

DISTRICT PLAN – LISTED HERITAGE PLACE  
HERITAGE ASSESSMENT – STATEMENT OF SIGNIFICANCE  
HERITAGE ITEM NUMBER 521  
**DALRAITH FARM BUILDING AND SETTING – 24  
TURNERS ROAD, OURUHIA, CHRISTCHURCH**



PHOTOGRAPH: CCC HERITAGE FILES, PRE 2011

### **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 *Dalraith* farm building is of historical and social significance as an early twentieth century agricultural structure associated with the *Dalraith* property, a dairy farm operated by the Dunlop family.

*Dalraith* was originally part of butcher Charles Turner's 920 acre Styx Station. In the early twentieth century his trustees subdivided the station into 33 farms. In 1914 James Dunlop purchased Lot 26, a property that he named *Dalraith* and ran as a dairy farm. Small town supply dairy farms were characteristic of north eastern Christchurch (Marshland, Belfast, Ouruhia etc) in the early twentieth century.

As part of his dairying operation, James built two concrete buildings behind his farm house. One (now demolished) was the milk store/creamery. It carried the date 1923 in its parapet. The other was a stable/implement shed with a feed loft. The name *Dalraith* is set in the parapet of part of this building. Newspaper reports in 1934 (*The Press* 17 March, p 7) documented Dunlop's success growing crops of chou moellier - a crop seldom grown in Canterbury - and mangles, which were both used to feed his cows. Successful trials of various fertilisers used to improve the farm's soil were also reported at this time.

James Dunlop, a son of prominent local farmer William Dunlop, was a member of the Avon Roads Board and the North Canterbury Branch of the New Zealand Farmers Union. He and his wife and family were active members of the Ouruhia community and helped to establish

Ouruhia Park (now Ouruhia Reserve), donating a set of wrought iron gates for the park entrance in 1934.

James's sons, Frank and Bernard and daughter Jean Dunlop took joint ownership of the farm in 1957. The property remained in Dunlop family ownership until 1977 when it was purchased by Ouruhia Farm Ltd. By this time it was known as *Midlands*. Subdivision reduced the property in 1983 and again in 1993-4 from its original 16.6 hectares to 9 hectares, including the farm buildings. This was sold to the Styx River Winery in 1995 and converted to a vineyard. In 2003 the milk store was demolished to facilitate additions to the farm house. Implements from the former dairy farm are held at Ferrymead Heritage Park.

## **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 *Dalraith* farm building has cultural significance as it demonstrates aspects of the way of life of a town supply dairy farmer in the 1920s.

## **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 *Dalraith* farm building is of architectural and aesthetic significance as a utilitarian agricultural structure designed to fulfil the functional requirements of a small town dairy farm.

The roughcast concrete building was constructed in three stages in c1923. The main part of the building (possibly originally a stable) is one and a half stories with an attic feed store/hay loft above. To the east is a shallow pitched lean-to (possibly an implement shed) with a segmental parapet inscribed with *Dalraith*. Behind this is another larger lean-to (also an implement shed). All parts have small multi-paned windows and sliding barn doors.

## **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 *Dalraith* farm building is of technological and craftsmanship significance as an unusual example of a modestly-scaled monolithic concrete agricultural building from the early twentieth century. Plastered brick buildings were sometimes found on dairy farms because of their capacity to assist cleanliness and maintain a regular temperature to aid milk preservation. Concrete achieved similar results but was generally uncommon as a building material before the appearance of the concrete block in the mid twentieth century.

## **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 *Dalraith* farm building and its setting is of contextual significance for its association with the history of primary production in northern Christchurch - an area traditionally connected with orcharding, dairy farming and market gardening. The heritage-listed *Pataka* Fruit Storage Shed is also in the vicinity. The area remains largely an intensively-used rural landscape.

The setting of the farm building consists of its immediate environs and includes the former farm yard, the homestead and its established garden. The building is largely screened from view by vegetation.

## **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 *Dalraith* farm building and setting are of archaeological significance because they have the potential to provide archaeological evidence relating to past building construction methods and materials, and human activity on the site including that which pre-dates 1900.

## **ASSESSMENT STATEMENT**

The *Dalraith* farm building and its setting are of overall significance to the Christchurch district, including Banks Peninsula. The building has historical and social significance as an early twentieth century agricultural structure associated with the *Dalraith* property, a dairy farm operated by the Dunlop family. The building has cultural significance as it demonstrates aspects of the way of life of a town supply dairy farmer in the 1920s. The building is of architectural and aesthetic significance as a utilitarian agricultural structure designed to fulfil the functional requirements of a small town dairy farm. The building is of technological and craftsmanship significance as an unusual example of a modestly-scaled monolithic concrete agricultural building from the early twentieth century. The building and its setting is of contextual significance for its association with the history of primary production in northern Christchurch - an area traditionally connected with orcharding, dairy farming and market gardening. The heritage-listed *Pataka* Fruit Storage Shed is also in the vicinity. The area remains largely an intensively-used rural landscape. The building and setting are of archaeological significance because they have the potential to provide archaeological evidence relating to past building construction methods and materials, and human activity on the site including that which pre-dates 1900.

## **REFERENCES:**

CCC Heritage files – *Dalraith Farm Buildings (1923)*

‘Rural Rides: A great crop’, *The Press*, 17 March 1934, p 7

Mr William Dunlop. *The Cyclopaedia of New Zealand [Canterbury Provincial District]*  
<http://nzetc.victoria.ac.nz/tm/scholarly/tei-Cyc03Cycl-t1-body1-d3-d11-d11.html>

## **REPORT DATED: 12/03/2015**

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.

