

### Information loss and material loss

The loss or damage of archival information, such as primary source documents, construction and planting information, photographs, and exsitu fabric such as plaques constitutes a threat to the on-going maintenance, management and conservation of the place. Similarly, the loss of management documents may also threaten the long term protection of heritage sites and fabric within the reserve, as understanding the management history of the reserve and the effects of particular interventions assists with future decision making and provides a standard against which other actions can be measured.

Incomplete or outdated site records are also an impediment to any necessary conservation works, and the lack of a regime for compiling an ongoing record of the reserve through time constitutes a threat to the ongoing resource for future conservation and management planning.

## 5.3 Aims of the client

As part of the Stoddart Point Reserve and Coastal Cliff Reserves network Management Plan, Section 3.10, Council wishes to ensure that places and features of cultural heritage value within the reserve are protected and acknowledged appropriately. This will assist in balancing the requirements of use and development, while retaining the significance of the place.

## 5.4 Heritage Protection Legislation

Current legislation provides measures for the future management and development of heritage places and regard to this should include, but not be limited to:

- Resource Management Act 1991, Resource Management Act Amendment Acts 2003 and 2004
- Local Government Act 2002
- Heritage New Zealand Pouhere Taonga 2014
- Building Act 2004
- Reserves Act 1977
- District Plan provisions

#### 5.4.1 Resource Management Act 1991

The Resource Management Act requires councils to have an overarching philosophy and practice for the management of heritage resources, particularly through District Plans. Section 6 of the act states that heritage is a matter of national importance and the act requires local authorities to have District Plans that define heritage, identify heritage places and resources for management, and assess heritage values, archaeological and historic sites, incentives, regulatory controls and mapping.

Part ii, Purpose & Principles of the Act, Section 5 – Purpose states: *“the purpose of this Act is to promote the sustainable management of natural and physical resources.”* In this act *“sustainable management”* means managing the use, development and protection of natural and physical resources in a way, or at a rate, which enables people and communities to provide for their social, economic and cultural well-being and for their health and safety.

The 2003 Resource Management Act amendments elevated historic heritage to a matter of national importance: Section 6 states: *“... Shall recognise and provide for the following matters of national importance”* and *“(f) the protection of historic heritage from inappropriate subdivision, use and development”*.

Those amendments also introduced a definition of historic heritage under the Act, being:

*“... those natural and physical resources that contribute to an understanding and appreciation of New Zealand’s history and cultures, deriving from any of the following qualities: Archaeological, architectural, cultural, historic, scientific, technological; and includes historic sites, structures, places and areas; and archaeological sites; and sites of significance to Maori, including wahi tapu and surroundings associated with the natural and physical resources.”*

The main means of carrying out these responsibilities is through District Plan provisions and, where appropriate, requiring resource consents for work that may adversely affect built heritage.

#### 5.4.2 Local Government Act 2002

The Local Government Act sets out what councils are required to do to fulfil the Crown’s responsibilities under the Treaty of Waitangi. It also provides opportunities for Māori to contribute to decision-making processes. Under the provisions of this act, significant decisions in relation to land or a body of water must take into account the relationship of Māori and their culture and traditions with their ancestral land, water, sites, wāhi tapu, valued flora and fauna and other taonga.

#### 5.4.3 Heritage New Zealand Pouhere Taonga Act 2014<sup>2</sup>

Heritage New Zealand (formerly the Historic Places Trust) is an autonomous crown entity and its powers and functions are prescribed by the Heritage New Zealand Pouhere Taonga Act 2014. The purpose of this act is to promote the identification, protection, preservation, and conservation of the historical and cultural heritage of New Zealand.

Functions of the act which have relevance to Stoddart Point Reserve include:

(a) to identify, record, investigate, assess, list, protect, and conserve historic places, historic areas, wāhi tūpuna, wāhi tapu, and wāhi tapu areas or enter such places and areas on the New Zealand Heritage List/Rārangi Kōrero, or to assist in doing those things, keeping permanent records of that

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<sup>2</sup> <http://www.legislation.govt.nz/act/public/2014/0026/latest/DLM4005414.html>

work, and providing support for persons with a legal or equitable interest in such places and areas:

(e) to issue authorities in accordance with this Act

(i) to act as a heritage protection authority under Part 8 of the Resource Management Act 1991 for the purposes of protecting—

- (i) the whole or part of a historic place, historic area, wāhi tūpuna, wāhi tapu, or wāhi tapu area; and
- (ii) land surrounding the historic place, historic area, wāhi tūpuna, wāhi tapu, or wāhi tapu area that is reasonably necessary to ensure the protection and reasonable enjoyment of the historic place, historic area, wāhi tūpuna, wāhi tapu, or wāhi tapu area.

Stoddart Cottage and setting is listed as a Category 1 Historic Place, registered in 1990. While registration does not provide the place with any inherent protection, it does mean that under Section 39 of the Building Act 2004 the territorial authority must advise Heritage New Zealand of an application for a building consent that affects a heritage place.

In addition Stoddart Cottage, the Godley House pre-1900 foundations, the Stoddart Weirs and 6 other sites as noted in Section 4.1.2: Archaeology are registered archaeological sites. Any proposed earthworks associated with any of these sites will require an archaeological authority from Heritage New Zealand.

#### 5.4.4 Building Act 2004<sup>3</sup>

Under the Building Act 2004 and its amendments of March 2012, it is the building owner's responsibility to:

- *apply for a building consent for any proposed building work*
- *provide the necessary information with the building consent application to confirm compliance with the New Zealand Building Code*
- *notify the Council when a change of use is proposed*
- *apply for a code compliance certificate on completion of building work*
- *ensure that inspection, maintenance and reporting procedures are carried out where required by any compliance schedule*
- *maintain the building in a safe and sanitary condition at all times.*

Further reference should also be made to the following sections of the Act, though other sections, which are not listed here, may also apply:

- Buildings of Significant Cultural, Historical or Heritage Value -- Section 39
- Alterations to Existing Buildings - Section 112

Section 131 of this act requires territorial authorities to develop policies in relation to earthquake-prone buildings within their districts. In keeping with this requirement, the Christchurch City Council has adopted a policy for earthquake-prone buildings, dangerous buildings and unsanitary buildings within its district.

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<sup>3</sup> <http://www.building.govt.nz>

#### 5.4.5 Reserves Act 1977<sup>4</sup>

The Reserves Act 1977 is administered by the New Zealand Department of Conservation. The act's function is to provide for the preservation and management, for the benefit and enjoyment of the public, of areas possessing some special feature or values such as recreational use, wildlife, landscape amenity or scenic value. The act also provides for the acquisition of land for reserves, and the classification and management of reserves. The reserve areas in Stoddart Point Reserve are classified as Recreation, Historic and Local purpose (Community building) reserves, as shown in the table in Section 1.6.

A recreation reserve is to be managed as outlined in the Reserves Act 1977, section 17 (1): *"For the purposes of providing areas for the recreation and sporting activities and the physical welfare and enjoyment of the public, and for the protection of the natural environment and beauty of the countryside, with emphasis on the retention of open spaces and on outdoor activities, including recreational tracks in the countryside"*.

An historic reserve is to be managed as outlined in the Reserves Act 1977, section 18 (1): *"For the purpose of protecting and preserving in perpetuity such places, objects and natural features, and such things thereon or therein contained as are of historic, archaeological, cultural, educational and other special interest"*.

A local purpose (community building) reserve is to be managed as outlined in the Reserves Act 1977, section 23 (1): *"For the purpose of providing and retaining areas for such local purpose or purposes, as are specified in any classification of the reserve"*.

## 5.5 Heritage Protection – District Plan provisions

### 5.5.1 Operative Banks Peninsula District Plan

The Operative Banks Peninsula District Plan is designed not only to sustain but also to enhance the environment, community, and the economic wellbeing of the people of Banks Peninsula. This includes maintaining a place for the past and also involves identifying historic sites on Banks Peninsula.

Chapter 14 of the plan addresses cultural heritage, noting that Banks Peninsula has a rich legacy of human occupancy that is reflected in the distribution of sites, buildings, places and areas of heritage value throughout the district. Policy relevant to Stoddart Point Reserve is found in Policy Objectives 1 and 3:

- *To identify and secure the protection of structures, buildings, places, sites and areas which have cultural heritage value*
- *To protect identified wāhi tapu from damage or destruction*

Under Appendix IV of the Operative Banks Peninsula District Plan 'Schedule of Protected Buildings, Objects and Sites', Stoddart Cottage is a scheduled item. As such, particular regard must be paid to the protection of the heritage values of the place and policies relevant to Stoddart Cottage are found in Chapter 14;

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<sup>4</sup> <http://www.legislation.govt.nz/act/public/1977>

Policy 1A. *To prevent inappropriate use or development of natural and physical resources which have the potential to adversely affect the heritage value of the scheduled items having archaeological, architectural, historical or cultural significance*

Policy 1B. *To protect the scheduled structures, buildings, places and sites which have archaeological, architectural, historical or cultural significance.*

## 5. 5.2 Operative Christchurch District Plan

Parts of the Operative Banks Peninsula Plan have been replaced by provisions in the Operative Christchurch District Plan and the two plans must be used in conjunction until the district plan review is complete.

### 5.5.3 Proposed Christchurch Replacement District Plan (as notified)

Christchurch City Council are currently undertaking a review of the Christchurch City and Banks Peninsula District Operative Plan and reference should be made to The Proposed Christchurch Replacement District Plan and its various iterations.

In particular, Chapter 9 deals with Natural and Cultural Heritage, while section 9.3 deals specifically with Historic Heritage. This section recognises the important contribution historic heritage makes to the district's distinctive character and identity, and its role in recovery. This is to be achieved through a number of policies and associated rules. Policies relating to Stoddart Point Reserve are:

- 9.3.2.1 Protection of Sites of Ngāi Tahu Cultural Significance
- 9.3.2.2 Protection of Significant Historic Heritage - Heritage Items and Heritage Settings
- 9.3.2.5 Archaeological Sites
- 9.3.2.6 Heritage Conservation Management and Heritage Principles - Heritage Items and Heritage Settings
- 9.3.2.7 Ongoing, Viable Use of Heritage Items and Heritage Settings

## 5.6 Heritage protection – Non-regulatory

There are a number of non-regulatory, best practice management guidelines which must be considered to ensure that the cultural heritage values of heritage places are appropriately respected and protected before any future development work is undertaken. In the case of Stoddart Point Reserve these are:

### 5.6.1 The ICOMOS (NZ) Charter, Te Pumanawa o ICOMOS o Aotearoa Hei Tiaki I Ngā Taonga Whenua Heke Iho o Nehe 2010

This document is discussed in general terms in section 5.8

### 5.6.2 The Florence Charter on Historic Gardens, 1981

This document is discussed in general terms in section 5.8

### 5.6.3 The Stoddart Point Reserve and Coastal Cliff Network, Diamond Harbour/ Te Waipapa Management Plan 2013

Christchurch City Council, as the administering body of Stoddart Point Reserve is required to ensure that *“where scenic, historic, archaeological, biological, geological, or other scientific features or indigenous flora or fauna or wildlife are present on the reserve, those features ...shall be managed and protected to the extent compatible with the principal or primary purpose of the reserve: provided that any regulations or Proclamation or notification under that Act, or the doing of anything with respect to archaeological features in any reserve that would contravene any provision of the Historic Places Act 1992”*.

To achieve this requirement Christchurch City Council has prepared a management plan for the reserve which sets out management objectives and policies. The following management goal is of particular note:

*3.10. Cultural heritage values. Places and features of cultural heritage value are protected and acknowledged appropriately.*

Policy aligned with this goal is:


*3.10.4 Settings associated with places and features of heritage value shall be protected taking into account the findings and recommendations of the conservation report and the cultural values report.*





### 5.6.4 Christchurch City Council Heritage Conservation Policy, 2007






Under this policy the council is required to prepare conservation plans for all listed heritage buildings, places and object in council ownership, and adopt and promote nationally and internationally accepted conservation principles as set out in the ICOMOS New Zealand Charter.

## 5.7 Condition of the place

The condition of built landscape heritage fabric within the reserve is generally good and few structural integrity issues were noted. Vegetation concerns are more prevalent. Fabric that requires remedial action or additional assessment is detailed in the table below.

FABRIC		CONDITION
Stoddart Cottage peach tree. Located on the east of the cottage near the rear entrance.  Photographed January 2016		The tree is in decline. Requires propagation (vegetative) to ensure genetic material is retained within the site.

<p>Stoddart Cottage commemorative weeping mulberry. Planted on the east side of the garden.</p> <p>Photographed January 2016</p>		<p>Condition good but requires some corrective training to address form.</p>
<p>Frances Dainty memorial kowhai. Planted in 1994 as both a memorial tree to Frances Dainty and to acknowledge her patronage of the Cottage and its setting.</p> <p>Photographed January 2016</p>		<p>Form is poor. Needs assessment for possible rejuvenation program and relocation to a more suitable location within the garden.</p>
<p>Stoddart Cottage gazebo</p> <p>Photographed January 2016</p>		<p>Netting strung over the top of the crossbeams has collapsed into the gazebo. Also requires clearing of plant debris and structural assessment. The structure was constructed 22 years ago.</p>
<p>Stoddart Cottage pergola</p> <p>Photographed January 2016</p>		<p>Trellis pergola requires structural assessment. The structure was constructed 23 years ago and has undergone some modification.</p>

<p>Stoddart Cottage pedestrian gate leading on to the playing fields</p> <p>Photographed January 2016</p>		<p>Minor damage to pedestrian gate. Reaffix pailing.</p>
<p>Stoddart Cottage southern boundary fence</p> <p>Photographed January 2016</p>		<p>Four wire boundary fence requires tightening and possibly repairs following the necessary removal of eucalyptus debris.</p>
<p>Eucalyptus shelter belt at the rear of the cottage</p> <p>Photographed January 2016</p>		<p>Thinning / removal of self-sown eucalyptus and clearing of undergrowth and past pruning needed.</p>
<p>Stoddart Weirs</p> <p>Photographed April 2016</p>		<p>Full archaeological assessment is required prior to any further vegetation clearance and planting.</p>
<p>Cliff edge walking Track</p> <p>Photographed April 2016</p>		<p>Requires track clearance work, assessment of over mature pines, and management of wilding pines.</p>



<p>1918 Shelter shed</p> <p>Photographed April 2016</p>		<p>Structure of the shelter shed appears sound but is graffitied and is missing original internal features and roof. Requires assessment to assist with possible reuse considerations.</p>
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## 5.8 Conservation principles and standards

### 5.8.1 The ICOMOS New Zealand Charter 2010, Te Pumanawa o ICOMOS o Aotearoa Hei Tiaki I Ngā Taonga Whenua Heke Iho o Nehe

The International Council on Monuments and Sites (ICOMOS) is a non-governmental body organised through UNESCO, to promote best practice in the protection and management of historic heritage through its international and national committees. Each committee is required to determine standards for conservation in the member country.

The New Zealand National Committee has published the *ICOMOS NZ Charter, Te Pumanawa o ICOMOS o Aotearoa Hei Tiaki I Ngā Taonga Whenua Heke Iho o Nehe, 2010* (the charter) as the guiding standard for conservation of places of cultural heritage value in New Zealand and this is included as Appendix 2 in this report. The charter is recognised by Heritage New Zealand, the Department of Conservation, Christchurch City Council and many other local authorities as the document which sets conservation standards and ethics for conservation in New Zealand.

The charter is intended as a frame of reference for all those who, as owners, territorial authorities, trades people or professionals, are involved in the different aspects of such work and aims to provide guidelines for community leaders, organisations and individuals concerned with conservation issues.

This Landscape History and Conservation Report has been prepared to comply with the principles outlined in the ICOMOS NZ Charter 2010. All decisions relating to the conservation of the Stoddart Point Reserve should be made according to the principles in the charter and all interventions should be consistent with accepted international conservation practice as expressed in the charter. The key principles can be summarised as:

- all work is to be thoroughly documented
- any intervention should be to the minimum necessary and reversible where possible
- any changes should retain significance
- any change should be based on evidence, not on conjecture
- intervention may be desirable to prevent further deterioration
- intervention may be desirable to allow renewal of a significant use
- intervention may be desirable to improve interpretation by reconstruction
- intervention may be desirable to minimise risk

- intervention may be inappropriate where the existing state of the place is evidence of particular cultural significance

### 5.8.2 The Florence Charter on Historic Gardens, 1981

The drawing up of the Florence Charter was initiated in 1981 and adopted by ICOMOS on the 15 December 1982 as an addendum to the Venice Charter. (Refer appendices)

Article 1 defines historic gardens as having significance to the public from an historical or artistic point of view and classifies these as monuments as defined by the ICOMOS statute of 1978.

Articles 6 and 7 of the charter define a historic garden as comprising both small gardens through to large parks, whether formal or landscaped, whether associated with a building or an isolated garden.

Section 6  
CONSERVATION POLICY



Men's bathing shed, Diamond Harbour beach, undated. BOXM04, DH&DHA Archive

## SECTION 6. CONSERVATION POLICIES

### Preamble

The development of conservation policies has been based on an understanding of the significance of all periods of use and development of the Stoddart Point Reserve and all aspects of the cultural heritage values associated with each of the heritage sites within the reserve.

The definitions referred to in the following Conservation Policies are drawn from the ICOMOS New Zealand Charter for the Conservation of Places of Cultural Heritage Value 2010 (ICOMOS New Zealand Charter) which can be found in the appendices.

### 6.1. Conservation Management Policies

#### 6.1.1 General Conservation and Management Policies

##### **Policy 1. Conservation Standards**

The conservation and management of the reserve and its heritage features, spaces and fabric should conform to internationally recognised standards of conservation practice and knowledge.

**Comment:** In order to maintain historic integrity and preserve the identified heritage values of the heritage sites within the reserve best practice conservation standards should be maintained as outlined in the ICOMOS New Zealand Charter 2010 and the Florence Charter on Historic Gardens, 1982.

#### 6.1.2 Specific Policies

##### **Policy 2. Use**

The use and function of Stoddart Point Reserve should be consistent with its reserve classifications and compatible with, and sympathetic to, the heritage values of the place.

**Comment:** Conservation Policy 8 of the ICOMOS New Zealand Charter 2010 states that states that *“Where the use of a place is integral to its cultural heritage value, that use should be retained.”*

##### **Policy 3. Retention of significance**

Heritage features, spaces and fabric should be retained wherever possible as a way of conserving the cultural significance of the reserve. Any intervention should be undertaken with regard to the determined significance of individual elements.

**Comment:** Evidential value, historical values and aesthetic values are dependent upon the heritage features, spaces and fabric within the reserve retaining (to varying degrees) the actual fabric that has been handed down from the past and the experiential qualities it has acquired over time.

Heritage features, spaces and fabric assessed as;

- having a high degree of significance should be subject to as little intervention as possible. Intervention should be limited to processes of stabilisation, maintenance, repair, restoration or reinstatement, and, in the case of significant vegetation, propagation and life extending horticultural and arboricultural practices
- having a moderate degree of significance makes an important contribution to the overall significance of the place and setting, and should be retained wherever possible and practicable. Any intervention should be limited to processes of maintenance, repair or restoration and, in the case of significant vegetation, propagation and life extending horticultural and arboricultural practices
- having some significance makes a minor contribution to the setting and place. This should generally be retained in its present form although a greater degree of intervention may be permitted
- non-contributory have no heritage significance and make no appreciable contribution to the setting and place. This may be retained for functional reasons, providing fabric of greater significance is not obscured, or removed.
- intrusive detract from the overall significance of the place or obscures fabric of greater heritage value. This should be removed, replaced or concealed where this will assist the recovery of heritage significance.

#### **Policy 4. Recovery of heritage values**

Where appropriate, consideration should be given to returning heritage fabric to a known earlier form.

**Comment:** Returning a historic structure to an earlier form can be a legitimate way of recovering cultural significance. However, any return to an earlier form must be based on historic evidence and not conjecture. The return to an earlier form may involve the following processes:

- Reconstruction. This involves the use of new material to rebuild an element in its original form.
- Removal of Accretions. Accretions are defined as additions to an original building.

#### **Policy 5. Fabric from different time periods**

The contribution made by fabric from other periods to the overall significance of the place should be considered.

**Comment:** Conservation Policy 5 of the ICOMOS New Zealand Charter 2010 states that *“conservation recognizes the evidence of time and the contributions of all periods. The conservation of a place should identify and respect all aspects of its cultural heritage without unwarranted emphasis on any one value at the expense of others”*.

Changes to a heritage place can be considered in two ways. Some changes involve accretions that detract from the significance of the place, and consideration can be given to their removal if assessment shows that this removal would not diminish the cultural heritage value of the place. Other changes may have been made in response to a particular need and, although they are not part of the original, they can be allowed to remain as they contribute to an understanding of the way the place evolved.

**Policy 6. Remedial work**

Remedial work should be carried out as required. Materials used should be consistent with the historic fabric and original techniques should be replicated where appropriate.

**Comment:** Remedial work should aim to preserve as much significant fabric as possible, particularly original fabric.

**Policy 7. New work**

Any new work, or the introduction of new elements within the reserve and its setting should not materially harm the heritage values of the place and should be carefully planned to protect the significance and physical surroundings of the reserve.

**Comment:** New work to a significant place should normally only be acceptable if there is sufficient information to understand the impacts of the proposal on the significance of the place, including its setting and archaeology.

**Policy 8. Archaeological resource**

The archaeological resource of the reserve and its context should be protected.

**Comment:** Physical remains of past human activity are the primary source of evidence about the substance and evolution of places, and the people and cultures that made them. Their evidential value is proportionate to their potential to contribute to people's understanding of the past.

**Policy 9. Ongoing care and management**

Stoddart Point Reserve should be managed to sustain its heritage values using a conservation-based approach to maintenance and management.

**Comment:** A regular repair and maintenance regime alongside of clear management protocols should be applied to heritage fabric within the reserve to ensure that it is protected, that experiential qualities are not compromised and that evidence of earlier use is not inadvertently removed or damaged.

**Policy 10. Interpretation**

Effective interpretative media within a carefully considered presentation format should be provided.

**Comment:** Interpretation is an important component of heritage conservation efforts and is a means of enhancing public appreciation and understanding of cultural heritage sites.

**Policy 11. Records**

Conservation processes and other activities involving intervention should be documented.

**Comment:** All aspects of conservation work undertaken should be fully documented to ensure that this information is available to present and future generations.

## 6. 2 Implementation of Conservation Policies

### 6.2.1 General Conservation and Management Implementation

1. All conservation works and development of heritage features, spaces and fabric within the reserve should be carried out in accordance with the principles of the ICOMOS New Zealand Charter 2010.
2. Consultants involved in any work to heritage features, spaces and fabric should be suitably qualified or experienced conservation professionals. Contractors involved should also be suitably experienced in work of this nature. Those involved in grounds maintenance, future ground refurbishment and arboricultural work should have an understanding of the heritage values of the setting and its potential archaeological resource.
3. Heritage fabric should be adequately protected from damage when any work is carried out.
4. Prior to the commencement of any conservation work, photographic, written and other relevant documentation of the existing state of the fabric should be made.

### 6.2.2 Site Specific Implementation

#### 6.2.2.1 Cliff edge track

##### **1. Retention of significance**

The lengthy association between radiata and allepo pine plantings and the cliff track should be continued where possible, although areas of native vegetation at and around view sites significant to Rūnanga should be introduced.<sup>1</sup>

A risk assessment in respect of storm damage to, or destruction of tree stock on the cliff edge track should be prepared.

No trees should be planted at locations on the headland including the cliff edge walk where identified historically or culturally significant views are experienced.

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<sup>1</sup> Refer Section 6.2.2.10 Other Recommendations

## **2. Ongoing care and management**

Management of this part of the reserve should aim to remove over-mature, structurally unsound and wilding pines. It is anticipated that these actions will result in improved views of the water as well as improved track access and safety.

Regular inspection and maintenance of the cliff edge track and headland is required to ensure that significant view shafts are not compromised by tree growth.

### 6.2.2.2 Stoddart Cottage

#### **1. Use**

Conditions of use of the Stoddart Cottage grounds should be clearly defined, and planned ancillary operations should be limited to the extent defined by the garden's size and vulnerability, so that its physical fabric and cultural message are preserved.

#### **2. Retention of significance**

A risk assessment in respect of storm damage to, or destruction of historic tree stock within the Stoddart Cottage grounds should be prepared, particularly in respect of the eucalyptus shelter belt, apple, peach and ngaio.

Wherever possible, important vegetation such as commemorative and other period plantings should not be replaced or destroyed but rejuvenated using appropriate horticultural practices.

- The Frances Dainty memorial kōwhai should be horticulturally managed to improve the tree's condition, and consideration should be given to its relocation within the garden to a more suitable position.

Trees with the most significant association with the cottage should be retained for as long as practicable and safe, or until the appearance of the vegetation compromises the landscape quality of the site.

- In the case of the peach and apple trees, these should be propagated vegetatively to ensure the retention of their genetic material in the garden
- In the case of the shelter belt, the eucalypts should be allowed to propagate by natural means to ensure their perpetuation

The eventual removal of parent trees should be preceded by adequate documentation for the conservation record.

#### **3. Recovery of heritage values**

The eucalyptus shelter belt should be regularly thinned, including the removal of self-sown young eucalyptus to open up the belt and return it to a state more closely approximating its historic form.

Features that have been assessed as making no appreciable contribution to Stoddart Cottage; pergola, picket fence and gate and gazebo, should be considered for removal and replacement. Similarly, the Merrymakers' shed, which makes no appreciable contribution to Stoddart Cottage and its setting should be considered for relocation should the opportunity arise.



#### **4. Fabric from different periods**

The cottage's layout (i.e. stone walls, paths) should be maintained in their existing configuration.

Plant fabric that has been added at later stages should be retained as evidence of changes that have occurred over time. When this has reached its life expectancy it should be replaced with species commonly associated with settler period gardens or species known to have been grown by the Stoddarts.

#### **5. New landscape work and the introduction of new features**

New work in the form of a re-creation of the earlier Stoddart-period garden (i.e. 1860s /1870s garden) is not appropriate, nor is it an accepted conservation intervention. Conservation Policy 17 of the ICOMOS New Zealand Charter 2010 states that *"Re-creation, meaning the conjectural reconstruction of a structure or place; replication, meaning to make a copy of an existing or former structure or place; or the construction of generalised representations of typical features or structures, are not conservation processes and are outside the scope of this charter."*

Therefore, in any re-working of the existing garden and /or its landscape fixtures, it must be clearly articulated that the garden and its garden fabric (excepting vegetation as noted) are neither; an authentic re-creation or replication of the 1860s /1870s Stoddart garden or authentic re-creations or replications of Stoddart garden features. But rather, the garden is an interpretation of a New Zealand period garden of a type which was commonly associated with settler cottages in the mid to late 19<sup>th</sup> century.

#### **6. Ongoing care and management**

Eucalyptus detritus should be regularly removed from under the shelter belt for safety reasons, and the temporary storage of garden waste against Stoddart Cottage should be discontinued for the same reasons.

All garden structures, particularly the trellis gazebo and pergola, but also the boundary fence, rock walls, Richard Farmer's seat etc. should be regularly assessed for structural soundness and safety.

The commemorative weeping mulberry requires remedial training to achieve a better weeping form.

Regular annual checking of the health of trees by a qualified arborist should be scheduled and any maintenance required to trees should be carried out under the direction of a qualified arborist. It is of particular importance that this maintenance programme recognises the need to ensure the material safeguard of significant trees. Checking for structural soundness should also be carried out after any severe weather event.

A regular programme of periodic renewal and regular revitalisation of garden plants should be undertaken. At this time, the selection of species for front bed renewal should be informed by era-appropriate exotic settler species as per the 1990 garden strategy and could include plants known to have been grown by the Stoddart family, as listed in this report. Soil testing and appropriate soil amendments should be considered at the time of any renewal program.

Any cultivation works within the grounds, including the boundaries and shelterbelt should respect the site's archaeological potential.

Following the completion of earthquake works an updated Building Conservation Plan should be sought for the cottage from an appropriately qualified and experienced Conservation Architect / Architect experienced in specialist heritage and conservation. New information within the Landscape History and Conservation Report relating to the cottage should be made available for consideration as part of this updated Building Conservation Plan.

### 6.2.2.3 Godley House

#### **1. Use**

Conditions of use of the Godley House grounds should be clearly defined, and activities monitored to ensure physical fabric, including tree cover, pre-1900 footprint, topography, archaeology and heritage values are preserved.

#### **2. Retention of significance**

A risk assessment in respect of storm damage to, or destruction of historic tree stock within the Godley House grounds should be prepared.

Trees with the most significant association with Godley House ornamental landscape should be retained for as long as practicable and safe, or until the appearance of the vegetation compromises the landscape quality of the site. This includes the ngaio and cabbage tree combination, Norfolk pines, Irish strawberry, walnut, rhododendron and other mature trees in the former house grounds.

Necessary replacement trees should continue to reflect the site's past life as a 19<sup>th</sup> century residential landscape through the inclusion of appropriate exotic forest species and ornamentals.

#### **3. Fabric from different periods**

Trees and plant fabric that has been added at later stages in the Godley House grounds development should be retained as evidence of the changes that have occurred over time.

#### **4. New work, structures and features**

Future design proposals for new structures within the Godley House grounds should;

- encourage feasible uses that are compatible with the retention of significance of the place
- be based on an understanding of the heritage values of the site, including archaeological potential
- respect the integrity of, and not materially harm the remaining foundations of Godley House, the Godley House well, that area historically occupied by the Godley House tennis court/ bowling green and the topography of the Godley House site
- avoid new development of any kind that will become visually dominant or intrusive, eroding the character and heritage values of the site and the wider reserve
- avoid development within the drip-line of trees assessed as having a high or moderate degree of significance
- aspire to a quality of design and execution which may be valued both now and in the future
- encourage the perpetuation of established community use and connection with the place

#### **5. Ongoing care and management**

Regular annual checking of the health of trees by a qualified arborist should be scheduled and any maintenance required to trees should be carried out under the direction of a qualified arborist. It

is of particular importance that this maintenance programme recognises the need to ensure the material safeguard of significant trees. Checking for structural soundness should also be carried out after any severe weather event.

Any cultivation works within the grounds including the boundaries should respect the site's archaeological potential.

## 6.2.2.4 Stoddart Weirs

### **1. Use**

The site of the weirs and immediate surrounds should be used for passive amenity purposes only.

### **2. Retention of significance**

Restoration or reinstatement of the weirs is not a recommended conservation action on the basis of archaeological opinion. This view is based on the weirs national technological significance due to their rarity, and reflects accepted conservation principles and practice as set out in the ICOMOS New Zealand Charter 2010, particularly:

Chapter 5 Respect for surviving evidence

Chapter 6 Minimum intervention

Chapter 17 Degrees of intervention for conservation

Chapter 19 Restoration

On the basis of an initial archaeological assessment of the upper weir undertaken by Overground Underground Archaeology Ltd in January 2016 it is considered that the archaeological value of the site would not be improved, and in fact, may be reduced or compromised by the restoration or reinstatement of the weirs.

Should council wish to pursue either of these conservation interventions a second archaeological assessment will be required as part of the archaeological authority application process. Heritage New Zealand will require detailed information regarding the proposed project works and an assessment of how earthworks and other actions such as landscaping around the immediate surrounds of the weirs will impact on the archaeological values of the weir site.<sup>2</sup> Should an archaeological approval for the work be issued a restoration / reinstatement plan should be prepared by an appropriately qualified specialist familiar with stone and earth dam structures.

### **3. Protection of heritage values**

Mapping of the weir site is recommended to further protect the heritage values of this fabric. This is considered to be particularly valuable in the case of the lower (earth dam) weir and water course which did not form part of the January 2016 archaeological assessment, and for any future community planting projects. The resulting plan should be submitted to ArchSite (New Zealand archaeological site recording scheme) as an addition to the site record.

Prior to the removal of any further vegetation on the weirs and prior to any further planting around the weirs discussion with Heritage New Zealand is recommended to determine if there is a need for an archaeological authority to undertake this work.

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<sup>2</sup> Pers. Com. Louise Beaumont / Kirsas Webb, May 2016 and June 2016

#### **4. Ongoing care and management**

A regular weed control programme<sup>3</sup> should be scheduled to eradicate current plant over-growth on the weirs and control regrowth. This is an important action in preventing damage to the weirs through root penetration particularly by woody species, and damage caused by the weight of accumulated vegetation.

Once unwanted vegetation is eradicated consideration could be given to allowing grass to grow on the upper weir as per its original form. (Turf is noted to protect walls and other stone structures from extremes of temperature and heavy rainfall.) However, the maintenance implications of this will have to be carefully considered and should take into account the need to employ grass cutting methods which do not include the use of a ride on lawn mower or weed eater. Slower growing grasses in the seed mix may help to reduce the amount of cutting required.

Species likely to cause damage to the weirs through root penetration (predominantly woody species and brambles), or trees susceptible to summer branch drop / sudden limb failure should not be planted in the area of sensitivity around the weirs. (Mapping, as referenced above will determine this area.)

Trees in the area surrounding the weirs should be assessed for structural soundness and thereafter inspected annually to reduce the risk of damage to the weirs through toppling.<sup>4</sup>

### 6.2.2.5 Greater reserve site

#### **1. Use**

The reserve should continue to be managed as a landscape for passive amenity, recreational open space and community use. These uses date from the early 1910s and are all connected with the heritage values and cultural messages of the place.

#### **2. Retention of significance**

Trees with the most significant association with the reserve should be retained for as long as practicable and safe, or until the appearance of the vegetation compromises the landscape quality of the site.

The association of the 1950 commemorative oak with the reserve site should be continued through time through its progeny.

Every effort should be made to locate the missing plaques and return them to their original locations.

#### **3. Recovery of heritage values**

Consideration should be given to the restoration of the shelter shed to enable its appropriate reuse within the reserve. Work undertaken should respect ICOMOS New Zealand 2010 guidelines and recognise that old but functioning fabric has value in its own right by contributing the patina of age to structures.

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<sup>3</sup> Where permitted a selective hormonal weed killer should be initially employed on the exposed stems and stumps following the cutting back of growth on the weirs

<sup>4</sup> As a tree topples it can tear up a considerable diameter of ground plane and substrate and take with it any archaeological features which the roots have penetrated

Appropriate new uses are those that can utilise the existing configuration of the structure and will minimise change to historic fabric. Code compliance issues associated with any proposed use will need to be carefully considered. It will be important for archival purposes to record all conservation processes as they are carried out and also document any new physical evidence which may be uncovered during the structure's restoration or in its surrounds.

Tree removal or limb lifting around and fronting this structure should be considered to recover the water views that were historically part of its experience.

#### **4. New landscape work and the introduction of new features**

New hard landscaping work and the introduction of new features within the reserve should normally only be acceptable if there is sufficient information to understand the impacts of the proposal on the significance of the place as a whole including the wider setting, the proposed location of the feature and that location's archaeological potential.<sup>5</sup>

Generally, the introduction of permanent monuments, memorials, and plaques that have no direct or compelling relevance to the place should be avoided. Where the inclusion of a plaque is deemed to meet this condition placement should be encouraged on the back or side arm of a reserve bench, the location of benches being at specific, pre-determined sites. Because of the public and historic nature of the reserve, the final approval of wording on plaques should be reserved for relevant council staff/community board.

Requests for commemorative tree plantings within the reserve should be similarly considered against the direct and compelling relevance test. Where this is deemed to be met, species from a pre-determined list should be permitted in specified locations which are acceptable historically and archaeologically, and are unlikely to be changed in the future. Potential locations should be mapped and could include areas earmarked for future native restoration projects. Consideration should be given to the use of a book which records the position of commemorative trees rather than pairing trees with plaques.

Specific policy governing the installation of plaques and the planting of commemorative trees in the Memorial Garden Cemetery is detailed in the Christchurch City Council Master Cemeteries Plan 2013.

#### **5. Ongoing care and management**

Regular annual checking of the health of trees by a qualified arborist should be scheduled and any maintenance required to trees should be carried out under the direction of a qualified arborist. It is of particular importance that this maintenance programme recognises the need to ensure the material safeguard of significant trees. Checking for structural soundness of trees should also be carried out after any severe weather event.

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<sup>5</sup> Note that an application for an archaeological authority will be necessary for any earthworks that have been assessed as having the potential to affect an archaeological site anywhere within the Stoddart Point Reserve

## 6.2.2.6 Access to jetty

### 1. Retention of significance

The Zig Zag Road and path to the jetty from the headland are both historic routes that evolved through necessity or tradition in the late 19<sup>th</sup> century. Every effort should be made to retain their distinctive configuration.

## 6.2.2.7 Beach

### 1. Retention of significance

Where possible, evidence of the historic steps and ramp leading from the bathing shed to the water should be retained as evidence of past use.

## 6.2.2.8 The entire site including the setting

### 1. Interpretation

A cohesive interpretation strategy, appropriate to the reserve and inclusive of Māori and European places of significance, should be undertaken.

This interpretation strategy should extend to those places which, although technically outside the boundaries of the reserve, share a lengthy history of use and association; Godley House, Diamond Harbour jetty, Diamond Harbour beach.

All visible interpretive infrastructures (such as information boards, kiosks, path markers etc.) must be sensitive to the character, setting and the cultural and natural significance of the site, and should not have an adverse effect on its landscape quality, tangible or intangible values.

Any interpretation of Stoddart Cottage should take care to ensure that the garden is not passed off as a truthful representation of the Stoddart period mid-19<sup>th</sup> century garden.

### 2. New landscape work and the introduction of new features

New circulation networks and reformed tracks and footpaths through the reserve must be sensitive to the character, setting and the cultural and natural significance of the site, and should not have an adverse effect on its landscape quality, tangible or intangible values and archaeological potential.

Prior to undertaking any new track construction or track reforming projects the work should be discussed with Heritage New Zealand to determine the need for an archaeology authority.

### 3. Records

A record should be made of all conservation work undertaken, including any discoveries made or new evidence revealed, or any fabric removed during future work. This information should be placed in an appropriate archive and managed in line with accepted archival standards to maximise the longevity of the record.

The regular photographic recording of landscapes is an accepted international conservation practice. In the case of the Stoddart Cottage and the Godley House grounds, these sites should be

regularly photographically documented, the scheduling of which should correspond with the conservation plan review. Photographs should be lodged in secure archives as detailed above.

All records relating to Stoddart Point Reserve and its setting should be kept in two locations and stored in situations best suited to supporting their ongoing survival, so that in the event of major loss and destruction there are written original or duplicated digital copies to work from.

### 6.2.2.9 Further research and investigation

1. Further research should be undertaken to:

- determine the nature and history of the structure on the rise overlooking the bathing shed
- determine the history of the jetty crane and establish its age, placement date and provenance
- establish the location of the Jack Hall memorial pohutukawa
- determine if any construction plans or information regarding modifications to the surviving concrete shelter shed survive
- establish the history and age of the retaining wall edging the sports ground

2. Further research should be undertaken into the ornamental plantings associated with Godley House to better understand the layers of planting across this part of the reserve.

3. Consideration could also be given to an archaeological review of:

- the reserve section beside Stoddart Cottage which is associated with the 'upper house' noted in journal entries in 1862 and recorded in photographs in 1878 and c. 1930
- the Stoddart winter watering hole noted in correspondence in 1864

Section 7  
BIBLIOGRAPHY



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## SECTION 7. BIBLIOGRAPHY

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Section 8  
APPENDIX



Part Plan, Diamond Harbour Estate No. 3 Subdivision Advertising Booklet 1921, Council Archives

## SECTION 8. APPENDICES

### 8.1 Guide notes to Conservation

Location and Photo reference	Condition assessment & description	Recommended remedial action	Priority
Stoddart Cottage Peach tree. Plan ref: 2, & p. 60	Tree appears to be in decline	Vegetative propagation	Immediate (but at appropriate time of year for cutting)
Stoddart Cottage Apple. Plan ref: 3 & p. 60	Good condition	Vegetative propagation	Necessary
Stoddart Cottage Mulberry. Plan ref: 5 & p. 61	Good condition	Training / Staking	Beneficial
Stoddart Cottage Kōwhai. Plan ref: 6, & p. 62	Average condition	Assessment for reinvigoration & possible relocation (within site)	Horticultural refurbishment
Eucalyptus shelter belt behind cottage. Plan ref: 8, p. 63	Overcrowded by young growth & other vegetation	Thin shelter belt	Horticultural refurbishment
Merrymaker's shed. Plan ref: 9, p. 62	Not known	Relocate from cottage grounds	Beneficial
Stoddart Cottage grounds and adjoining reserve	Average	Removal of garden rubbish particularly in adjoining reserve* and shelter belt detritus	Immediate
Stoddart Cottage garden structures. Plan ref: 10, p. 64	Average condition	Structural inspection	Necessary
Stoddart Weirs. Plan ref: 13, p. 66	Unclear	Full archaeological assessment	Necessary
Cliff edge track. Plan ref: 17, p. 69	Track - variable Vegetation - various	Removal of toppled trees and unsound trees on track	Necessary
Diamond Harbour Jetty. Plan ref: 21, p. 73	Average condition	Structural inspection – last inspection date not known	Beneficial
Shelter shed. Plan ref: 25, p. 77	Poor	Building assessment for re-use	Refurbishment
Reserve alongside of Stoddart Cottage Plan ref: 27, p. 75	Unknown	Archaeological investigation prior to grounds maintenance*	Beneficial

Notes:

Jetty crane requires further research to determine significance and has not been included in this guide



Appendix 8.1. 1. W1-29-12 VC Browne & Son- Diamond Habrbour, 20 April 1947



Appendix 8.1. 2. 1473-1502 VC Browne & Son- Diamond Habrbour,1954

## HISTORIC GARDENS (THE FLORENCE CHARTER 1981)

*Adopted by ICOMOS in December 1982.*

### PREAMBLE

The ICOMOS-IFLA International Committee for Historic Gardens, meeting in Florence on 21 May 1981, decided to draw up a charter on the preservation of historic gardens which would bear the name of that town. The present Florence Charter was drafted by the Committee and registered by ICOMOS on 15 December 1982 as an addendum to the Venice Charter covering the specific field concerned.

### DEFINITIONS AND OBJECTIVES

#### Article 1.

"A historic garden is an architectural and horticultural composition of interest to the public from the historical or artistic point of view". As such, it is to be considered as a monument.

#### Article 2.

"The historic garden is an architectural composition whose constituents are primarily vegetal and therefore living, which means that they are perishable and renewable." Thus its appearance reflects the perpetual balance between the cycle of the seasons, the growth and decay of nature and the desire of the artist and craftsman to keep it permanently unchanged.

#### Article 3.

As a monument, the historic garden must be preserved in accordance with the spirit of the Venice Charter. However, since it is a living monument, its preservation must be governed by specific rules which are the subject of the Present charter.

#### Article 4.

The architectural composition of the historic garden includes:

- Its plan and its topography.
- Its vegetation, including its species, proportions, colour schemes, spacing and respective heights.
- Its structural and decorative features.
- Its water, running or still, reflecting the sky.



**Article 5.**

As the expression of the direct affinity between civilisation and nature, and as a place of enjoyment suited to meditation or repose, the garden thus acquires the cosmic significance of an idealised image of the world, a "paradise" in the etymological sense of the term, and yet a testimony to a culture, a style, an age, and often to the originality of a creative artist.

**Article 6.**

The term "historic garden" is equally applicable to small gardens and to large parks, whether formal or "landscape".

**Article 7.**

Whether or not it is associated with a building in which case it is an inseparable complement, the historic garden cannot be isolated from its own particular environment, whether urban or rural, artificial or natural.

**Article 8.**

A historic site is a specific landscape associated with a memorable act, as, for example, a major historic event; a well-known myth; an epic combat; or the subject of a famous picture.

**Article 9.**

The preservation of historic gardens depends on their identification and listing. They require several kinds of action, namely maintenance, conservation and restoration. In certain cases, reconstruction may be recommended. The authenticity of a historic garden depends as much on the design and scale of its various parts as on its decorative features and on the choice of plant or inorganic materials adopted for each of its parts.

## **MAINTENANCE, CONSERVATION, RESTORATION, RECONSTRUCTION**

**Article 10.**

In any work of maintenance, conservation, restoration or reconstruction of a historic garden, or of any part of it, all its constituent features must be dealt with simultaneously. To isolate the various operations would damage the unity of the whole.

## **MAINTENANCE AND CONSERVATION**

**Article 11.**

Continuous maintenance of historic gardens is of paramount importance. Since the principal material is vegetal, the preservation of the garden in an unchanged condition requires both prompt replacements when required and a long-term programme of periodic renewal (clear felling and replanting with mature specimens).

**Article 12.**

Those species of trees, shrubs, plants and flowers to be replaced periodically must be selected with regard for established and recognised practice in each botanical and horticultural region, and with the aim to determine the species initially grown and to preserve them.

**Article 13.**

The permanent or movable architectural, sculptural or decorative features which form an integral part of the historic garden must be removed or displaced only insofar as this is essential for their conservation or restoration. The replacement or restoration of any such jeopardised features must be effected in accordance with the principles of the Venice Charter, and the date of any complete replacement must be indicated.

**Article 14.**

The historic garden must be preserved in appropriate surroundings. Any alteration to the physical environment which will endanger the ecological equilibrium must be prohibited. These applications are applicable to all aspects of the infrastructure, whether internal or external (drainage works, irrigation systems, roads, car parks, fences, caretaking facilities, visitors' amenities, etc.).

**RESTORATION AND RECONSTRUCTION****Article 15.**

No restoration work and, above all, no reconstruction work on a historic garden shall be undertaken without thorough prior research to ensure that such work is scientifically executed and which will involve everything from excavation to the assembling of records relating to the garden in question and to similar gardens. Before any practical work starts, a project must be prepared on the basis of said research and must be submitted to a group of experts for joint examination and approval.

**Article 16.**

Restoration work must respect the successive stages of evolution of the garden concerned. In principle, no one period should be given precedence over any other, except in exceptional cases where the degree of damage or destruction affecting certain parts of a garden may be such that it is decided to reconstruct it on the basis of the traces that survive or of unimpeachable documentary evidence. Such reconstruction work might be undertaken more particularly on the parts of the garden nearest to the building it contains in order to bring out their significance in the design.

**Article 17.**

Where a garden has completely disappeared or there exists no more than conjectural evidence of its successive stages a reconstruction could not be considered a historic garden.

**USE****Article 18.**

While any historic garden is designed to be seen and walked about in, access to it must be restricted to the extent demanded by its size and vulnerability, so that its physical fabric and cultural message may be preserved.

**Article 19.**

By reason of its nature and purpose, a historic garden is a peaceful place conducive to human contacts, silence and awareness of nature. This conception of its everyday use must contrast with its role on those rare occasions when it accommodates a festivity. Thus, the conditions of such occasional use of a historic garden should be clearly defined, in order that any such festivity may itself serve to enhance the visual effect of the garden instead of

perverting or damaging it.

**Article 20.**

While historic gardens may be suitable for quiet games as a daily occurrence, separate areas appropriate for active and lively games and sports should also be laid out adjacent to the historic garden, so that the needs of the public may be satisfied in this respect without prejudice to the conservation of the gardens and landscapes.

**Article 21.**

The work of maintenance and conservation, the timing of which is determined by season and brief operations which serve to restore the garden's authenticity, must always take precedence over the requirements of public use. All arrangements for visits to historic gardens must be subjected to regulations that ensure the spirit of the place is preserved.

**Article 22.**

If a garden is walled, its walls may not be removed without prior examination of all the possible consequences liable to lead to changes in its atmosphere and to affect its preservation.

## **LEGAL AND ADMINISTRATIVE PROTECTION**

**Article 23.**

It is the task of the responsible authorities to adopt, on the advice of qualified experts, the appropriate legal and administrative measures for the identification, listing and protection of historic gardens. The preservation of such gardens must be provided for within the framework of land-use plans and such provision must be duly mentioned in documents relating to regional and local planning. It is also the task of the responsible authorities to adopt, with the advice of qualified experts, the financial measures which will facilitate the maintenance, conservation and restoration, and, where necessary, the reconstruction of historic gardens.

**Article 24.**

The historic garden is one of the features of the patrimony whose survival, by reason of its nature, requires intensive, continuous care by trained experts. Suitable provision should therefore be made for the training of such persons, whether historians, architects, landscape architects, gardeners or botanists. Care should also be taken to ensure that there is regular propagation of the plant varieties necessary for maintenance or restoration.

**Article 25.**

Interest in historic gardens should be stimulated by every kind of activity capable of emphasising their true value as part of the patrimony and making for improved knowledge and appreciation of them: promotion of scientific research; international exchange and circulation of information; publications, including works designed for the general public; the encouragement of public access under suitable control and use of the media to develop awareness of the need for due respect for nature and the historic heritage. The most outstanding of the historic gardens shall be proposed for inclusion in the World Heritage List.

# ICOMOS New Zealand Charter

## for the Conservation of Places of Cultural Heritage Value

Revised 2010

### Preamble

New Zealand retains a unique assemblage of **places of cultural heritage value** relating to its indigenous and more recent peoples. These areas, **cultural landscapes** and features, buildings and **structures**, gardens, archaeological sites, traditional sites, monuments, and sacred **places** are treasures of distinctive value that have accrued meanings over time. New Zealand shares a general responsibility with the rest of humanity to safeguard its cultural heritage **places** for present and future generations. More specifically, the people of New Zealand have particular ways of perceiving, relating to, and conserving their cultural heritage **places**.

Following the spirit of the International Charter for the Conservation and Restoration of Monuments and Sites (the Venice Charter - 1964), this charter sets out principles to guide the **conservation of places of cultural heritage value** in New Zealand. It is a statement of professional principles for members of ICOMOS New Zealand.

This charter is also intended to guide all those involved in the various aspects of **conservation** work, including owners, guardians, managers, developers, planners, architects, engineers, craftspeople and those in the construction trades, heritage practitioners and advisors, and local and central government authorities. It offers guidance for communities, organisations, and individuals involved with the **conservation** and management of cultural heritage **places**.

This charter should be made an integral part of statutory or regulatory heritage management policies or plans, and should provide support for decision makers in statutory or regulatory processes.

Each article of this charter must be read in the light of all the others. Words in bold in the text are defined in the definitions section of this charter.

This revised charter was adopted by the New Zealand National Committee of the International Council on Monuments and Sites at its meeting on 4 September 2010.

### Purpose of conservation

#### 1. The purpose of conservation

The purpose of **conservation** is to care for **places of cultural heritage value**.

In general, such **places**:

- (i) have lasting values and can be appreciated in their own right;
- (ii) inform us about the past and the cultures of those who came before us;
- (iii) provide tangible evidence of the continuity between past, present, and future;
- (iv) underpin and reinforce community identity and relationships to ancestors and the land; and
- (v) provide a measure against which the achievements of the present can be compared.

It is the purpose of **conservation** to retain and reveal such values, and to support the ongoing meanings and functions of **places of cultural heritage value**, in the interests of present and future generations.

# Conservation principles

## 2. Understanding cultural heritage value

**Conservation** of a **place** should be based on an understanding and appreciation of all aspects of its **cultural heritage value**, both **tangible** and **intangible**. All available forms of knowledge and evidence provide the means of understanding a **place** and its **cultural heritage value** and **cultural heritage significance**. **Cultural heritage value** should be understood through consultation with **connected people**, systematic documentary and oral research, physical investigation and **recording** of the **place**, and other relevant methods.

All relevant **cultural heritage values** should be recognised, respected, and, where appropriate, revealed, including values which differ, conflict, or compete.

The policy for managing all aspects of a **place**, including its **conservation** and its **use**, and the implementation of the policy, must be based on an understanding of its **cultural heritage value**.

## 3. Indigenous cultural heritage

The indigenous cultural heritage of **tangata whenua** relates to **whanau**, **hapu**, and **iwi** groups. It shapes identity and enhances well-being, and it has particular cultural meanings and values for the present, and associations with those who have gone before. Indigenous cultural heritage brings with it responsibilities of guardianship and the practical application and passing on of associated knowledge, traditional skills, and practices.

The Treaty of Waitangi is the founding document of our nation. Article 2 of the Treaty recognises and guarantees the protection of **tinio rangatiratanga**, and so empowers **kaitiakitanga** as customary trusteeship to be exercised by **tangata whenua**. This customary trusteeship is exercised over their **taonga**, such as sacred and traditional **places**, built heritage, traditional practices, and other cultural heritage resources. This obligation extends beyond current legal ownership wherever such cultural heritage exists.

Particular **matauranga**, or knowledge of cultural heritage meaning, value, and practice, is associated with **places**. **Matauranga** is sustained and transmitted through oral, written, and physical forms determined by **tangata whenua**. The **conservation** of such **places** is therefore conditional on decisions made in associated **tangata whenua** communities, and should proceed only in this context. In particular, protocols of access, authority, ritual, and practice are determined at a local level and should be respected.

## 4. Planning for conservation

**Conservation** should be subject to prior documented assessment and planning.

All **conservation** work should be based on a **conservation plan** which identifies the **cultural heritage value** and **cultural heritage significance** of the **place**, the **conservation** policies, and the extent of the recommended works.

The **conservation plan** should give the highest priority to the **authenticity** and **integrity** of the **place**.

Other guiding documents such as, but not limited to, management plans, cyclical **maintenance** plans, specifications for **conservation** work, interpretation plans, risk mitigation plans, or emergency plans should be guided by a **conservation plan**.

## 5. Respect for surviving evidence and knowledge

**Conservation** maintains and reveals the **authenticity** and **integrity** of a **place**, and involves the least possible loss of **fabric** or evidence of **cultural heritage value**. Respect for all forms of knowledge and existing evidence, of both **tangible** and **intangible values**, is essential to the **authenticity** and **integrity** of the **place**.

**Conservation** recognises the evidence of time and the contributions of all periods. The **conservation** of a **place** should identify and respect all aspects of its **cultural heritage value** without unwarranted emphasis on any one value at the expense of others.

The removal or obscuring of any physical evidence of any period or activity should be minimised, and should be explicitly justified where it does occur. The **fabric** of a particular period or activity may be obscured or removed if assessment shows that its removal would not diminish the **cultural heritage value** of the **place**.

In **conservation**, evidence of the functions and intangible meanings of **places** of **cultural heritage value** should be respected.

## 6. Minimum intervention

Work undertaken at a **place** of **cultural heritage value** should involve the least degree of **intervention** consistent with **conservation** and the principles of this charter.

**Intervention** should be the minimum necessary to ensure the retention of **tangible** and **intangible values** and the continuation of **uses** integral to those values. The removal of **fabric** or the alteration of features and spaces that have **cultural heritage value** should be avoided.

## 7. Physical investigation

Physical investigation of a **place** provides primary evidence that cannot be gained from any other source. Physical investigation should be carried out according to currently accepted professional standards, and should be documented through systematic **recording**.

Invasive investigation of **fabric** of any period should be carried out only where knowledge may be significantly extended, or where it is necessary to establish the existence of **fabric** of **cultural heritage value**, or where it is necessary for **conservation** work, or where such **fabric** is about to be damaged or destroyed or made inaccessible. The extent of invasive investigation should minimise the disturbance of significant **fabric**.

## 8. Use

The **conservation** of a **place** of **cultural heritage value** is usually facilitated by the **place** serving a useful purpose.

Where the **use** of a **place** is integral to its **cultural heritage value**, that **use** should be retained.

Where a change of **use** is proposed, the new **use** should be compatible with the **cultural heritage value** of the **place**, and should have little or no adverse effect on the **cultural heritage value**.

## 9. Setting

Where the **setting** of a **place** is integral to its **cultural heritage value**, that **setting** should be conserved with the **place** itself. If the **setting** no longer contributes to the **cultural heritage value** of the **place**, and if **reconstruction** of the **setting** can be justified, any **reconstruction** of the **setting** should be based on an understanding of all aspects of the **cultural heritage value** of the **place**.

## 10. Relocation

The on-going association of a **structure** or feature of **cultural heritage value** with its location, site, curtilage, and **setting** is essential to its **authenticity** and **integrity**. Therefore, a **structure** or feature of **cultural heritage value** should remain on its original site.

Relocation of a **structure** or feature of **cultural heritage value**, where its removal is required in order to clear its site for a different purpose or construction, or where its removal is required to enable its **use** on a different site, is not a desirable outcome and is not a **conservation** process.

In exceptional circumstances, a **structure** of **cultural heritage value** may be relocated if its current site is in imminent danger, and if all other means of retaining the **structure** in its current location have been exhausted. In this event, the new location should provide a **setting** compatible with the **cultural heritage value** of the **structure**.

## 11. Documentation and archiving

The **cultural heritage value** and **cultural heritage significance** of a **place**, and all aspects of its **conservation**, should be fully documented to ensure that this information is available to present and future generations.

**Documentation** includes information about all changes to the **place** and any decisions made during the **conservation** process.

**Documentation** should be carried out to archival standards to maximise the longevity of the record, and should be placed in an appropriate archival repository.

**Documentation** should be made available to **connected people** and other interested parties. Where reasons for confidentiality exist, such as security, privacy, or cultural appropriateness, some information may not always be publicly accessible.

## 12. Recording

Evidence provided by the **fabric** of a **place** should be identified and understood through systematic research, **recording**, and analysis.

**Recording** is an essential part of the physical investigation of a **place**. It informs and guides the **conservation** process and its planning. Systematic **recording** should occur prior to, during, and following any **intervention**. It should include the **recording** of new evidence revealed, and any **fabric** obscured or removed.

**Recording** of the changes to a **place** should continue throughout its life.

### 13. Fixtures, fittings, and contents

Fixtures, fittings, and **contents** that are integral to the **cultural heritage value** of a **place** should be retained and conserved with the **place**. Such fixtures, fittings, and **contents** may include carving, painting, weaving, stained glass, wallpaper, surface decoration, works of art, equipment and machinery, furniture, and personal belongings.

**Conservation** of any such material should involve specialist **conservation** expertise appropriate to the material. Where it is necessary to remove any such material, it should be recorded, retained, and protected, until such time as it can be reinstated.

## Conservation processes and practice

### 14. Conservation plans

A **conservation plan**, based on the principles of this charter, should:

- (i) be based on a comprehensive understanding of the **cultural heritage value** of the **place** and assessment of its **cultural heritage significance**;
- (ii) include an assessment of the **fabric** of the **place**, and its condition;
- (iii) give the highest priority to the **authenticity** and **integrity** of the **place**;
- (iv) include the entirety of the **place**, including the **setting**;
- (v) be prepared by objective professionals in appropriate disciplines;
- (vi) consider the needs, abilities, and resources of **connected people**;
- (vii) not be influenced by prior expectations of change or development;
- (viii) specify **conservation** policies to guide decision making and to guide any work to be undertaken;
- (ix) make recommendations for the **conservation** of the **place**; and
- (x) be regularly revised and kept up to date.

### 15. Conservation projects

**Conservation** projects should include the following:

- (i) consultation with interested parties and **connected people**, continuing throughout the project;
- (ii) opportunities for interested parties and **connected people** to contribute to and participate in the project;
- (iii) research into documentary and oral history, using all relevant sources and repositories of knowledge;
- (iv) physical investigation of the **place** as appropriate;
- (v) use of all appropriate methods of **recording**, such as written, drawn, and photographic;
- (vi) the preparation of a **conservation plan** which meets the principles of this charter;
- (vii) guidance on appropriate **use** of the **place**;
- (viii) the implementation of any planned **conservation** work;
- (ix) the **documentation** of the **conservation** work as it proceeds; and
- (x) where appropriate, the deposit of all records in an archival repository.

A **conservation** project must not be commenced until any required statutory authorisation has been granted.



## 16. Professional, trade, and craft skills

All aspects of **conservation** work should be planned, directed, supervised, and undertaken by people with appropriate **conservation** training and experience directly relevant to the project.

All **conservation** disciplines, arts, crafts, trades, and traditional skills and practices that are relevant to the project should be applied and promoted.

## 17. Degrees of intervention for conservation purposes

Following research, **recording**, assessment, and planning, **intervention** for **conservation** purposes may include, in increasing degrees of **intervention**:

- (i) **preservation**, through **stabilisation**, **maintenance**, or **repair**;
- (ii) **restoration**, through **reassembly**, **reinstatement**, or removal;
- (iii) **reconstruction**; and
- (iv) **adaptation**.

In many **conservation** projects a range of processes may be utilised. Where appropriate, **conservation** processes may be applied to individual parts or components of a **place** of **cultural heritage value**.

The extent of any **intervention** for **conservation** purposes should be guided by the **cultural heritage value** of a **place** and the policies for its management as identified in a **conservation plan**. Any **intervention** which would reduce or compromise **cultural heritage value** is undesirable and should not occur.

Preference should be given to the least degree of **intervention**, consistent with this charter.

Re-creation, meaning the conjectural **reconstruction** of a **structure** or **place**; replication, meaning to make a copy of an existing or former **structure** or **place**; or the construction of generalised representations of typical features or **structures**, are not **conservation** processes and are outside the scope of this charter.

## 18. Preservation

**Preservation** of a **place** involves as little **intervention** as possible, to ensure its long-term survival and the continuation of its **cultural heritage value**.

**Preservation** processes should not obscure or remove the patina of age, particularly where it contributes to the **authenticity** and **integrity** of the **place**, or where it contributes to the structural stability of materials.

### i. Stabilisation

Processes of decay should be slowed by providing treatment or support.

### ii. Maintenance

A **place** of **cultural heritage value** should be maintained regularly. **Maintenance** should be carried out according to a plan or work programme.

### iii. Repair

**Repair** of a **place** of **cultural heritage value** should utilise matching or similar materials. Where it is necessary to employ new materials, they should be distinguishable by experts, and should be documented.

Traditional methods and materials should be given preference in **conservation** work.

**Repair** of a technically higher standard than that achieved with the existing materials or construction practices may be justified only where the stability or life expectancy of the site or material is increased, where the new material is compatible with the old, and where the **cultural heritage value** is not diminished.

## 19. Restoration

The process of **restoration** typically involves **reassembly** and **reinstatement**, and may involve the removal of accretions that detract from the **cultural heritage value** of a **place**.

**Restoration** is based on respect for existing **fabric**, and on the identification and analysis of all available evidence, so that the **cultural heritage value** of a **place** is recovered or revealed. **Restoration** should be carried out only if the **cultural heritage value** of the **place** is recovered or revealed by the process.

**Restoration** does not involve conjecture.

### i. Reassembly and reinstatement

**Reassembly** uses existing material and, through the process of **reinstatement**, returns it to its former position. **Reassembly** is more likely to involve work on part of a **place** rather than the whole **place**.

### ii. Removal

Occasionally, existing **fabric** may need to be permanently removed from a **place**. This may be for reasons of advanced decay, or loss of structural **integrity**, or because particular **fabric** has been identified in a **conservation plan** as detracting from the **cultural heritage value** of the **place**.

The **fabric** removed should be systematically **recorded** before and during its removal. In some cases it may be appropriate to store, on a long-term basis, material of evidential value that has been removed.

## 20. Reconstruction

**Reconstruction** is distinguished from **restoration** by the introduction of new material to replace material that has been lost.

**Reconstruction** is appropriate if it is essential to the function, **integrity**, **intangible value**, or understanding of a **place**, if sufficient physical and documentary evidence exists to minimise conjecture, and if surviving **cultural heritage value** is preserved.

Reconstructed elements should not usually constitute the majority of a **place** or **structure**.

## 21. Adaptation

The **conservation** of a **place** of **cultural heritage value** is usually facilitated by the **place** serving a useful purpose. Proposals for **adaptation** of a **place** may arise from maintaining its continuing **use**, or from a proposed change of **use**.

Alterations and additions may be acceptable where they are necessary for a **compatible use** of the **place**. Any change should be the minimum necessary, should be substantially reversible, and should have little or no adverse effect on the **cultural heritage value** of the **place**.

Any alterations or additions should be compatible with the original form and **fabric** of the **place**, and should avoid inappropriate or incompatible contrasts of form, scale, mass, colour, and material. **Adaptation** should not dominate or substantially obscure the original form and **fabric**, and should not adversely affect the **setting** of a **place of cultural heritage value**. New work should complement the original form and **fabric**.

## 22. Non-intervention

In some circumstances, assessment of the **cultural heritage value** of a **place** may show that it is not desirable to undertake any **conservation intervention** at that time. This approach may be appropriate where undisturbed constancy of **intangible values**, such as the spiritual associations of a sacred **place**, may be more important than its physical attributes.

## 23. Interpretation

Interpretation actively enhances public understanding of all aspects of **places of cultural heritage value** and their **conservation**. Relevant cultural protocols are integral to that understanding, and should be identified and observed.

Where appropriate, interpretation should assist the understanding of **tangible** and **intangible values** of a **place** which may not be readily perceived, such as the sequence of construction and change, and the meanings and associations of the **place** for **connected people**.

Any interpretation should respect the **cultural heritage value** of a **place**. Interpretation methods should be appropriate to the **place**. Physical **interventions** for interpretation purposes should not detract from the experience of the **place**, and should not have an adverse effect on its **tangible** or **intangible values**.

## 24. Risk mitigation

**Places of cultural heritage value** may be vulnerable to natural disasters such as flood, storm, or earthquake; or to humanly induced threats and risks such as those arising from earthworks, subdivision and development, buildings works, or wilful damage or neglect. In order to safeguard **cultural heritage value**, planning for risk mitigation and emergency management is necessary.

Potential risks to any **place of cultural heritage value** should be assessed. Where appropriate, a risk mitigation plan, an emergency plan, and/or a protection plan should be prepared, and implemented as far as possible, with reference to a conservation plan.

## Definitions

For the purposes of this charter:

**Adaptation** means the process(es) of modifying a **place** for a **compatible use** while retaining its **cultural heritage value**. **Adaptation** processes include alteration and addition.

**Authenticity** means the credibility or truthfulness of the surviving evidence and knowledge of the **cultural heritage value** of a **place**. Relevant evidence includes form and design, substance and **fabric**, technology and craftsmanship, location and surroundings, context and **setting, use** and function, traditions, spiritual essence, and sense of place, and includes **tangible** and **intangible values**. Assessment of **authenticity** is based on identification and analysis of relevant evidence and knowledge, and respect for its cultural context.

**Compatible use** means a **use** which is consistent with the **cultural heritage value** of a **place**, and which has little or no adverse impact on its **authenticity** and **integrity**.

**Connected people** means any groups, organisations, or individuals having a sense of association with or responsibility for a **place** of **cultural heritage value**.

**Conservation** means all the processes of understanding and caring for a **place** so as to safeguard its **cultural heritage value**. **Conservation** is based on respect for the existing **fabric**, associations, meanings, and **use** of the **place**. It requires a cautious approach of doing as much work as necessary but as little as possible, and retaining **authenticity** and **integrity**, to ensure that the **place** and its values are passed on to future generations.

**Conservation plan** means an objective report which documents the history, **fabric**, and **cultural heritage value** of a **place**, assesses its **cultural heritage significance**, describes the condition of the **place**, outlines **conservation** policies for managing the **place**, and makes recommendations for the **conservation** of the **place**.

**Contents** means moveable objects, collections, chattels, documents, works of art, and ephemera that are not fixed or fitted to a **place**, and which have been assessed as being integral to its **cultural heritage value**.

**Cultural heritage significance** means the **cultural heritage value** of a **place** relative to other similar or comparable **places**, recognising the particular cultural context of the **place**.

**Cultural heritage value/s** means possessing aesthetic, archaeological, architectural, commemorative, functional, historical, landscape, monumental, scientific, social, spiritual, symbolic, technological, traditional, or other **tangible** or **intangible values**, associated with human activity.

**Cultural landscapes** means an area possessing **cultural heritage value** arising from the relationships between people and the environment. **Cultural landscapes** may have been designed, such as gardens, or may have evolved from human settlement and land use over time, resulting in a diversity of distinctive landscapes in different areas. Associative **cultural landscapes**, such as sacred mountains, may lack **tangible** cultural elements but may have strong **intangible** cultural or spiritual associations.

**Documentation** means collecting, **recording**, keeping, and managing information about a **place** and its **cultural heritage value**, including information about its history, **fabric**, and meaning; information about decisions taken; and information about physical changes and **interventions** made to the **place**.

**Fabric** means all the physical material of a **place**, including subsurface material, **structures**, and interior and exterior surfaces including the patina of age; and including fixtures and fittings, and gardens and plantings.

**Hapu** means a section of a large tribe of the **tangata whenua**.

**Intangible value** means the abstract **cultural heritage value** of the meanings or associations of a **place**, including commemorative, historical, social, spiritual, symbolic, or traditional values.

**Integrity** means the wholeness or intactness of a **place**, including its meaning and sense of **place**, and all the **tangible** and **intangible** attributes and elements necessary to express its **cultural heritage value**.

**Intervention** means any activity that causes disturbance of or alteration to a **place** or its **fabric**.  
**Intervention** includes archaeological excavation, invasive investigation of built **structures**, and any **intervention** for **conservation** purposes.

**Iwi** means a tribe of the **tangata whenua**.

**Kaitiakitanga** means the duty of customary trusteeship, stewardship, guardianship, and protection of land, resources, or **taonga**.

**Maintenance** means regular and on-going protective care of a **place** to prevent deterioration and to retain its **cultural heritage value**.

**Matauranga** means traditional or cultural knowledge of the **tangata whenua**.

**Non-intervention** means to choose not to undertake any activity that causes disturbance of or alteration to a **place** or its **fabric**.

**Place** means any land having **cultural heritage value** in New Zealand, including areas; **cultural landscapes**; buildings, **structures**, and monuments; groups of buildings, **structures**, or monuments; gardens and plantings; archaeological sites and features; traditional sites; sacred **places**; townscapes and streetscapes; and settlements. **Place** may also include land covered by water, and any body of water. **Place** includes the **setting** of any such **place**.

**Preservation** means to maintain a **place** with as little change as possible.

**Reassembly** means to put existing but disarticulated parts of a **structure** back together.

**Reconstruction** means to build again as closely as possible to a documented earlier form, using new materials.

**Recording** means the process of capturing information and creating an archival record of the **fabric** and **setting** of a **place**, including its configuration, condition, **use**, and change over time.

**Reinstatement** means to put material components of a **place**, including the products of **reassembly**, back in position.

**Repair** means to make good decayed or damaged **fabric** using identical, closely similar, or otherwise appropriate material.

**Restoration** means to return a **place** to a known earlier form, by **reassembly** and **reinstatement**, and/or by removal of elements that detract from its **cultural heritage value**.

**Setting** means the area around and/or adjacent to a **place** of **cultural heritage value** that is integral to its function, meaning, and relationships. **Setting** includes the **structures**, outbuildings, features, gardens, curtilage, airspace, and accessways forming the spatial context of the **place** or used

in association with the **place**. **Setting** also includes **cultural landscapes**, townscapes, and streetscapes; perspectives, views, and viewshafts to and from a **place**; and relationships with other **places** which contribute to the **cultural heritage value** of the **place**. **Setting** may extend beyond the area defined by legal title, and may include a buffer zone necessary for the long-term protection of the **cultural heritage value** of the **place**.

**Stabilisation** means the arrest or slowing of the processes of decay.

**Structure** means any building, standing remains, equipment, device, or other facility made by people and which is fixed to the land.

**Tangata whenua** means generally the original indigenous inhabitants of the land; and means specifically the people exercising **kaifakitunga** over particular land, resources, or **taonga**.

**Tangible value** means the physically observable **cultural heritage value** of a **place**, including archaeological, architectural, landscape, monumental, scientific, or technological values.

**Taonga** means anything highly prized for its cultural, economic, historical, spiritual, or traditional value, including land and natural and cultural resources.

**Tino rangatiratanga** means the exercise of full chieftainship, authority, and responsibility.

**Use** means the functions of a **place**, and the activities and practices that may occur at the **place**. The functions, activities, and practices may in themselves be of **cultural heritage value**.

**Whanau** means an extended family which is part of a **hapu** or **iwi**.

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This revision incorporates changes in conservation philosophy and best practice since 1993 and is the only version of the ICOMOS New Zealand Charter approved by ICOMOS New Zealand (Inc.) for use.

#### Copies of this charter may be obtained from

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P O Box 90 851  
Victoria Street West,  
Auckland 1142,  
New Zealand.

Appendix 8.6.1 Title RS 2404

Two thousand four hundred and three MAP C DISTRICT No 2403						Two thousand four hundred and four MAP E DISTRICT No 2404					
DESCRIPT OF INSTRUMENT	NATURE OF INSTRUMENT	DATE OF INSTRUMENT	WHERE RECORDED	REFERENCE	SIGNATURE	DESCRIPT OF INSTRUMENT	NATURE OF INSTRUMENT	DATE OF INSTRUMENT	WHERE RECORDED	REFERENCE	SIGNATURE
1000 O. M. 27 Aug 1871	Grant from to Katalan	27 Aug 1871	147 D 219	251372	J. James	1000 O. M. 27 Aug 1871	Grant from to Katalan	27 Aug 1871	147 D 219	251372	J. James
1000 O. M. 31 Oct 1871	Conveyance of property to Katalan	31 Oct 1871	72 D 74	251373	J. James	1000 O. M. 31 Oct 1871	Conveyance of property to Katalan	31 Oct 1871	72 D 74	251373	J. James
1000 O. M. 31 Oct 1871	Conveyance of property to Katalan	31 Oct 1871	72 D 77	251374	J. James	1000 O. M. 31 Oct 1871	Conveyance of property to Katalan	31 Oct 1871	72 D 77	251374	J. James
1000 O. M. 11 Nov 1871	Conveyance of property to Katalan	11 Nov 1871	185 D 403	251375	J. James	1000 O. M. 11 Nov 1871	Conveyance of property to Katalan	11 Nov 1871	185 D 403	251375	J. James
<i>Confirmation of title issued to N. Bennett Feb 74 fol 208 209 210 211</i>						<i>Confirmation of title issued to N. Bennett Feb 74 fol 208 209 210 211</i>					
1000 O. M. 22 Feb 1863	Conveyance to Katalan	22 Feb 1863	10 D 303	251376	J. James	1000 O. M. 22 Feb 1863	Conveyance to Katalan	22 Feb 1863	10 D 303	251376	J. James
1000 O. M. 12 Jul 1863	Conveyance to Katalan	12 Jul 1863	10 D 303	251377	J. James	1000 O. M. 12 Jul 1863	Conveyance to Katalan	12 Jul 1863	10 D 303	251377	J. James
1000 O. M. 23 Sep 1863	Conveyance to Katalan	23 Sep 1863	77 D 312	251378	J. James	1000 O. M. 23 Sep 1863	Conveyance to Katalan	23 Sep 1863	77 D 312	251378	J. James
1000 O. M. 2 Oct 1863	Conveyance to Katalan	2 Oct 1863	21 D 726	251379	J. James	1000 O. M. 2 Oct 1863	Conveyance to Katalan	2 Oct 1863	21 D 726	251379	J. James
1000 O. M. 5 March 1863	Conveyance to Katalan	5 Mar 1863	36 D 126	251380	J. James	1000 O. M. 5 March 1863	Conveyance to Katalan	5 Mar 1863	36 D 126	251380	J. James
1000 O. M. 5 March 1863	Conveyance to Katalan	5 Mar 1863	36 D 125	251381	J. James	1000 O. M. 5 March 1863	Conveyance to Katalan	5 Mar 1863	36 D 125	251381	J. James
1000 O. M. 5 March 1863	Conveyance to Katalan	5 Mar 1863	36 D 125	251382	J. James	1000 O. M. 5 March 1863	Conveyance to Katalan	5 Mar 1863	36 D 125	251382	J. James
1000 O. M. 18 April 1863	Conveyance to Katalan	18 Apr 1863	33 D 8	251383	J. James	1000 O. M. 18 April 1863	Conveyance to Katalan	18 Apr 1863	33 D 8	251383	J. James
1000 O. M. 11 May 1863	Conveyance to Katalan	11 May 1863	71 D 756	251384	J. James	1000 O. M. 11 May 1863	Conveyance to Katalan	11 May 1863	71 D 756	251384	J. James
1000 O. M. 26 June 1863	Conveyance to Katalan	26 Jun 1863	56 D 17	251385	J. James	1000 O. M. 26 June 1863	Conveyance to Katalan	26 Jun 1863	56 D 17	251385	J. James
1000 O. M. 11 July 1863	Conveyance to Katalan	11 Jul 1863	35 D 17	251386	J. James	1000 O. M. 11 July 1863	Conveyance to Katalan	11 Jul 1863	35 D 17	251386	J. James
1000 O. M. 27 July 1863	Conveyance to Katalan	27 Jul 1863	35 D 17	251387	J. James	1000 O. M. 27 July 1863	Conveyance to Katalan	27 Jul 1863	35 D 17	251387	J. James
1000 O. M. 27 July 1863	Conveyance to Katalan	27 Jul 1863	35 D 17	251388	J. James	1000 O. M. 27 July 1863	Conveyance to Katalan	27 Jul 1863	35 D 17	251388	J. James
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1000 O. M. 27 July 1863	Conveyance to Katalan	27 Jul 1863	35 D 17	251391	J. James	1000 O. M. 27 July 1863	Conveyance to Katalan	27 Jul 1863	35 D 17	251391	J. James
1000 O. M. 27 July 1863	Conveyance to Katalan	27 Jul 1863	35 D 17	251392	J. James	1000 O. M. 27 July 1863	Conveyance to Katalan	27 Jul 1863	35 D 17	251392	J. James
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1000 O. M. 27 July 1863	Conveyance to Katalan	27 Jul 1863	35 D 17	251396	J. James	1000 O. M. 27 July 1863	Conveyance to Katalan	27 Jul 1863	35 D 17	251396	J. James
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1000 O. M. 27 July 1863	Conveyance to Katalan	27 Jul 1863	35 D 17	251399	J. James	1000 O. M. 27 July 1863	Conveyance to Katalan	27 Jul 1863	35 D 17	251399	J. James
1000 O. M. 27 July 1863	Conveyance to Katalan	27 Jul 1863	35 D 17	251400	J. James	1000 O. M. 27 July 1863	Conveyance to Katalan	27 Jul 1863	35 D 17	251400	J. James

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MAP C					MAP C				
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Appendix 8.6.5 Title RS 243E continued

257
258

*Map C*

*Plan deposited 1851*

*Map C*

Number	Receipt of Instrument	Nature of Instrument	PARTIES	Date of Instrument	Value recorded	Return	SIGNATURE	Number	Receipt of Instrument	Nature of Instrument	PARTIES	Date of Instrument	Value recorded	Return	SIGNATURE
200	11 Nov 1851	Conveyance	Conveyance	11 Nov 1851	1,000			205	14 Dec 1851	Conveyance	Conveyance	14 Dec 1851	2,000		
201	12 Dec 1851	Conveyance	Conveyance	12 Dec 1851	2,000			206	15 Dec 1851	Conveyance	Conveyance	15 Dec 1851	2,000		
202	16 Dec 1851	Conveyance	Conveyance	16 Dec 1851	2,000			207	17 Dec 1851	Conveyance	Conveyance	17 Dec 1851	2,000		
203	18 Dec 1851	Conveyance	Conveyance	18 Dec 1851	2,000			208	19 Dec 1851	Conveyance	Conveyance	19 Dec 1851	2,000		
204	20 Dec 1851	Conveyance	Conveyance	20 Dec 1851	2,000			209	21 Dec 1851	Conveyance	Conveyance	21 Dec 1851	2,000		
205	22 Dec 1851	Conveyance	Conveyance	22 Dec 1851	2,000			210	23 Dec 1851	Conveyance	Conveyance	23 Dec 1851	2,000		
206	24 Dec 1851	Conveyance	Conveyance	24 Dec 1851	2,000			211	25 Dec 1851	Conveyance	Conveyance	25 Dec 1851	2,000		
207	26 Dec 1851	Conveyance	Conveyance	26 Dec 1851	2,000			212	27 Dec 1851	Conveyance	Conveyance	27 Dec 1851	2,000		
208	28 Dec 1851	Conveyance	Conveyance	28 Dec 1851	2,000			213	29 Dec 1851	Conveyance	Conveyance	29 Dec 1851	2,000		
209	29 Dec 1851	Conveyance	Conveyance	29 Dec 1851	2,000			214	30 Dec 1851	Conveyance	Conveyance	30 Dec 1851	2,000		
210	31 Dec 1851	Conveyance	Conveyance	31 Dec 1851	2,000			215	1 Jan 1852	Conveyance	Conveyance	1 Jan 1852	2,000		
211	1 Jan 1852	Conveyance	Conveyance	1 Jan 1852	2,000			216	2 Jan 1852	Conveyance	Conveyance	2 Jan 1852	2,000		
212	3 Jan 1852	Conveyance	Conveyance	3 Jan 1852	2,000			217	3 Jan 1852	Conveyance	Conveyance	3 Jan 1852	2,000		
213	4 Jan 1852	Conveyance	Conveyance	4 Jan 1852	2,000			218	4 Jan 1852	Conveyance	Conveyance	4 Jan 1852	2,000		
214	5 Jan 1852	Conveyance	Conveyance	5 Jan 1852	2,000			219	5 Jan 1852	Conveyance	Conveyance	5 Jan 1852	2,000		
215	6 Jan 1852	Conveyance	Conveyance	6 Jan 1852	2,000			220	6 Jan 1852	Conveyance	Conveyance	6 Jan 1852	2,000		
216	7 Jan 1852	Conveyance	Conveyance	7 Jan 1852	2,000			221	7 Jan 1852	Conveyance	Conveyance	7 Jan 1852	2,000		
217	8 Jan 1852	Conveyance	Conveyance	8 Jan 1852	2,000			222	8 Jan 1852	Conveyance	Conveyance	8 Jan 1852	2,000		
218	9 Jan 1852	Conveyance	Conveyance	9 Jan 1852	2,000			223	9 Jan 1852	Conveyance	Conveyance	9 Jan 1852	2,000		
219	10 Jan 1852	Conveyance	Conveyance	10 Jan 1852	2,000			224	10 Jan 1852	Conveyance	Conveyance	10 Jan 1852	2,000		
220	11 Jan 1852	Conveyance	Conveyance	11 Jan 1852	2,000			225	11 Jan 1852	Conveyance	Conveyance	11 Jan 1852	2,000		
221	12 Jan 1852	Conveyance	Conveyance	12 Jan 1852	2,000			226	12 Jan 1852	Conveyance	Conveyance	12 Jan 1852	2,000		
222	13 Jan 1852	Conveyance	Conveyance	13 Jan 1852	2,000			227	13 Jan 1852	Conveyance	Conveyance	13 Jan 1852	2,000		
223	14 Jan 1852	Conveyance	Conveyance	14 Jan 1852	2,000			228	14 Jan 1852	Conveyance	Conveyance	14 Jan 1852	2,000		
224	15 Jan 1852	Conveyance	Conveyance	15 Jan 1852	2,000			229	15 Jan 1852	Conveyance	Conveyance	15 Jan 1852	2,000		
225	16 Jan 1852	Conveyance	Conveyance	16 Jan 1852	2,000			230	16 Jan 1852	Conveyance	Conveyance	16 Jan 1852	2,000		
226	17 Jan 1852	Conveyance	Conveyance	17 Jan 1852	2,000			231	17 Jan 1852	Conveyance	Conveyance	17 Jan 1852	2,000		
227	18 Jan 1852	Conveyance	Conveyance	18 Jan 1852	2,000			232	18 Jan 1852	Conveyance	Conveyance	18 Jan 1852	2,000		
228	19 Jan 1852	Conveyance	Conveyance	19 Jan 1852	2,000			233	19 Jan 1852	Conveyance	Conveyance	19 Jan 1852	2,000		
229	20 Jan 1852	Conveyance	Conveyance	20 Jan 1852	2,000			234	20 Jan 1852	Conveyance	Conveyance	20 Jan 1852	2,000		
230	21 Jan 1852	Conveyance	Conveyance	21 Jan 1852	2,000			235	21 Jan 1852	Conveyance	Conveyance	21 Jan 1852	2,000		
231	22 Jan 1852	Conveyance	Conveyance	22 Jan 1852	2,000			236	22 Jan 1852	Conveyance	Conveyance	22 Jan 1852	2,000		
232	23 Jan 1852	Conveyance	Conveyance	23 Jan 1852	2,000			237	23 Jan 1852	Conveyance	Conveyance	23 Jan 1852	2,000		
233	24 Jan 1852	Conveyance	Conveyance	24 Jan 1852	2,000			238	24 Jan 1852	Conveyance	Conveyance	24 Jan 1852	2,000		
234	25 Jan 1852	Conveyance	Conveyance	25 Jan 1852	2,000			239	25 Jan 1852	Conveyance	Conveyance	25 Jan 1852	2,000		
235	26 Jan 1852	Conveyance	Conveyance	26 Jan 1852	2,000			240	26 Jan 1852	Conveyance	Conveyance	26 Jan 1852	2,000		
236	27 Jan 1852	Conveyance	Conveyance	27 Jan 1852	2,000			241	27 Jan 1852	Conveyance	Conveyance	27 Jan 1852	2,000		
237	28 Jan 1852	Conveyance	Conveyance	28 Jan 1852	2,000			242	28 Jan 1852	Conveyance	Conveyance	28 Jan 1852	2,000		
238	29 Jan 1852	Conveyance	Conveyance	29 Jan 1852	2,000			243	29 Jan 1852	Conveyance	Conveyance	29 Jan 1852	2,000		
239	30 Jan 1852	Conveyance	Conveyance	30 Jan 1852	2,000			244	30 Jan 1852	Conveyance	Conveyance	30 Jan 1852	2,000		
240	31 Jan 1852	Conveyance	Conveyance	31 Jan 1852	2,000			245	31 Jan 1852	Conveyance	Conveyance	31 Jan 1852	2,000		

*Map C* (Continued from page 242) 243<sup>E</sup>

Map C							Map C							
Number	Date of Instrument	Nature of Instrument	PARTIES	Date of Instrument	Where recorded	Reference	Number	Date of Instrument	Nature of Instrument	PARTIES	Date of Instrument	Where recorded	Reference	SIGNATURE
10072	1904	...	...	...	...	...	10072	1904	...	...	...	...	...	...
10073	1904	...	...	...	...	...	10073	1904	...	...	...	...	...	...
10074	1904	...	...	...	...	...	10074	1904	...	...	...	...	...	...
10075	1904	...	...	...	...	...	10075	1904	...	...	...	...	...	...
10076	1904	...	...	...	...	...	10076	1904	...	...	...	...	...	...
10077	1904	...	...	...	...	...	10077	1904	...	...	...	...	...	...
10078	1904	...	...	...	...	...	10078	1904	...	...	...	...	...	...
10079	1904	...	...	...	...	...	10079	1904	...	...	...	...	...	...
10080	1904	...	...	...	...	...	10080	1904	...	...	...	...	...	...
10081	1904	...	...	...	...	...	10081	1904	...	...	...	...	...	...
10082	1904	...	...	...	...	...	10082	1904	...	...	...	...	...	...
10083	1904	...	...	...	...	...	10083	1904	...	...	...	...	...	...
10084	1904	...	...	...	...	...	10084	1904	...	...	...	...	...	...
10085	1904	...	...	...	...	...	10085	1904	...	...	...	...	...	...
10086	1904	...	...	...	...	...	10086	1904	...	...	...	...	...	...
10087	1904	...	...	...	...	...	10087	1904	...	...	...	...	...	...
10088	1904	...	...	...	...	...	10088	1904	...	...	...	...	...	...
10089	1904	...	...	...	...	...	10089	1904	...	...	...	...	...	...
10090	1904	...	...	...	...	...	10090	1904	...	...	...	...	...	...
10091	1904	...	...	...	...	...	10091	1904	...	...	...	...	...	...
10092	1904	...	...	...	...	...	10092	1904	...	...	...	...	...	...
10093	1904	...	...	...	...	...	10093	1904	...	...	...	...	...	...
10094	1904	...	...	...	...	...	10094	1904	...	...	...	...	...	...
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10096	1904	...	...	...	...	...	10096	1904	...	...	...	...	...	...
10097	1904	...	...	...	...	...	10097	1904	...	...	...	...	...	...
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10100	1904	...	...	...	...	...	10100	1904	...	...	...	...	...	...
10101	1904	...	...	...	...	...	10101	1904	...	...	...	...	...	...
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10106	1904	...	...	...	...	...	10106	1904	...	...	...	...	...	...
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