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Heritage Assessment Report for the Relocation of a listed heritage building to accompany the application for Land Use Consent by Redmonds Retail Limited for the former **Peter Cates Grain Store** 229-241 West Street, Ashburton to the **Plains Historic Village**, 86 Maronan Road, Ashburton.

Prepared by:  
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## 1. Overview:

1.1 I have been asked to prepare a heritage assessment report to accompany the Land Use Consent application to relocate a Group A heritage building (H9), the former Peter Cates Grain Store, 229-241 West Street, Ashburton, to the Plains Historic Village, 86 Maronan Road, Ashburton.

1.2 The building is listed by Heritage New Zealand Pouhere Taonga (HNZPT) as a Category II Historic Place (No1807). The listing (then registration) was approved by the then New Zealand Historic Places Trust on the 26th of November 1981.

1.3 As outlined in the application a resource consent application was sought by the applicant seeking demolition of the Cates Grain Store building at 229-241 West Street Ashburton (LUC 15/0006). This application was declined by the Ashburton District Council following a resource consent hearing. The applicant subsequently appealed this decision to the Environment Court. This process is on-going via Court assisted mediation.

1.4 The planning matters of the Ashburton District Plan with regard to the proposed relocation of the former Cates Building are outlined in the application and will not be repeated here suffice to say that while the relocation of any building into the Plains Historic Village is a permitted activity, the relocation of any Group A listed heritage building in the Ashburton District Plan is a non-complying activity. While the rules appears to be inconsistent, it is my understanding that the proposal will be assessed as a non-complying activity. It is noted that in Policy 12.11 of section 12 in the Ashburton District Plan, Group A listed Heritage items are, *"...considered to be of national or regional significance, and include NZHPT registered Category I historic places. These places are of special or outstanding value or representative value and the loss of these items would be a matter of national or regional significance and of interest to the wider community. The Council wishes to provide for their long-term conservation and protection."*

1.5 The purpose of this report is to outline the heritage significance and values of the building and the effects of the proposed relocation on those values.

1.6 My assessment is a general, qualitative account of the significance of the heritage value of the building with general regard to the assessment matters for listing by HNZPT and Ashburton District Council. The appropriate planning matters outlined in the Ashburton District Council District Plan are clearly outlined in the application by Mr David Harford, Urbis Resource Management. While I will consider the appropriate heritage matters in the plan it is not within my area of expertise to comment on the planning matters.

1.7 A full heritage inventory, which assesses the relative significance of each individual element and space, has not been undertaken by the Ashburton District Council or the owner of the building. However while a full heritage inventory may increase our understanding of the heritage appreciation of the building, it would not in my opinion, result in any major revision of the following assessment overview of the heritage values and conclusions reached. In saying this I would recommend that consideration be given to the preparation of a full heritage inventory as part of a conservation plan before the building is relocated.

## 2 Heritage Values:

2.1 The following summary of the heritage values of the former Cates Grain and Seed building has been formulated based on the nationally accepted criterion for the assessment of heritage



items, the criteria used in Policy 12 1B of the Ashburton District Council's District Plan, (ADCDP) the listing criteria of HNZPT and with consideration of the principles of the ICOMOS New Zealand Charter for the Conservation of Places of Cultural Heritage Value 2010.

2.2 Policy 12.1B of the ADCDP notes that in "...determining items to record, the District Council will have regard to whether the site or item....", it will take regard of the following matters that the item to be considered:

- is identified on the NZHPT register of historic places as a Category I or II historic place, historic area, wahi tapu or wahi tapu historic area;
- has an historic association with a person or event of note, has strong public association for any reason, or provides a focus of community or local identity or sense of place;
- has value as a local landmark over a length of time;
- reflects past skills, style or workmanship which would make it of educational, historical or architectural value;
- has the potential to provide scientific information about the history of the area;
- is unique or rare, or a work of art;
- retains integrity or significant features from its time of construction or later periods when important alterations were carried out;
- forms part of a precinct or area of historic heritage value;
- is representative of its class in relation to design, type, technology, use, or similar;
- contributes to the distinctive characteristics of a way of life, philosophy, religion or other belief and/or is held in high esteem by a particular group or community;
- is of importance to the Takata Whenua, and the appropriateness of making this information available to the general public;
- has the potential to contribute information about the human history of the area or provides archaeological information.

2.3 Under S66 of the Heritage New Zealand Pouhere Taonga Act 2014, Heritage NZ may only assign a Category 1 or Category 2 status to a historic place if it is satisfied that the place has significance or value in relation to 1 or more of the following criteria:

- a the extent to which the place reflects important or representative aspects of New Zealand history;
- b the association of the place with events, persons, or ideas of importance in New Zealand history;
- c the potential of the place to provide knowledge of New Zealand history;
- d the importance of the place to tangata whenua;
- e the community association with, or public esteem for, the place;
- f the potential of the place for public education;
- g the technical accomplishment, value, or design of the place;
- h the symbolic or commemorative value of the place;
- i the importance of identifying historic places known to date from an early period of New Zealand settlement;
- j the importance of identifying rare types of historic places; or
- k the extent to which the place forms part of a wider historical and cultural area.

2.4 Section 6 (f) of the RMA states that the Act will provide for "the protection of historic heritage from inappropriate subdivision, use, and development."



2.5 In order to address the assessment criteria matters of the ADCDP and HNZPT, my heritage values statement will be considered under the following headings:

- Historical, Cultural and Social Significance
- Architectural and Aesthetic Significance
- Group/Context and Landmark Significance
- Technological and Craftsmanship Significance
- Archaeological Significance

## 2.6 Historical, cultural and Social Significance

2.6.1. The actual date of the erection of the former Cates Grain and Seed building has been hard to define and further research on this matter has been undertaken and all evidence would suggest that the building was certainly in operation before 1900. A summary of the certificates of title show that the site was owned in 1879 by J and M Oram and the by the Jameson Brothers with the title transferred the next year to George Jameson and Albert Roberts who solely owned the site/building and business from 1883 to 1891 when Roberts passes/sells his business to Rollitt and Co. *The Press* of 1883 noting the sale of their partnership and providing a description of the building on the site. However the description would suggest that this may not be the current building on the site.<sup>1</sup> (see Fig.1)

2.6.2. By 1892 the BNZ Bank are noted on the title which may indicate a mortgage transaction to build a new building. Rollitt and Co., Canterbury Roller Mills, were lessees of the building/site and noted this in the *Ashburton Guardian* of January 1891.<sup>2</sup> (see Fig.2) The *Ashburton Guardian* of 1887 contains a good description of the Friedlander Brothers buildings adjacent and which at that date occupied one and a half sections on the corner of Burnett and West Streets. These according to the article in the *Ashburton Guardian* of 1887, had been designed by D H Brown who was associated with the Canterbury Roller/Flour Mills and Belford Mill Timaru.

ASHBURTON.  
TUESDAY, MARCH 20th,  
At 12 o'clock.  
TO MERCHANTS, CAPITALISTS AND  
OTHERS.  
IMPORTANT SALE  
OF A  
VALUABLE FREEHOLD TOWN  
PROPERTY  
(Centrally Situated).  
M<sup>r</sup> T. BULLOCK has received instruc-  
tions from Messrs Jameson and  
Roberts, in consequence of a dissolution of  
partnership, to  
SELL BY PUBLIC AUCTION,  
AT  
THEIR WAREHOUSE, WEST STREET,  
ASHBURTON,  
Without Reserve,  
THEIR VERY VALUABLE FREE-  
HOLD PROPERTIES,  
As follows:—  
T.S. 193, having a frontage of 82 feet 6  
inches on West street, and running  
back 132 feet. T.S. 194, having 68  
feet frontage on Burnett street, and  
running back 155 feet, on which is  
erected a commodious and substan-  
tially built Warehouse and Grain  
Store, 195 feet long, one part of 18 70  
feet and the other 53 feet wide, with  
rattens line running through the  
entire length of the building, and  
capable of storing 35,000 sacks of  
grain. There are also convenient and  
well arranged offices facing West  
street.  
These business premises are centrally  
situated, and without exception one of the  
most valuable in Ashburton.  
Terms at sale.  
Sale at 12 o'clock.  
T. BULLOCK, Auctioneer.  
2-10 2510

Messrs Rollitt and Co., of the Canterbury Mills, have entered into possession of the premises in West street, for many years owned by Mr Albert Roberts, and in which he has carried on the business of grain merchant. It is Messrs Rollitt and Co.'s intention to carry on business in these premises on the same lines as followed by Mr Roberts, namely, the purchase, storage, and sale of grain, making advances on grain stored with them, supplying sacks and other requisites, and in fact the usual business of grain merchants in all its branches. As Messrs Rollitt and Co. are large buyers of wheat for their mills, no doubt the extension of their business will be of advantage to themselves and the farmers of the district.

Fig.1 (left) 10 March 1883 Vol.XXXIX Issue 5452, p.3 *The Press*

Fig.2 (right) *The Ashburton Guardian* Vol. VII Issue 2293 20 January 1891, p.2

<sup>1</sup> The Press 10 March 1883 Vol.XXXIX Issue 5452, p.3

<sup>2</sup> The Ashburton Guardian Vol. VII Issue 2293 20 January 1891, p.2

<https://paperspast.natlib.govt.nz/newspapers/AG18910120.2.6>



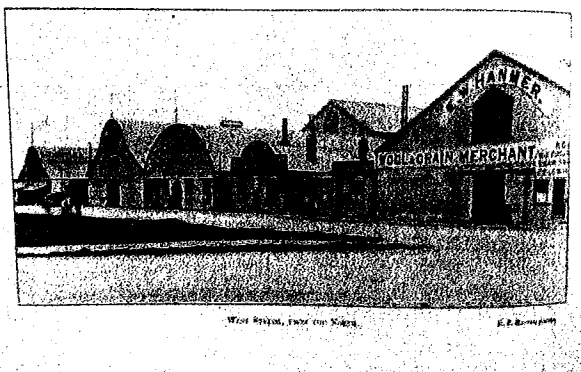
**2.6.3.** The building and site then pass briefly to Wood and Co well known flour millers and grain merchants of Addington in Christchurch in 1901; then from 1901 to 1924 to Hugo Friedlander. Following two more changes of ownership the building and site are purchased in 1973 by Peter Cates Ltd who have owned the building for the purpose for which it was built until the sale in 2015 making this firm the longest owner/operators. Peter Cates Grain and Seed Limited continue to operate today in Ashburton from new premises.

**2.6.4.** HNZPT date the construction date to 1887 and the 1994 listing of the building by the Ashburton District Council attributes 1877 as the date. Thus given the conflicting opinions one can only assume that the former Cates Grain and Seed building was built and in operation at some period within those late nineteenth century dates.

**2.6.5.** I note that much is made of the Friedlander ownership by Ashburton District Council and HNZPT and while acknowledgment of the not insignificant role the brothers played in the industry in South Canterbury and in the life and development of Ashburton in the late nineteenth and early twentieth centuries is justified, I consider their tenure is only a small part of the building's life; they appear not to have been the builders or designers and were owners for only one fifth of its life.

**2.6.6.** There is no argument that the building has a significant social, cultural and historical history. The building is a significant tangible reminder of the cultural and social importance and significance of agriculture in the development of Ashburton as a town.

**2.6.7.** While most of this block of West Street buildings, including the railway yards and its associated buildings, remained well into the 20<sup>th</sup> century in their 19<sup>th</sup> century form, little tangible heritage now remains today to tell of this history. The recent demolition of the Ashburton Railway Station building, also a Group A listed building in the ADCDP, has considerably affected the reading of the social cultural landscape and contextual history associated with this area leaving the Cates building a somewhat isolated tangible albeit diminished reminder of the past as illustrated in Figures 3-5 below.



*Fig.3. C1901 Cyclopaedia of New Zealand Vol.3 Canterbury published 1903, p.812*

*Fig.4. c1924 image Ashburton Museum*

*Fig.5. (below) 8 December 2016; image J May*







## 2.7 Architectural and Aesthetic Significance

**2.7.1.** As noted above, the designer and builder associated with this building has remained elusive. Given the research to date there is a likelihood that D H Brown who designed the Friedlander buildings corner of Barnett and West Streets may have had a hand in the design given his experience and regard in this field<sup>3</sup> and his association with the Rollitt and Co, Canterbury Roller Mills may have been the earliest tenants. The builders of the Friedlander buildings were Mendleson and Co of Ashburton<sup>4</sup> and given the similarities in construction an assumption could be drawn that they were associated with this building.

**2.7.2.** At ground level the principal façade bears no resemblance to the original form. As shown in figures 6 and 7 all that remains is the upper portion with the fenestration and air vent. The ground floor section of the façade has been rebuilt both in form and material. The original four sets of paired hooded windows, office entry and arched loading entry have been replaced (c1965) with large paned modern glazing and a wide square loading entry door and hood set into the once elegant arched entry. It is not clear what date this alteration was undertaken but it was still in its original form in the late 1920s (see figure 4).



*Fig.6 detail C1901 Cyclopedia of New Zealand Vol.3 Canterbury published 1903, p.812*

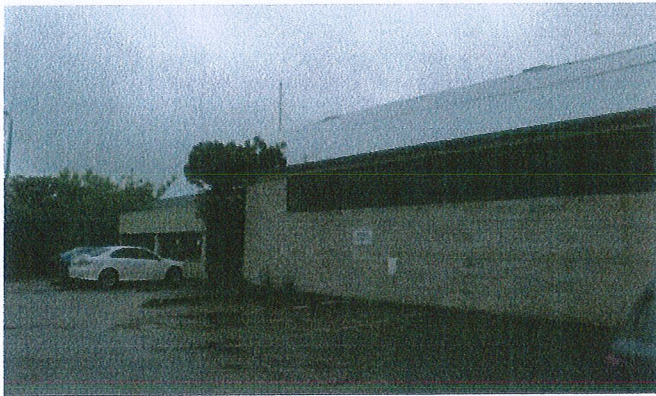
*Fig.7 8 December 2016; image J May*

<sup>3</sup> Ashburton Guardian, Vol V, Issue 1554, 10 May 1887

<sup>4</sup> W H Scotter *Ashburton A History of Town and County* 1972 p.112



**2.7.3.** The rear of the building is a later addition and to the east are later office additions. These fundamental changes appear to have taken place between 1965 and 1993 and are constructed in neither form nor materials that reflect the original construction but are clearly additions that are of their own epoch.

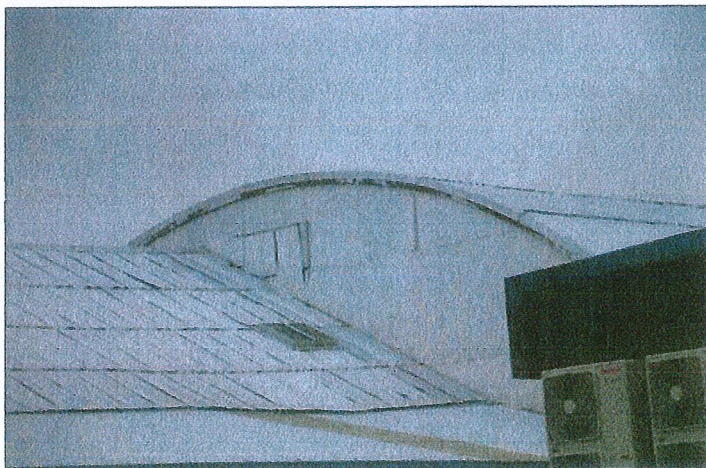


*Fig. 9 8 December 2016; image J May*

**2.7.4.** The rear addition is a large pitched roof section that unsympathetically intersects the curved roof form of the original building both internally and externally. While this may be ascribed some heritage value this later addition is of simple utilitarian form that reflects a need for expansion at a particular time. It does not, in my opinion, add anything to the overall architectural aesthetic heritage values of the building.



*Fig. 10 8 December 2016; image J May*





*Fig. 11 external view*

2.7.5. The wall of the west elevation has been replaced in block and render (Fig. 13) and internally the principal façade at ground floor level has been replaced in brick and external render (Fig. 12).



*Fig. 12 8 December 2016; image J May*



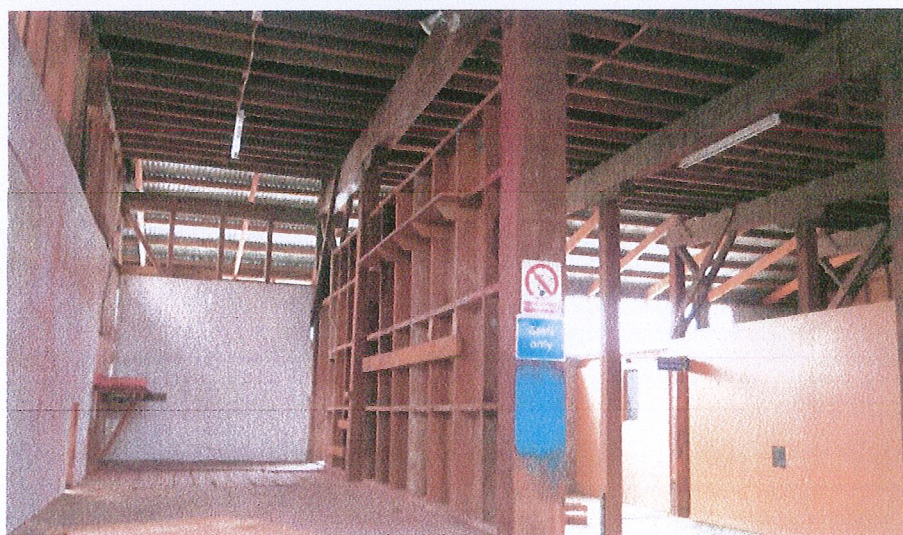
*Fig. 13 8 December 2016; image J May*

2.7.6. Internally the ground floor of the original building has been considerably altered over time. My considerations of the changes are the effects this has on the heritage values of the architectural aesthetic. In my opinion it is now only possible to read the original form on the ground floor in part. Offices have been added, the floor has been concreted to accommodate changes in access from horse and dray to motor vehicles, but the original post and beam form and underside to the upper level flooring remain in situ. The stairs to the upper floor and sack slide also remain in situ. All are aspects that speak of its original form and use. (Figures 14 and 15)





*Fig. 14 8 December 2016; image J May*



*Fig. 15 8 December 2016; image J May*

2.7.7. While the change is intrusive in these areas and has either removed or covered original form and material it can be argued that they have some social historical significance in their own right as the tangible evidence of the history of the building and its use. The appropriateness and value ascribed to change in heritage buildings is one that has been debated long and hard.

2.7.8. The upper floor (Fig. 16) of the original section remains much in its original form as does the ground floor, it suffers from deferred maintenance and deterioration over time (Fig.17) and indifferent approaches to its survival. Figure 16 shows the insertion timber supports and props to assist the tie beams to support the curved roof structure – in places bending with the strain placed on them. This image also shows that the central portion of the iron clad roofing has been replaced. Despite this, the form and materials in this area are of architectural and aesthetic heritage value.





*Fig. 16 8 December 2016; image J May*



*Fig. 17 8 December 2016; image J May*

## **2.8. Technological and Craftsmanship Significance**

**2.8.1.** The former Cates Grain and Seed Store offers, through the very nature of the front section which is of late Victorian construction, the opportunity to exam the technological and craftsmanship significance employed by those involved in its original construction. As noted above in 2.7 this has in part been obscured or removed over time through alterations. The upper floor provides evidence of early construction methods such as the use of laminated beams to provide the form of the curved roof (Fig. 18), detail employed in the fixing of the timber work to the side walls (Fig.19) and chamfered detail on the stair treads (Fig.20).



*Fig. 18 8 December 2016; image J May*





*Fig. 19 8 December 2016; image J May*



*Fig. 20 8 December 2016; image J May*

**2.8.2.** The ground floor also provides some evidence of early construction methods and materials in particular the column/post construction and flooring of the upper floor. (Fig.21)



*Fig. 21 8 December 2016;image J May*



## **2.9 Group/Context and Landmark Significance**

**2.9.1.** The group/context and landmark significance of the building has diminished through the steady demolition over the twentieth and early 21<sup>st</sup> century of the buildings around it and the railway yards and associated buildings opposite the site. It now remains as a sole survivor of its type in this area which has reduced the group/context significance but ironically has increased the landmark significance of the building. Despite the significant changes to the building over time, and that the original form of the principal façade remains only in the upper floor, by virtue of now being the sole survivor of its type the landmark significance is now somewhat self-evident.

**2.9.2.** The proposal to relocate the Cates building to the Plains Historic Village, 86 Maronan Road, Ashburton would remove its group/context and landmark significance. This significance is inextricably linked with the original site. Once moved the associated intangible values and physical group/context and landmark significance associated with the site will be lost. As the sole survivor of a once thriving industry in this precinct the Cates building reminds us of the past role of West Street which housed a number of agricultural merchants and seed and grain related activities opposite the railway and its associated yards.

## **2.10 Archaeological Significance**

**2.10.1.** Development of this area of West Street as a series of buildings associated with agricultural business, that is largely wool, grain and seed merchants, well predates 1900, the date which under the HNZPT Act (2014) deems it to be of archaeological significance. The potential for archaeological evidence on the site and in the vicinity of the current building is therefore high as is the potential for built archaeological evidence associated with the construction of the areas of the building that predate 1900. The applicant is aware that an archaeological authority may well be required under the HNZPT Act (2014) for any in ground work, removal or demolition associated with the building.

## **3. Conclusions**

**3.1.** The former Cates Seed and Grain Building clearly has heritage value and it is important to remember that ascribing heritage value is not limited to the physical alone but as noted above covers a wider area of tangible and intangible values. However as discussed above the physical or tangible heritage value of this building, despite the continued use for the purpose for which it was built, has been eroded over time through changes in operation and technology. Despite this I believe that there is enough physical evidence in photographic records to reinstate the principal façade to more appropriately represent its original form and that there is enough heritage value in the 19<sup>th</sup> century section of the building that could be retained in a relocation that saw the building fully conserved.

**3.2.** I believe that this application to relocate the building to the Plains Historic Village may well be the only action to preserve the building for future generations. Once the use for which a building was purpose designed and built for ceases to operate in that building, finding an appropriate and viable new use to suit it without destroying the heritage values imbued in it can be difficult. This has now, in my opinion, become the case with the Cates building through changes in technology, farming and commercial practices associated with the grain industry. While the building may remain on its site it



is now at risk of falling into disrepair through the lack of implementing and/or finding a viable and appropriate new use.

**3.3.** The loss of a heritage building from its original position is not an ideal outcome and as noted in section 2.9 of this report, the location of a heritage item on its original site is very much about the contextual, significance of place and social history – it is the tangible reminder of a now intangible past and in that lies its value to the community. However suffice to say that the relocation of any heritage item does allow the retention of aspects of the original history and of the heritage fabric values and does bring a new history to the item through its physical retention.

**3.4.** The original RMA application to demolish the building has been through a public notification process but I do note that a community values assessment was not undertaken and therefore we cannot ascertain just how the community and interest groups wider than the submitters values this building in its current position. What has been made evident through the public notification process is that there is a group who value and wish to see it preserved. Post the hearing for this process the mediation undertaken between the owner and submitters would suggest that that group would support it being relocated. To relocate it to an Historic Village would provide the opportunity for the building to be fully restored and placed in an appropriate context of buildings and machinery. This is not an uncommon practice and I would cite the example of Ferrymead Heritage Park in Christchurch where a considerable number of buildings once threatened by demolition have been successfully relocated to form a village that allows the past to be retained for the education of future generations.

**3.4.** There are also many examples nationally of the relocation of heritage buildings to sites elsewhere in order to preserve them for the future and generally these provide the opportunity for a new use for that building. It is a practice that is common enough for Heritage New Zealand to have developed guidelines for the relocation of heritage buildings and two points it makes are:

- *The proposed relocation should allow an understanding of the remaining significance of the building (e.g. ensuring the new site allows similar views from the street and setting or that a corner building is relocated to a new corner site).*
- *Future preservation of the building will be provided through a compatible use, improved physical condition, appropriate context or surroundings, and protection from vandalism and fire.*

**3.5.** Relocation to The Plains Historic Village could meet those principles – point 1 in part and point 2 fully in my opinion. Should the application to relocate be granted then I would recommend that a condition of consent be developed to ensure that a Conservation Plan and a Temporary Protection Plan are developed before the building is removed from the site. This will ensure that the heritage fabric values are protected with the guidance of best practice principles during the process of relocation, repair and conservation on the new proposed site.

**3.6.** The ICOMOS NZ Charter (2010) for the Conservation of Places of Cultural Heritage Value, offers guidance and principles for communities, organisations, and individuals involved with the conservation and management of cultural heritage places. It sets a benchmark for best practice in heritage conservation. Principle 10 of the ICOMOS NZ Charter regarding relocation of heritage states:



- *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.*

With reference to the last sentence of this principle then I consider that the Plains Historic Village would be a place that could “...provide a setting compatible with the cultural heritage value of the structure.”

3.7. Thus with appropriate conditions of consent around the timing of full restoration, the development of a Conservation Plan, a heritage inventory of the fabric and a Temporary Protection Plan that covers the building's relocation and the protection of the fabric while it is restored and given the discussion above, I believe the relocation of this building could be supported.