

DISTRICT PLAN – LISTED HERITAGE PLACE
HERITAGE ASSESSMENT – STATEMENT OF SIGNIFICANCE
FORMER PURAU STATION - 16A CAMP BAY ROAD,
DIAMOND HARBOUR

The former Purau Station has is the first European farm first to be created in Purau Bay and is associated with two well known Canterbury families, the Rhodes and the Gardiners. It now consists of the homestead building, and a building constructed to house the farmhands, known as The Whare, within a mature garden setting. The remaining block consists of 3.3 hectares of land which remains in the ownership of the Gardiner family after five generations.

Prior to any Europeans arriving in the area Purau Bay was one of the oldest Māori settlement sites on Horomaka Banks Peninsula. The settlement provided opportunities for trade in potatoes and pork with Māori and it was frequented by Europeans following Joseph Pride anchoring in the bay in mid-1831.

In 1843 James and Joseph Greenwood became the first European settlers at Purau, causing trouble with both local Māori and the government through their refusal to purchase or rent land from Ngāi Tahu. Lease conditions were finally agreed in 1846, creating Purau Station. Following this the Greenwoods sold their Purau station to Captain William Barnard Rhodes and George Rhodes in May 1847.

The Rhodes were two of four brothers and at the time of purchasing Purau Station they already owned 100,000 acres on Banks Peninsula. Purau Station became the headquarters for their Peninsula operations. The Rhodes supplied the Canterbury Association with mutton from the station, fish caught for them by the local Māori and as much dairy and garden produce as they could manage. In 1850 Robert Heaton Rhodes joined his brother George at Purau and while George moved to South Canterbury, Robert stayed at Purau and continued to farm the land. In 1853 he decided to build a new house, now known as Purau Station Homestead. At the same time a building was constructed to house the farmhands, known as The Whare. Robert Rhodes remained at Purau until 1866 and retained ownership of the property until 1874. His children were all born there and his second child, Robert Heaton, became Sir Heaton Rhodes, well known politician and lawyer.

In 1874 Henry Dent Gardiner purchased the property from the Rhodes. The Gardiners owned land in Christchurch and Gardiners Road is named after Henry Gardiner. Gardiner and his family further developed the station, felling bush, sowing cocksfoot and erecting new fencing and a wharf. The Gardiner family also extended the homestead building. When Henry Gardiner retired to Christchurch in 1890 the station was divided into three blocks with the portion including the homestead dwelling and the Whare being taken over by his son Frank. This block is still owned by the family five generations later.

Purau Bay, in which the former Purau Station is situated, has significance as one of the oldest Māori sites of settlement on Horomaka, with evidence that moa hunting was once undertaken there. Ngāti Māmoe lived at Purau and had a fortified pā site on the peak Te Ahu Pātiki (Mount Herbert), overlooking the harbour. In later years, Ngāi Tahu moved the pā site to the western side of the bay and the bay has many urupā due to its long history of occupation.

DISTRICT PLAN – LISTED HERITAGE PLACE
HERITAGE ASSESSMENT – STATEMENT OF SIGNIFICANCE
HERITAGE ITEM NUMBER 778
DWELLING AND SETTING, PURAU - 16A CAMP BAY ROAD,
DIAMOND HARBOUR



PHOTOGRAPH : CCC Heritage files, 2.2.2012

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.

Purau Homestead and its setting has high historical and social significance as a 19th century dwelling for a station owner and his family and for its association with prominent Canterbury families the Rhodes and the Gardiners.

After Robert Heaton Rhodes arrived at Purau and his brother George moved to South Canterbury, Robert decided to build a new house on the station. The foundation stone was laid on the 28th December, 1853. Robert Rhodes remained at Purau until 1866 and retained ownership of the property until 1874. His children were all born there and his second child, Robert Heaton, became Sir Heaton Rhodes, well known politician and lawyer.

After Henry Dent Gardiner purchased the property he and his family further developed the station, including commissioning the Luttrell brothers to design and build timber additions to the homestead building in 1910. When Henry Gardiner retired to Christchurch in 1890 the station was divided into three blocks with the portion including the homestead dwelling and the Whare being taken over by his son Frank. The block is still owned by the family five generations later. The homestead building was seriously damaged in the Canterbury earthquakes and is awaiting repair.

CULTURAL AND SPIRITUAL SIGNIFICANCE

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

The homestead building has high cultural and spiritual significance associated with it for its use for fortnightly church services when the Rhodes family owned it and for its ability to demonstrate the way of life of 19th century station owners and their families and for its association with the former Purau station as a whole. Purau Bay, in which the former Purau Station is situated, has cultural spiritual significance as one of the oldest Māori sites of settlement on Horomaka, with evidence that moa hunting was once undertaken there. Ngāti Māmoe lived at Purau and had a fortified pā site on the peak Te Ahu Pātiki (Mount Herbert), overlooking the harbour. In later years, Ngāi Tahu moved the pā site to the western side of the bay and the bay has many urupā due to its long history of occupation.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

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

The Purau homestead building has high architectural and aesthetic significance for its association with two well-known Christchurch architects, C E Fooks and Alfred Luttrell, and as a mid 19th century dwelling designed for a station owner that was constructed of permanent materials at a time when few dwellings used such materials.

Research to date suggests that the Purau homestead building was designed by C E Fooks, who worked as a civil engineer, surveyor and architect based in Christchurch and Ashburton. He worked for the Canterbury Association Survey Office from 1855-56 and also designed other buildings and houses in Christchurch, including Englefield, built c. 1856, and Linwood House, built in 1857. He was the brother-in-law of William Guise Brittan, a notable early colonist involved in the establishment and the administration of the Canterbury Settlement.

The original part of the homestead building was a two storey building constructed of local red stone, set in clay pointed with lime made from crushed shells, with a slate roof. The house has two main gables and a central dormer facing west toward the Purau-Port Levy Road and a perpendicular gable of the same proportions running north south. The main gable ends have carved barge boards and inverted finials and the windows are multi-pane timber windows. French doors at ground level open onto a convex curved verandah which wraps around the west, north and south sides. The verandah was added between 1854 and 1865. In the early 20th century the timber verandah post brackets were replaced with decorative iron lace brackets. Pit sawn totara and matai has been used for framing and interior finishing.

In 1910 Gardiner engaged Christchurch architect Alfred Luttrell, of the Christchurch firm Luttrell Brothers, to design a timber extension to the house. The Luttrell Brothers are known for their commercial buildings in Christchurch, the racecourse grandstands at Addington and several Catholic churches. The 1910 extension consists of two rear gables that mirror the main stone gables, with a central dormer, facing east. These gables have plain bargeboards with inverted finials. A single storey lean-to extension has been added to the south side of the homestead at a later date. The building was seriously damaged in the Canterbury earthquakes of 2010 and 2011 and requires repair.

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.

Purau Homestead has high technological and craftsmanship significance for the potential it has to provide information about the construction techniques, materials, fixtures and fittings on Banks Peninsula from the mid 19th and early 20th centuries, in particular using local materials, both stone and timber.

CONTEXTUAL SIGNIFICANCE

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

The setting of Purau Homestead has contextual significance and consists of the large established garden within which it sits. The Whare, a contemporary building constructed for the farm workers is also within this setting. The homestead was a landmark in Purau Bay in the 19th and early 20th century, but is no longer visible from the road or bay. Purau Homestead has contextual significance for its relationship and proximity to The Whare and as part of the landscape of the former Purau Station.

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

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

The homestead and its setting are of archaeological significance because they have the ability to provide archaeological evidence relating to past building construction methods and materials, and human activity on the site, which occurred prior to 1900, including Māori land use and occupation given Purau Bay is known to have been an area used by Māori for many centuries.

ASSESSMENT STATEMENT

Purau Homestead and its setting are of overall high significance to Christchurch, including Banks Peninsula. The homestead building has high historical and social significance as a 19th century dwelling for a station owner and their family and for its association with prominent Canterbury family the Rhodes and its long association with the well-known Canterbury family, the Gardiners. The house has high cultural and spiritual significance for its ability to demonstrate the way of life of 19th century station owners and their families and for its association with the former Purau station as a whole. Purau Bay, in which the former Purau Station is situated, has cultural spiritual significance as one of the oldest Māori sites of settlement on Horomaka. The Purau homestead building has high architectural and aesthetic significance for its association with two well-known Christchurch architects, C E Fooks and Alfred Luttrell, and as a mid 19th century dwelling designed for a station owner that was constructed of permanent materials. Purau Homestead has high technological and craftsmanship significance for its ability to demonstrate construction techniques on Banks Peninsula from the mid 19th and early 20th centuries, using local materials, both stone and timber. The homestead has contextual significance for its relationship and proximity to The Whare and as part of the landscape of the former Purau Station. The homestead and its setting are of archaeological significance because they have the ability to provide archaeological evidence relating to past building construction methods and materials, and human activity on the site, which occurred prior to 1900.

REFERENCES:

Christchurch City Council, *Heritage File, Englefield, 230 Fitzgerald Avenue*
Christchurch City Council, *Heritage File, Purau Farm, Purau Station Homestead*
Christchurch City Council, *Heritage File, Purau Farm, The Whare*
Kelly, Clare, *Background Information Listed Heritage Item, Purau Station Homestead, 2013*
Kelly, Clare, *Background Information Listed Heritage Item, 'The Whare' Purau Station Homestead, 2013*
<http://christchurchcitylibraries.com/TiKoukaWhenua/Purau>

REPORT DATED: 26 FEBRUARY 2015

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

PLEASE USE IN CONJUNCTION WITH THE CCC HERITAGE FILES.

**DISTRICT PLAN – LISTED HERITAGE PLACE
HERITAGE ASSESSMENT – STATEMENT OF SIGNIFICANCE
HERITAGE ITEM NUMBER 777
*DWELLING AND SETTING, THE WHARE – 16A CAMP BAY
ROAD, DIAMOND HARBOUR***



PHOTOGRAPH: CCC Heritage files, 2.2.2012

HISTORICAL AND SOCIAL SIGNIFICANCE

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

The Whare building and its setting at the former Purau station has historical and social significance as a 19th century service building, constructed to house the station hands, and for its association with prominent Canterbury families the Rhodes and the Gardiners.

After Robert Heaton Rhodes arrived at Purau and his brother George moved to South Canterbury, Robert decided to build a new house on the station and at the same time the station hands built 'The Whare' adjacent to it. The building housed the farm workers, and occasionally travellers, as well as housing a laundry and dairy. Robert Rhodes remained at Purau until 1866 and retained ownership of the property until 1874. His children were all born

there and his second child, Robert Heaton, became Sir Heaton Rhodes, well known politician and lawyer.

After Henry Dent Gardiner purchased the property he and his family further developed the station. When Henry Gardiner retired to Christchurch in 1890 the station was divided into three blocks with the portion including the homestead dwelling and the Whare being taken over by his son Frank. The block is still owned by the family five generations later. The chimney and fireplaces of the Whare were damaged in the Canterbury earthquakes and the chimney has been removed with repair being undertaken to the fireplaces and the installation of a new burner and flue.

CULTURAL AND SPIRITUAL SIGNIFICANCE

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

The Whare has cultural significance as an example of a mid-19th century building that was constructed to house farm hands, rather than the station owners, and is directly associated with the homestead building and the former Purau station as a whole. Purau Bay, in which the former Purau Station is situated, has cultural spiritual significance as one of the oldest Māori sites of settlement on Horomaka, with evidence that moa hunting was once undertaken there. Ngāti Māmoe lived at Purau and had a fortified pā site on the peak Te Ahu Pātiki (Mount Herbert), overlooking the harbour. In later years, Ngāi Tahu moved the pā site to the western side of the bay and the bay has many urupā due to its long history of occupation.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

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

The Whare has architectural and aesthetic significance as an example of a simple mid-19th century vernacular building constructed to house farm workers. It is a simple gabled, timber frame structure clad in rusticated and shiplap timber weatherboards with a metal roof. There is a verandah on the northern side and lean-to structures on the other three sides of the property. The lean-to structures to the east and west were added after the early 1860s. The building now contains four bedrooms, a kitchen, store and bathroom in the lean-to sections with a central living and dining area either side of a double fireplace. The fireplaces have been repaired around a structural steel frame following the earthquake damage and the masonry chimney has been deconstructed. Part of the eastern gable end was rebuilt following storm damage in the Wahine Storm in 1968.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

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

The Whare has technological and craftsmanship significance for the potential it has to provide information about the construction techniques, materials, fixtures and fittings on

Banks Peninsula from the mid 19th and early 20th centuries, in particular using local materials, both stone and timber.

CONTEXTUAL SIGNIFICANCE

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

The Whare has contextual significance for its relationship and proximity to the homestead dwelling and as part of the landscape of the former Purau Station. The setting of the Whare consists of the large established garden within which it sits. The homestead building is also within this setting

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

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

The Whare and its setting are of archaeological significance because have the ability to provide archaeological evidence relating to past building construction methods and materials, and human activity on the site, which occurred prior to 1900, including Māori land use and occupation given Purau Bay is known to have been an area used by Māori for many centuries.

ASSESSMENT STATEMENT

The Whare and its setting are of overall significance to Christchurch, including Banks Peninsula. The building has historical and social significance as a 19th century service building, constructed to house the station hands, and for its association with prominent Canterbury families the Rhodes and the Gardiners. The Whare itself has cultural significance as an example of a mid-19th century building that was constructed to house farm hands, rather than the station owners, and is directly associated with the homestead building and the former Purau Station as a whole. Purau Bay, in which the former Purau Station is situated, has cultural spiritual significance as one of the oldest Māori sites of settlement on Horomaka, The building has architectural and aesthetic significance as an example of a simple mid-19th century timber vernacular building constructed to house farm workers. The Whare has technological and craftsmanship significance for the potential it has to provide information about the construction techniques, materials, fixtures and fittings on Banks Peninsula from the mid 19th and early 20th centuries, in particular using local materials, both stone and timber.

The Whare has contextual significance for its relationship and proximity to the homestead dwelling and as part of the landscape of the former Purau Station. The Whare and its setting are of archaeological significance because have the ability to provide archaeological evidence relating to past building construction methods and materials, and human activity on the site, which occurred prior to 1900, including Māori land use and occupation given Purau Bay is known to have been an area used by Māori for many centuries.

REFERENCES:

Christchurch City Council, *Heritage File, Englefield, 230 Fitzgerald Avenue*
Christchurch City Council, *Heritage File, Purau Farm, Purau Station Homestead*
Christchurch City Council, *Heritage File, Purau Farm, The Whare*
Kelly, Clare, *Background Information Listed Heritage Item, Purau Station Homestead, 2013*
Kelly, Clare, *Background Information Listed Heritage Item, 'The Whare' Purau Station Homestead, 2013*
<http://christchurchcitylibraries.com/TiKoukaWhenua/Purau>

REPORT DATED: 26 FEBRUARY 2015

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

PLEASE USE IN CONJUNCTION WITH THE CCC HERITAGE FILES.