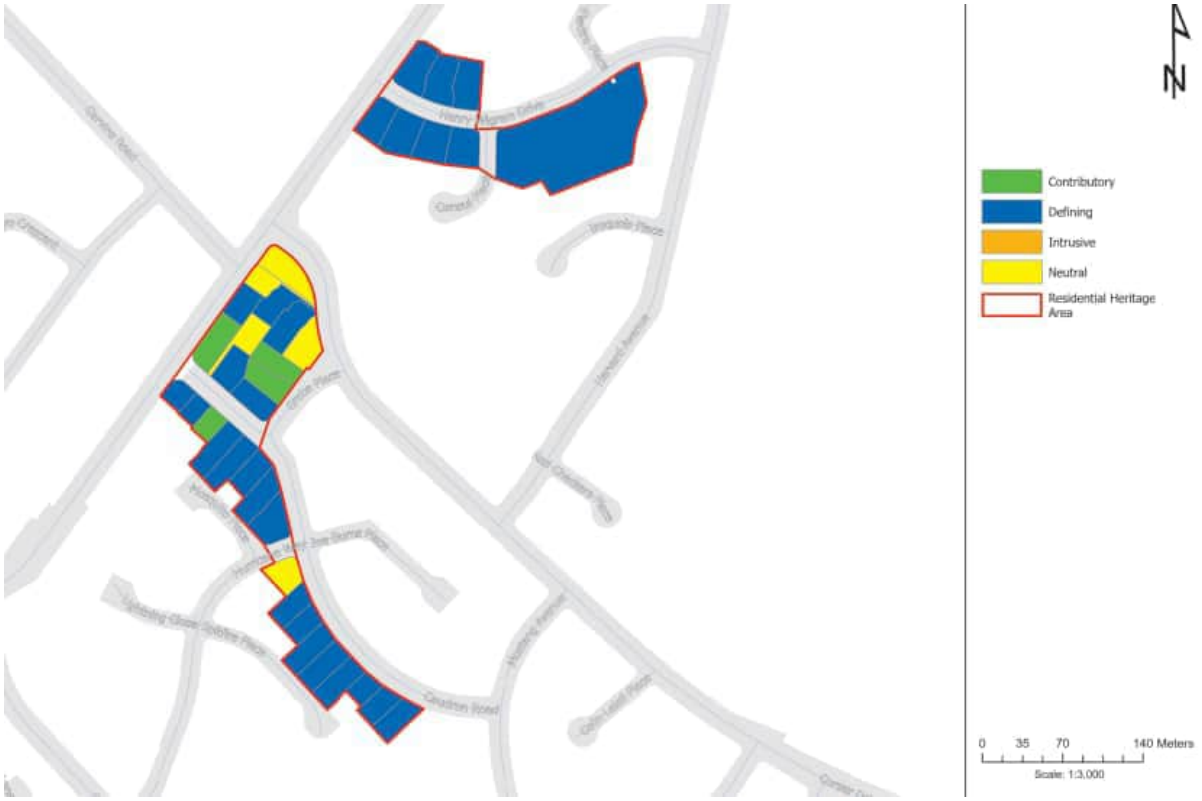
CHRISTCHURCH DISTRICT PLAN

RNZAF STATION WIGRAM STAFF HOUSING (HA 10)
RESIDENTIAL HERITAGE AREA RECORD FORM

Location



Map: December 2025

The Residential Heritage Area (RHA) is located on land that was formerly part of Wigram Air Base; it comprises former officer accommodation in Henry Wigram Drive (#s 1-10), former air force personnel housing in Corsair Drive, Grebe Place, and Caudron Road, and the No 1 Officers' Mess and Brevet Garden in Henry Wigram Drive.

Summary of Current Heritage Protection and Recognition:

The former RNZAF Station Wigram No. 1 Officers' Mess, Brevet Garden and setting is scheduled in the Christchurch District Plan (HID 630). Outside the HA, a number of other former RNZAF Station Wigram buildings are also scheduled on the District Plan. None of these items are listed by Heritage New Zealand Pouhere Toanga. There are no scheduled trees in the area.

Christchurch District Plan Zoning

The RHA is zoned Residential Suburban, with the reserve on the corner of Corsair Drive and Springs Road zoned Open Space Community Parks and the Officers' Mess property having Residential Guest Accommodation zoning.

Summary of Heritage Values

This RHA comprises 38 sites including residential properties and a major non-residential structure and related open space, which date from 1939. The area embodies historic, cultural, architectural and contextual heritage values that are associated with the former Wigram Air Base and the Royal New Zealand Air Force.

The Wigram Air Base was established during World War One, largely due to the efforts of Henry Wigram, who was knighted for his services to aviation in 1926. As well as hangars and other structures associated with an air base, various buildings were constructed to provide recreational facilities for Air Force personnel such as messes and a chapel. Houses were also constructed for airmen and their families, focused on a pedestrian-friendly streetscape. The majority of the houses were in place by 1939 and occupied by air force servicemen and their families until the base closed in 1995.

House designs in the area share a common English Cottage style and standardised plans but vary in size according to rank and Art Deco detailing. Contextual heritage values relate to the layout of the streets, with formal avenue planting, and to individual site layouts and landscape detailing. The landmark quality of the former No 1 Officers' Mess is also notable.

Recent subdivision (dating from 2005) has visually and physically divided the two areas of accommodation from each other. However, a clear association remains between the housing clusters and the former airbase.

History of Subdivision and Development

The source of the Ōpāwaho - Heathcote River lies to the south of the former Wigram Air Base. The river was part of the interconnected network of traditional Ngāi Tahu travel routes that crossed the once-widespread wetland system of greater Christchurch.

The houses within the RHA date, with two exceptions, from the late 1930s but their history is intertwined with the history of the entire Wigram Airbase.

The airfield was named after Sir Henry Wigram (1857-1934). Born in Britain, Wigram settled in Christchurch in 1883. He was the first person in public life to recognise the future importance of one of the great novelties of his age – aviation. Consequently, Wigram urged the Government, before World War I, to adopt the aeroplane as a means of defence.

The Government was dilatory in the early years of World War I about establishing flying schools to train pilots. Wigram took it upon himself to found the Canterbury Aviation Company with capital of £30,000. The company established a private flying school on land purchased at Sockburn in 1916, the airfield's original 106 acres (approximately 43 hectares). It became known as the Sockburn Aerodrome and trained pilots for service in Europe during the War. Between June 1917 and February 1919, 182 pilots graduated from the company's school.

After the war, the company continued training pilots and began to develop civil aviation services. However, by 1922 the company was ready to wind itself up and in 1923 Wigram gave the government £10,000, of a total purchase price of £31,000, to help it to buy the company's airfield and equipment. The airfield became the first permanent airbase as a result of the government purchase and it was given Wigram's name in recognition of this gift.

Furthermore, in the 1930s Wigram purchased the adjoining Plumpton Park racecourse and gave it to the Government to avoid residential development on the land restricting use of the airfield.

Significant development of the airfield occurred in the 1930s with growing recognition that air power would play an important part in the war that increasingly seemed likely. New hangars were constructed in 1934-36. After the 1936 Cochrane Report, the Royal New Zealand Air Force (RNZAF) was formed in 1937 and new construction went ahead at all of New Zealand's military airfields. In 1937 the Wigram aerodrome was designated an RNZAF Station, which it remained until 1966 when it was renamed as a base.
Development at Wigram in the second half of the 1930s included the construction of two groups of houses for air force personnel. A small group of houses was provided for married officers while a second, larger group accommodated married warrant officers and sergeants.

The houses were occupied by air force personnel for nearly five decades. The base was closed in 1995 and most of the land and buildings purchased by Ngāi Tahu in 1998. It was not until this time that the site was formally subdivided.

Immediately after this purchase, the existing houses were sold individually to their first civilian owners and occupiers. Plans were put in hand to subdivide the rest of the base. The airfield was finally decommissioned in February 2009.

Officer's house in Henry Wigram Drive. Dr J Wilson.

Today, although the houses at Wigram have passed into private ownership, the integrity of the RHA has been maintained; the Canterbury earthquakes having had a minor effect on dwellings in the area.

Historic Names and Uses

Henry Wigram Drive, like the aerodrome itself and the surrounding suburb, takes its name from Sir Henry Wigram. Wigram had numerous diverse business interests and built up a substantial personal fortune. He entered public life in 1900 when he became chairman of the committee set up to celebrate the province's jubilee. In 1902 he was elected mayor of Christchurch. In 1903 he became the first mayor of a 'Greater Christchurch' when three boroughs amalgamated with the city. He sat on the Legislative Council from 1903 until 1920 and was knighted in 1926, largely because of his services to aviation.

Charles Kingsford Smith [at right] shakes hands with Sir Henry Wigram at the airfield in 1928. 1370-17-14. Auckland Libraries Heritage Collections.

The names of the other three streets in the RHA were all taken from aircraft associated with the RNZAF and its predecessors. The Caudron was an early light bomber and reconnaissance aircraft which was manufactured in France and used by the Allies during World War I. The Gloster Grebe was a fighter aircraft introduced to the RAF in 1923. In 1926 Wigram donated £2,500 to the government, the money being used to purchase a Gloster Grebe. Two more Grebe were acquired later by the predecessor of the RNZAF. The Corsair was a World War II fighter developed in the United States. It first flew in 1940 and entered into service with the RNZAF in 1942.

Aerial view of Wigram Air Base area in 1940-44. Canterbury Maps.

Distinctive Physical Characteristics

- The Wigram RHA has a very direct physical and visual relationship to the former airfield and associated buildings.

- Recent subdivision has divided the areas of former air force accommodation from each other, with redevelopment and changes to the street patterns and open space within the area.

- The scale of the houses and associated elements differs between Henry Wigram Drive and Caudron Road, a reflection of the rank of the officers accommodated in them.

- The area is typically characterized by a variety of small-scale houses in limited styles giving it a uniform appearance.

- Landmark features include the No.1 Officers' Mess, the hangars surrounding the airfield, the control tower and the Air Force Museum of New Zealand.

- Each house is located on a sizeable section with consistent setbacks and is designed to address the street.

- The landscape detailing is consistent throughout the various groups of houses and includes comprehensive fencing, garages in association with the officer accommodation on Henry Wigram Drive, and pedestrian only access for most of the properties adjoining Caudron Road.

- Mature street trees in Henry Wigram Drive and at the western end of Caudron Road are avenue planted, which in conjunction with the generous front gardens, results in a spacious suburban style development.

- There are limited distant views to the Port Hills and Southern Alps.

- The Brevet Gardens (memorial garden) are outside the No 1 Officers' Mess.

The Significance of the Area to the Heritage of Christchurch

The heritage significance of this area lies in its historical and social value for its association with the beginnings of an Air Force in New Zealand and with Henry Wigram, a prominent businessman and public figure who enabled the establishment of the Wigram Air Base. Cultural and spiritual values arise from the way of life demonstrated by the houses and the presence of St Mark's Chapel within the grounds of the former No. 1 Officers' Mess. Architectural values are demonstrated in the range of housing that was designed by the government and then purpose-built to house military personnel. The construction techniques used to create the different housing types and other buildings contribute to the technological and craftsmanship values of the RHA. Contextual values are present in the consistency of the housing styles, forms and materials and as Wigram is significant within the Christchurch area as a former airbase with a number of landmark buildings including the No 1 Officers Mess, the hangars and control tower. Archaeological values may arise from early Ngāi Tahu activity and the area's previous agricultural use as well as activities associated with the air force base.

Historical/Social

The RHA has historical and social significance as an important element of one of New Zealand's leading RNZAF bases. It dates from a time when the government made a major effort to ready the country's fighting forces for an impending world war in the late 1930s.

The Wigram airfield is commonly described as 'the birth-place of the RNZAF' and led to the establishment of land-based military and civil aviation in New Zealand.

Staff housing was an integral part of what was New Zealand's first airfield. The different sizes of the houses in each of the groups, and their physical separation from each other, reflect the traditions, customs and social hierarchies of the RNZAF.

Cultural/Spiritual

The New Zealand Air Force has a particular culture and this is demonstrated in the approach taken in building houses specifically for personnel and their families, with an established social hierarchy based upon rank. The social network of air force personnel and their families was and is an important part of the air force culture. The separation of the officers' homes from those of the warrant officers and sergeants' homes reflects this social hierarchy. The No 1 Officers' Mess and associated accommodation wings provides evidence of the importance of social interaction between personnel, and the stratification of this interaction, within the Air Force Community.

In 1942 a chapel, one of eight erected at different air force stations or bases throughout New Zealand, was erected on a vacant corner section on Caudron Road. It was later relocated immediately to the northwest of the No 1 Officers Mess, where it remains today.

Architectural/Aesthetic

The Art Deco/Moderne style was favoured internationally by air forces in the 1930s and 1940s as it expressed the modernity of contemporary military technology. The style can be seen in the treatment of the former No 1 Officers' Mess and the detailing of the staff housing.

The houses in Wigram were purpose-built for air force personnel and share a common style. Most of the houses were designed by the Government Architect's office in 1937-38 and built in 1938-39; John Thomas Mair (1876-1959) was the Government Architect of the time. The roading layout, boundary walls, placement of the houses and garages were carefully designed as part of a comprehensive design approach, accounting for all of the elements that contribute to neighbourhood development and associated ideals of communal life.

The houses have a common architectural vocabulary in the English Cottage style with Art Deco detailing; two basic designs being utilized. They vary slightly in their decorative treatment, particularly around the gable ends and entrances. The details and decorative elements were varied to give the impression of individuality. The most predominant design is the hipped roof house with a small gabled bay and a decorated entrance to the side of the bay. The other basic design has a gabled roof with the roofline projecting over the bay. The bay includes the front entrance which is also similarly decorated.

The decorative features around the front entrance comprise either low relief horizontal lines at the upper level, a low relief pattern that frames the entrance or horizontal lines

incised into the entrance way. These are often accompanied by a timber embellished 'pelmet' provided over the entrance.

Within the housing complex were two groups of houses. The smaller group was for married officers and the larger for married warrant officers and sergeants. For the married warrant officers and sergeants, 25 single-storey houses and two semi-detached houses were constructed some distance away from the officers' quarters, on what are now Caudron Road, Grebe Place and Corsair Drive.

Two of the houses built for married officers were two-storied and five were single-storied. These were constructed on what is now Henry Wigram Drive, near the No. 1 Officers' Mess, one of the other surviving historic buildings on the former base. The houses are similar in style to those of the warrant officers but are larger, with more embellishment. The two-storeyed version has a hipped roof with a large gabled bay which includes the front entrance.

The Officer's Mess and adjoining accommodation blocks have been modified with the addition of a pitched roof. Nevertheless, they remain as exceptional examples of institutional buildings designed in the Art Deco style with features that include vertical and horizontal lines incised into the façade. The clock tower is a distinctive element of the composition.

The residential houses remain for the most part much as they appeared when they were first built. The only significant general modification has been the replacement of the original window joinery with aluminium, which probably occurred within the last ten years that the houses were owned by the Air Force. More recently the Canterbury earthquakes had little impact on the houses within the area.

Technological / Craftsmanship

The craftsmanship evidenced by the houses is typical of the time in which they were constructed. Building techniques that contribute to area's technological value include the use of concrete construction, rendered plaster for wall surfaces, timber to provide decorative elements at the entrances and tiles for roofing.

Contextual

Wigram is located to the southwest of the city of Christchurch. The name is synonymous with the Air Base that was located there and the remaining buildings, including the hangars, control tower and officers mess, provide an enduring landmark within the Christchurch area.

The Wigram street layout was developed as an irregular grid, influenced by Ebenezer Howard's garden city ideals. By the 1930s the introduction of the private motor car was also influencing the New Zealand pattern of land development, producing a more suburban form.

The layout of sections, landscape elements and way in which the houses address the street is highly consistent, as is landscape detailing throughout the various groups of houses. Street trees and the openness of properties to the street results in a community focused context, consistent with the principles and reality of Air Force life.

The site layout and location of the houses on the sites allows generous front gardens, with the houses facing the street, their front doors visible and direct pedestrian access from the street. Landscape features in association with the houses including the metalwork front fences and gates, and rendered masonry walls, which were designed comprehensively,

emphasising the recognition of these properties as a group and in keeping with the English Cottage/Moderne style of the houses.

The properties on Henry Wigram Drive are the more substantial of the two housing groups that comprise the HA. They include one and two-storey dwellings with associated garages designed in conjunction with the houses. In contrast the properties on and in the vicinity of Caudron Road appear to have been designed without thought for the car and have pedestrian access only from the street frontage, except where driveways and garages have been developed retrospectively. Both sets of houses are consistent in their design, form and materials.

Archaeological

Archaeological values may arise from the historical Ngāi Tahu activity and previous agricultural use of the area, as well as activities associated with Wigram airfield and the Air Force base.

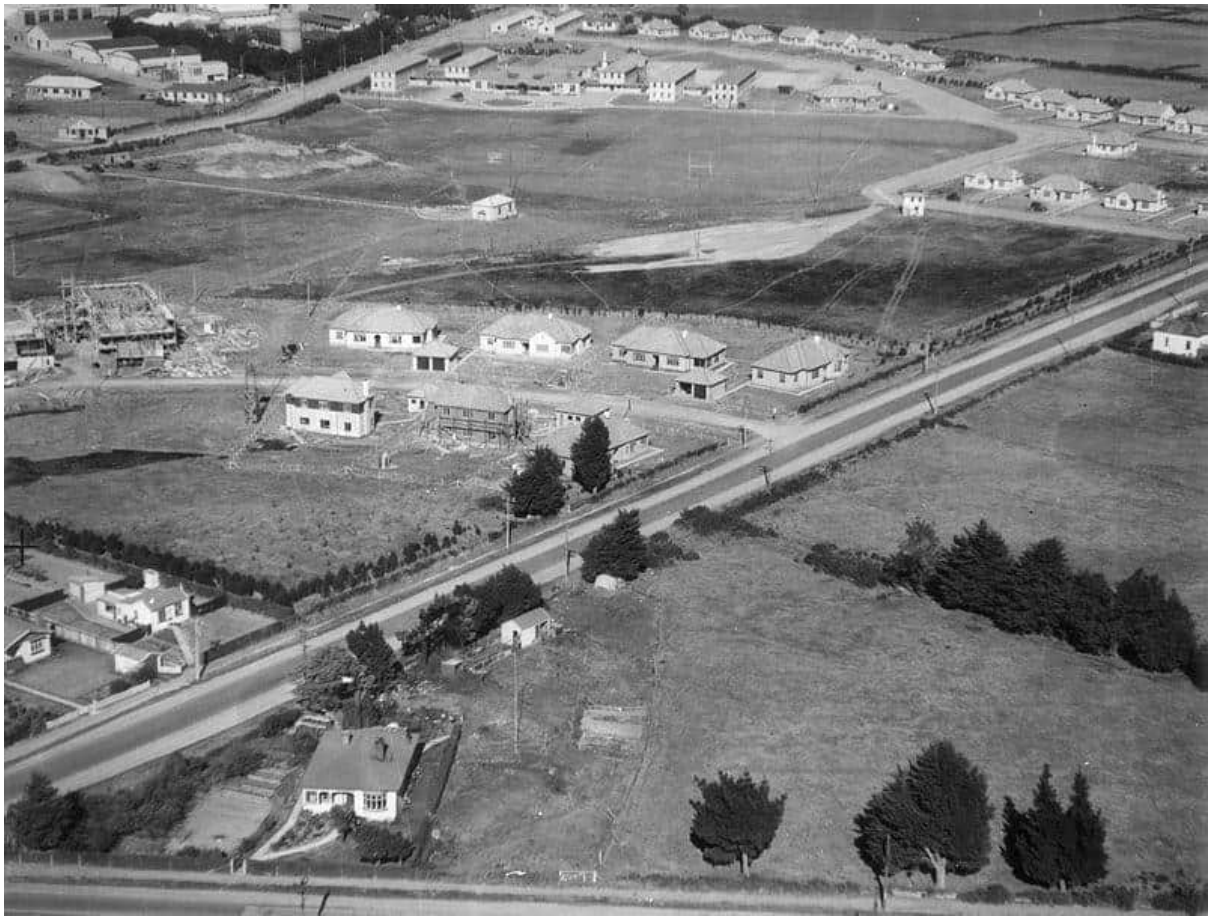
Principal References

'Christchurch Street and Place Names', available at http://christchurchcitylibraries.com/Heritage/PlaceNames/

John Wilson 'Sir Henry Wigram – he forced his countrymen to take flying seriously' *The Press* 9 September 1978, p. 13.

L. Noble *Sir Henry Wigram: A Pioneer of Aviation in New Zealand,* (Whitcombe and Tombs, Christchurch, 1952)

P Harrison ed. *RNZAF Base Wigram 1916-1995: The End of an Era*, (RNZAF, 1995)



View of Henry Wigram Drive [at centre] with Officers' Mess in course of construction. WgF374, Air Force Museum of NZ Photograph Collection.

REPORT COMPLETED 1 February 2022 / updated 12 May 2025

AUTHOR Dr Ann McEwan / Heritage Consultancy Services

List of sites included in the Residential Heritage Area (RHA)

Refer to the contributions map in Appendix 9.3.7.8 to confirm the contribution to the Heritage Area

Name of Building / Structure / Site	*Address*	*Contribution to Heritage Area*
House	1 Caudron Road	Contributory
House	2 Caudron Road	Defining
House	3 Caudron Road	Neutral
House	5 Caudron Road	Defining
House	6 Caudron Road	Defining
House	8 Caudron Road	Contributory
House	10 Caudron Road	Defining
House	12 Caudron Road	Defining
House	14 Caudron Road	Defining
House	16 Caudron Road	Defining
House	18 Caudron Road	Defining
House	22 Caudron Road	Neutral
House	24 Caudron Road	Defining
House	26 Caudron Road	Defining
House	28 Caudron Road	Defining
House	30 Caudron Road	Defining
House	32 Caudron Road	Defining
House	34 Caudron Road	Defining
House	36 Caudron Road	Defining
House	38 Caudron Road	Defining
House	4 Corsair Drive	Neutral
House	6 Corsair Drive	Defining
House	8 Corsair Drive	Defining
House	10 Corsair Drive	Neutral
House	1 Grebe Place	Defining
House	3 Grebe Place	Contributory
House	5 Grebe Place	Contributory
House	7 Grebe Place	Neutral
House	1 Henry Wigram Drive	Defining
House	2 Henry Wigram Drive	Defining
House	3 Henry Wigram Drive	Defining

House	5 Henry Wigram Drive	Defining
House	6 Henry Wigram Drive	Defining
House	8 Henry Wigram Drive	Defining
House	10 Henry Wigram Drive	Defining
No. 1 Officer's Mess and Brevet Garden	14 Henry Wigram Drive	Defining [Scheduled heritage item #630]
House	37 Springs Road	Defining

Key for Contribution to RHA

Defining
Buildings, structures and other features that establish the historic heritage values of the Heritage Area. Defining buildings, structures and features embody the heritage values of the area and retain a level of authenticity and integrity sufficient to demonstrate these values.

* Any building or structure that is individually scheduled within Appendix 9.3.7.2 of the Christchurch District Plan is deemed, regardless of its group ranking, to be making a defining contribution to the historic heritage values of the area.

Contributory
Buildings, structures and other features that support the historic heritage values of the Heritage Area. Contributory buildings, structures and features are consistent with the heritage values of the area and may be either modified or modern buildings, structures and features in sympathy with the design and typology of their neighbours.

Neutral
Buildings, structures and other features that neither establish, support nor detract from the historic heritage values of the Heritage Area. Neutral buildings, structures and features may be modern buildings that introduce a new typology (for example a cluster of flats or townhouses) or a new pattern of land development (such as cross-leasing); they generally respect the overall scale and density of the area.

Intrusive
Buildings, structures and other features that detract from the historic heritage values of the Heritage Area. Intrusive buildings, structures and features are developments and typologies that are inconsistent with the historic heritage values of the area, including, but not limited to, non-residential uses and/or high-rise buildings. Vacant lots, from which buildings have been demolished or removed, are also considered intrusive within the streetscape of the Heritage Area.

CONTEXT RECORD FORM
WIGRAM HERITAGE CONSERVATION AREA

CONTEXT / SETTING / LANDSCAPE FEATURES: WIGRAM AIR BASE RECORD FORM

HERITAGE ITEM ADDRESS(S) / LOCATION:

Partial land area of the former Wigram Air Base including lengths of Henry Wigram Drive, Corsair Drive, Grebe Place, and Caudron Road.

AREA / ELEMENT DESCRIPTION

Areas of officer accommodation, Officers' Mess and Brevet Garden associated with the NZRAF and now incorporated into recent (post-2000) subdivision. Separated into two distinct areas – warrant officers and sergeants housing in Caudron Road/Grebe Place and officers' quarters on Henry Wigram Drive.

CONTRIBUTING LANDSCAPES

Wigram Airbase, Port Hills

STREET AND BLOCK PATTERN

Developed as an irregular grid, although there has been road stopping and changes to the layout with the recent subdivision, which is largely based a upon cul de sac layout.

SECTION LAYOUTS

Regular widths of sections, particularly on Caudron Road, while section area is variable.

KEY LONG VIEWS

Port Hills

KEY SHORT VIEWS

Within the Air Base itself to landmark features including the No.1 Officers' Mess, the hangars surrounding the airfield and the control tower.

CONTEXTUAL SIGNIFICANCE

The layout of sections, landscape elements and way in which the houses address the street is highly consistent, as is landscape detailing, throughout the various groups of houses. This includes comprehensive fencing, garages in association with the officer accommodation on Henry Wigram Drive, and pedestrian only access for most of the properties adjoining Caudron Road. Street trees and the openness of properties to the street results in a community focused context, consistent with the principles and reality of Air Force life.

The No 1 Officers Mess and housing in 1941.

Caudron Road, Wigram in 2009. J Schroder.

INVENTORY OF PUBLIC REALM FEATURES

FEATURE	DESCRIPTION	
Open space	Land adjoining Corsair Drive, part of Wigram Village Green and including tree planting, stone entry features and gardens (Rating: Contributory – refer to contributions map)	
	Open space in association with the No. 1 Officers' Mess, Chapel and Brevet Garden (Rating: Defining)	
STREAMS	N/A	
CEMETERY	N/A	
LANDMARKS	Officers' Mess (Rating: Defining), Control Tower (Rating: Defining), Hangar (Rating: Defining) Museum (Rating: Defining)	

MEMORIALS	Brevet Gardens (see Open Space)	
PLAQUES	N/A	
GATES / PILLARS	Domestic gates to properties in consistent materials and style and catch detail (Rating: Defining)	
PATHS	N/A	
STRUCTURES	N/A	

FENCES	Timber paling fences at varying heights (Rating: Neutral to Intrusive)	
WALLS	Domestic walls in consistent style and materials (Rating: Defining) Entry stone walls as features (Rating: Contributory)	

WHARFS / PIERS		
STEPS	N/A	
SEATS	N/A	
SIGNS	N/A	
LIGHTING	Colour coated steel and arm (Rating: Neutral) Decorative post 2005 lighting (Rating: Neutral)	

STREET	Small scale streets with mature tree planting (Rating: Defining) With the exception of Grebe Street and the east end of Caudron Road which have few new or no street trees (Rating: Contributory)	

• WIDTH	Henry Wigram Drive road reserve 16m, carriageway 8m (Rating: Defining) Grebe Place road reserve variable 18-27m, carriageway 7.5m (Rating: Contributory) Caudron Road road reserve 19m, carriageway 7.5m (Rating: Defining)	
• ALIGNMENT AND LAYOUT	Short straight sections with the remainder curving (Rating: Defining)	
• MATERIAL	Asphalt (Rating: Contributory)	
• KERB AND CHANNEL	Concrete kerb and channel renewed with new subdivision (post 2000) (Rating: Neutral)	
• FOOTPATH	Both sides and one side (Rating: Contributory)	
• BERM	Both sides (Rating: Defining)	
Street trees	Mature street trees in Henry Wigram Drive and the western section of Caudron Road. (Rating: Defining) Some birches to the eastern end of Caudron Road but otherwise new or intermittent (Rating: Neutral)	

• CLUSTER		
• AVENUE	Unidentified species (Rating: Defining)	
• INTERMITTENT	Birches and mixed species (Rating: Neutral)	
• SIZE	Up to 12m in height (rating: Defining)	
• SPECIES	Unknown	
Private Realm Features		
Garden planting	Mix of exotic and native planting (Rating: Contributory)	

MATERIALS	Iron, masonry, concrete, timber (Rating: Defining)	
BUILDING SETBACK	Consistent building setbacks (Rating: Defining) with the exception of Grebe Place which is irregular (Rating: Neutral) Henry Wigram Drive 13-15m Caudron Road 14-18m	
ANCILLARY BUILDINGS	Front garages in Henry Wigram Drive built in conjunction with the Officer houses (Rating: Defining) Rear garages built retrospectively in Caudron Drive (Rating: Neutral)	

	Front garages built retrospectively in Corsair Drive and Grebe Place (rating: Intrusive)	
TREES	Mix of small-scale exotic and deciduous trees (Rating: Contributory)	
VIEWS	Port Hills (Rating: Neutral)	Image unavailable

Appendix 1

Individual Field Record Forms

CHRISTCHURCH DISTRICT PLAN

RNZAF STATION WIGRAM STAFF HOUSING RESIDENTIAL HERITAGE AREA

INDIVIDUAL SITE RECORD FORM

ITEM NAME	House
ADDRESS	1 Caudron Road Christchurch
PHOTO	

CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Government Architect; Public Works Department
DATE OF CONSTRUCTION	1938-39

STYLE

English Cottage style

PHYSICAL DESCRIPTION

Single-storey dwelling with rectangular footprint and hipped roof. Cross-gabled bay with battened gable end flanks former entry on west elevation; roof extends over bay on east elevation. Low trellis fence, multi-level plastered wall and tall paling fence demarcate the road boundary.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house is situated on the north-east side of Caudron Road; the lot is bounded by Springs Road to the west.

MATERIALS/STRUCTURE

Plaster rendered walls, timber, aluminium joinery, tiled roof.

ALTERATIONS

Window joinery has been changed to aluminium (date unknown). Main entry replaced by window, French doors installed beside former entry (later 2000s?). Solar panels erected on roof (c.2018).

RATING

Contributory

REASON FOR RATING

A modified original house built to house staff at Wigram air base.

HISTORICAL AND SOCIAL SIGNIFICANCE

The RHA has historical and social significance as an important element of one of New Zealand's leading RNZAF bases. It dates from a time when the government was making a major effort to ready the country's fighting forces for an impending world war in the late 1930s. Staff housing was an integral part of what was New Zealand's first airfield. The different sizes of the houses in each of the groups, and their physical separation from each other, reflect the traditions, customs and social hierarchies of the RNZAF.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The house demonstrates the way of life of its past and present residents and embodies the culture of the RNZAF, its personnel and their families.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The RNZAF housing at Wigram has architectural and aesthetic significance for its English Cottage style design with Art Deco detailing by the Government Architect's office.

CONTEXTUAL SIGNIFICANCE

The contextual significance of this heritage area is due to its overarching 'Garden City' suburb design and the highly consistent layout of individual sections and the relationship of the houses to the streetscape.

ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values arise from the historical Ngāi Tahu activity and previous agricultural use of the area, as well as activities associated with Wigram airfield and the Air Force base.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship value of the houses in this heritage area is generally typical of the period in which they were built. Building techniques that contribute to area's technological value include the use of concrete construction, rendered plaster for wall surfaces, timber to provide decorative elements at the entrances and tiles for roofing.

REFERENCES

P Harrison ed. *RNZAF Base Wigram 1916-1995: The End of an Era*, (RNZAF, 1995)

REPORT COMPLETED	25 May 2022
AUTHOR	Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN

RNZAF STATION WIGRAM STAFF HOUSING RESIDENTIAL HERITAGE AREA

INDIVIDUAL SITE RECORD FORM

ITEM NAME	Duplex
ADDRESS	2 Caudron Road Christchurch
PHOTO	

CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Government Architect; Public Works Department
DATE OF CONSTRUCTION	1938-39

STYLE

English Cottage style

PHYSICAL DESCRIPTION

Single-storey duplex dwelling with rectangular footprint and hipped roof. Cross-gabled bay with battened gable end flanks recessed entry with decorative detailing. Solid panel fencing along road boundary.

CONTEXT/SETTING/LANDSCAPE FEATURES

The duplex, comprising dwellings at 2 and 6 Caudron Road, is on the south side of the roadway; the site is bounded by Springs Road to the west.

MATERIALS/STRUCTURE

Plaster rendered walls, timber, aluminium joinery, tiled roof.

ALTERATIONS

Window joinery has been changed to aluminium (date unknown). New fence (c.2020).

RATING

Defining

REASON FOR RATING

An original house built to house staff at Wigram air base.

HISTORICAL AND SOCIAL SIGNIFICANCE

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CHRISTCHURCH DISTRICT PLAN

RNZAF STATION WIGRAM STAFF HOUSING RESIDENTIAL HERITAGE AREA

INDIVIDUAL SITE RECORD FORM

ITEM NAME	House
ADDRESS	3 Caudron Road Christchurch
PHOTO	

CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	Later 1990s

STYLE

Modern bungalow

PHYSICAL DESCRIPTION

Single-storey dwelling with irregular L-shaped footprint and hipped roof forms. Integrated garage. Paling fence lines driveway.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house is situated on a rear section with its driveway running along the north-western boundary of 5 Caudron Road.

MATERIALS/STRUCTURE

Brick, aluminium joinery, tiled roof.

ALTERATIONS

Unknown, if any.

RATING

Neutral

REASON FOR RATING

Modern infill housing; designed in sympathy to defining houses.

HISTORICAL AND SOCIAL SIGNIFICANCE

The RHA has historical and social significance as an important element of one of New Zealand's leading RNZAF bases. It dates from a time when the government was making a major effort to ready the country's fighting forces for an impending world war in the late 1930s. Staff housing was an integral part of what was New Zealand's first airfield. The different sizes of the houses in each of the groups, and their physical separation from each other, reflect the traditions, customs and social hierarchies of the RNZAF.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The house demonstrates the way of life of its past and present residents and embodies the culture of the RNZAF, its personnel and their families.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The RNZAF housing at Wigram has architectural and aesthetic significance for its English Cottage style design with Art Deco detailing by the Government Architect's office.

CONTEXTUAL SIGNIFICANCE

The contextual significance of this heritage area is due to its overarching 'Garden City' suburb design and the highly consistent layout of individual sections and the relationship of the houses to the streetscape.

ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values arise from the historical Ngāi Tahu activity and previous agricultural use of the area, as well as activities associated with Wigram airfield and the Air Force base.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship value of the houses in this heritage area is generally typical of the period in which they were built. Building techniques that contribute to area's technological value include the use of concrete construction, rendered plaster for wall surfaces, timber to provide decorative elements at the entrances and tiles for roofing.

REFERENCES

P Harrison ed. *RNZAF Base Wigram 1916-1995: The End of an Era*, (RNZAF, 1995)

REPORT COMPLETED	25 May 2022
AUTHOR	Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN

RNZAF STATION WIGRAM STAFF HOUSING RESIDENTIAL HERITAGE AREA

INDIVIDUAL SITE RECORD FORM

ITEM NAME	House
ADDRESS	5 Caudron Road Christchurch
PHOTO	

CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Government Architect; Public Works Department
DATE OF CONSTRUCTION	1938-39

STYLE

English Cottage style

PHYSICAL DESCRIPTION

Single-storey dwelling with rectangular footprint and hipped roof. Cross-gabled bay flanks main entry on west elevation; roof extends over bay on east elevation. Low metal, balustrade style fencing along road boundary.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house is situated on the north-east side of Caudron Road; a double garage is located in the south corner of lot.

MATERIALS/STRUCTURE

Plaster rendered walls, timber, aluminium joinery, tiled roof.

ALTERATIONS

Window joinery has been changed to aluminium (date unknown).

RATING

Defining

REASON FOR RATING

An original house built to house staff at Wigram air base.

HISTORICAL AND SOCIAL SIGNIFICANCE

The RHA has historical and social significance as an important element of one of New Zealand's leading RNZAF bases. It dates from a time when the government was making a major effort to ready the country's fighting forces for an impending world war in the late 1930s. Staff housing was an integral part of what was New Zealand's first airfield. The different sizes of the houses in each of the groups, and their physical separation from each other, reflect the traditions, customs and social hierarchies of the RNZAF.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The house demonstrates the way of life of its past and present residents and embodies the culture of the RNZAF, its personnel and their families.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The RNZAF housing at Wigram has architectural and aesthetic significance for its English Cottage style design with Art Deco detailing by the Government Architect's office.

CONTEXTUAL SIGNIFICANCE

The contextual significance of this heritage area is due to its overarching 'Garden City' suburb design and the highly consistent layout of individual sections and the relationship of the houses to the streetscape.

ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values arise from the historical Ngāi Tahu activity and previous agricultural use of the area, as well as activities associated with Wigram airfield and the Air Force base.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship value of the houses in this heritage area is generally typical of the period in which they were built. Building techniques that contribute to area's technological value include the use of concrete construction, rendered plaster for wall surfaces, timber to provide decorative elements at the entrances and tiles for roofing.

REFERENCES

P Harrison ed. *RNZAF Base Wigram 1916-1995: The End of an Era*, (RNZAF, 1995)

REPORT COMPLETED	25 May 2022
AUTHOR	Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN

RNZAF STATION WIGRAM STAFF HOUSING RESIDENTIAL HERITAGE AREA

INDIVIDUAL SITE RECORD FORM

ITEM NAME	Duplex house
ADDRESS	6 Caudron Road Christchurch
PHOTO	

CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Government Architect; Public Works Department
DATE OF CONSTRUCTION	1938-39

STYLE

English Cottage style

PHYSICAL DESCRIPTION

Single-storey duplex dwelling with rectangular footprint and hipped roof. Cross-gabled bay with battened gable end flanks recessed entry with decorative detailing. Solid panel fencing along road boundary.

CONTEXT/SETTING/LANDSCAPE FEATURES

The duplex, comprising dwellings at 2 and 6 Caudron Road, is on the south side of the roadway; the site is bounded by Springs Road to the west.

MATERIALS/STRUCTURE

Plaster rendered walls, timber, aluminium joinery, tiled roof.

ALTERATIONS

Window joinery has been changed to aluminium (date unknown). New fence (c.2020).

RATING

Defining

REASON FOR RATING

An original house built to house staff at Wigram air base.

HISTORICAL AND SOCIAL SIGNIFICANCE

The RHA has historical and social significance as an important element of one of New Zealand's leading RNZAF bases. It dates from a time when the government was making a major effort to ready the country's fighting forces for an impending world war in the late 1930s. Staff housing was an integral part of what was New Zealand's first airfield. The different sizes of the houses in each of the groups, and their physical separation from each other, reflect the traditions, customs and social hierarchies of the RNZAF.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The house demonstrates the way of life of its past and present residents and embodies the culture of the RNZAF, its personnel and their families.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The RNZAF housing at Wigram has architectural and aesthetic significance for its English Cottage style design with Art Deco detailing by the Government Architect's office.

CONTEXTUAL SIGNIFICANCE

The contextual significance of this heritage area is due to its overarching 'Garden City' suburb design and the highly consistent layout of individual sections and the relationship of the houses to the streetscape.

ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values arise from the historical Ngāi Tahu activity and previous agricultural use of the area, as well as activities associated with Wigram airfield and the Air Force base.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship value of the houses in this heritage area is generally typical of the period in which they were built. Building techniques that contribute to area's technological value include the use of concrete construction, rendered plaster for wall surfaces, timber to provide decorative elements at the entrances and tiles for roofing.

REFERENCES

P Harrison ed. *RNZAF Base Wigram 1916-1995: The End of an Era*, (RNZAF, 1995)

REPORT COMPLETED	25 May 2022
AUTHOR	Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN

RNZAF STATION WIGRAM STAFF HOUSING RESIDENTIAL HERITAGE AREA

INDIVIDUAL SITE RECORD FORM

ITEM NAME	House
ADDRESS	8 Caudron Road Christchurch
PHOTO	

CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Government Architect; Public Works Department
DATE OF CONSTRUCTION	1938-39

STYLE

English Cottage style

PHYSICAL DESCRIPTION

Single-storey dwelling with rectangular footprint and hipped roof. Cross-gabled bay with battened end flanks recessed entrance porch with decorative detailing. Tall paling fence along road boundary.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house is situated on the south-west side of Caudron Road; a modern garage and shed are located in the east corner of lot.

MATERIALS/STRUCTURE

Plaster rendered walls, timber, aluminium joinery, tiled roof.

ALTERATIONS

Window joinery has been changed to aluminium (date unknown). Garage and paling fence erected (c.2012). Shed erected (later 2010s).

RATING

Contributory

REASON FOR RATING

An original house, built to house staff at Wigram air base, obscured by modern garage and shed.

HISTORICAL AND SOCIAL SIGNIFICANCE

The RHA has historical and social significance as an important element of one of New Zealand's leading RNZAF bases. It dates from a time when the government was making a major effort to ready the country's fighting forces for an impending world war in the late 1930s. Staff housing was an integral part of what was New Zealand's first airfield. The different sizes of the houses in each of the groups, and their physical separation from each other, reflect the traditions, customs and social hierarchies of the RNZAF.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The house demonstrates the way of life of its past and present residents and embodies the culture of the RNZAF, its personnel and their families.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The RNZAF housing at Wigram has architectural and aesthetic significance for its English Cottage style design with Art Deco detailing by the Government Architect's office.

CONTEXTUAL SIGNIFICANCE

The contextual significance of this heritage area is due to its overarching 'Garden City' suburb design and the highly consistent layout of individual sections and the relationship of the houses to the streetscape.

ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values arise from the historical Ngāi Tahu activity and previous agricultural use of the area, as well as activities associated with Wigram airfield and the Air Force base.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship value of the houses in this heritage area is generally typical of the period in which they were built. Building techniques that contribute to area's technological value include the use of concrete construction, rendered plaster for wall surfaces, timber to provide decorative elements at the entrances and tiles for roofing.

REFERENCES

P Harrison ed. *RNZAF Base Wigram 1916-1995: The End of an Era*, (RNZAF, 1995)

REPORT COMPLETED	25 May 2022
AUTHOR	Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN

RNZAF STATION WIGRAM STAFF HOUSING RESIDENTIAL HERITAGE AREA

INDIVIDUAL SITE RECORD FORM

ITEM NAME	House
ADDRESS	10 Caudron Road Christchurch
PHOTO	

CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Government Architect; Public Works Department
DATE OF CONSTRUCTION	1938-39

STYLE

English Cottage style

PHYSICAL DESCRIPTION

Single-storey dwelling with rectangular footprint and hipped roof forms. Cross-gabled bay with weatherboard gable end flanks recessed entrance porch with decorative detailing. Low trellis fencing along road boundary.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house is situated on the south-west side of Caudron Road. The house is largely screened from view by vegetation; garaging is accessed via Mosquito Place.

MATERIALS/STRUCTURE

Plaster rendered walls, timber, aluminium joinery, tiled roof.

ALTERATIONS

Window joinery has been changed to aluminium (date unknown).

RATING

Defining

REASON FOR RATING

An original house built to house staff at Wigram air base.

HISTORICAL AND SOCIAL SIGNIFICANCE

The RHA has historical and social significance as an important element of one of New Zealand's leading RNZAF bases. It dates from a time when the government was making a major effort to ready the country's fighting forces for an impending world war in the late 1930s. Staff housing was an integral part of what was New Zealand's first airfield. The different sizes of the houses in each of the groups, and their physical separation from each other, reflect the traditions, customs and social hierarchies of the RNZAF.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The house demonstrates the way of life of its past and present residents and embodies the culture of the RNZAF, its personnel and their families.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The RNZAF housing at Wigram has architectural and aesthetic significance for its English Cottage style design with Art Deco detailing by the Government Architect's office.

CONTEXTUAL SIGNIFICANCE

The contextual significance of this heritage area is due to its overarching 'Garden City' suburb design and the highly consistent layout of individual sections and the relationship of the houses to the streetscape.

ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values arise from the historical Ngāi Tahu activity and previous agricultural use of the area, as well as activities associated with Wigram airfield and the Air Force base.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship value of the houses in this heritage area is generally typical of the period in which they were built. Building techniques that contribute to area's technological value include the use of concrete construction, rendered plaster for wall surfaces, timber to provide decorative elements at the entrances and tiles for roofing.

REFERENCES

P Harrison ed. *RNZAF Base Wigram 1916-1995: The End of an Era*, (RNZAF, 1995)

REPORT COMPLETED	25 May 2022
AUTHOR	Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN

RNZAF STATION WIGRAM STAFF HOUSING RESIDENTIAL HERITAGE AREA

INDIVIDUAL SITE RECORD FORM

ITEM NAME	House
ADDRESS	12 Caudron Road Christchurch
PHOTO	

CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Government Architect; Public Works Department
DATE OF CONSTRUCTION	1938-39

STYLE

English Cottage style

PHYSICAL DESCRIPTION

Single-storey dwelling with rectangular footprint and gabled roof forms. Roof extends over bay window and recessed entrance porch with decorative detailing on principal, north-facing elevation. Low metal balustrade style fencing along road boundary.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house is situated on the south-west side of Caudron Road overlooking its intersection with Grebe Place; garaging is accessed via Mosquito Place.

MATERIALS/STRUCTURE

Plaster rendered walls, aluminium joinery, tiled roof.

ALTERATIONS

Window joinery has been changed to aluminium (date unknown).

RATING

Defining

REASON FOR RATING

An original house built to house staff at Wigram air base.

HISTORICAL AND SOCIAL SIGNIFICANCE

The RHA has historical and social significance as an important element of one of New Zealand's leading RNZAF bases. It dates from a time when the government was making a major effort to ready the country's fighting forces for an impending world war in the late 1930s. Staff housing was an integral part of what was New Zealand's first airfield. The different sizes of the houses in each of the groups, and their physical separation from each other, reflect the traditions, customs and social hierarchies of the RNZAF.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The house demonstrates the way of life of its past and present residents and embodies the culture of the RNZAF, its personnel and their families.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The RNZAF housing at Wigram has architectural and aesthetic significance for its English Cottage style design with Art Deco detailing by the Government Architect's office.

CONTEXTUAL SIGNIFICANCE

The contextual significance of this heritage area is due to its overarching 'Garden City' suburb design and the highly consistent layout of individual sections and the relationship of the houses to the streetscape.

ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values arise from the historical Ngāi Tahu activity and previous agricultural use of the area, as well as activities associated with Wigram airfield and the Air Force base.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship value of the houses in this heritage area is generally typical of the period in which they were built. Building techniques that contribute to area's technological value include the use of concrete construction, rendered plaster for wall surfaces, timber to provide decorative elements at the entrances and tiles for roofing.

REFERENCES

P Harrison ed. *RNZAF Base Wigram 1916-1995: The End of an Era*, (RNZAF, 1995)

REPORT COMPLETED	25 May 2022
AUTHOR	Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN

RNZAF STATION WIGRAM STAFF HOUSING RESIDENTIAL HERITAGE AREA

INDIVIDUAL SITE RECORD FORM

ITEM NAME	House
ADDRESS	14 Caudron Road Christchurch
PHOTO	

CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Government Architect; Public Works Department
DATE OF CONSTRUCTION	1938-39

STYLE

English Cottage style

PHYSICAL DESCRIPTION

Single-storey dwelling with rectangular footprint and hipped roof forms. Cross-gabled bay with weatherboard gable end set with narrow vent window flanks recessed entrance porch with decorative detailing. Low metal balustrade style fencing along road boundary.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house is situated on the south-west side of Caudron Road near its intersection with Grebe Place.

MATERIALS/STRUCTURE

Plaster rendered walls, timber, aluminium joinery, tiled roof.

ALTERATIONS

Window joinery has been changed to aluminium (date unknown). Rear of property subdivided and developed (later 2000s).

RATING

Defining

REASON FOR RATING

An original house built to house staff at Wigram air base.

HISTORICAL AND SOCIAL SIGNIFICANCE

The RHA has historical and social significance as an important element of one of New Zealand's leading RNZAF bases. It dates from a time when the government was making a major effort to ready the country's fighting forces for an impending world war in the late 1930s. Staff housing was an integral part of what was New Zealand's first airfield. The different sizes of the houses in each of the groups, and their physical separation from each other, reflect the traditions, customs and social hierarchies of the RNZAF.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The house demonstrates the way of life of its past and present residents and embodies the culture of the RNZAF, its personnel and their families.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The RNZAF housing at Wigram has architectural and aesthetic significance for its English Cottage style design with Art Deco detailing by the Government Architect's office.

CONTEXTUAL SIGNIFICANCE

The contextual significance of this heritage area is due to its overarching 'Garden City' suburb design and the highly consistent layout of individual sections and the relationship of the houses to the streetscape.

ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values arise from the historical Ngāi Tahu activity and previous agricultural use of the area, as well as activities associated with Wigram airfield and the Air Force base.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship value of the houses in this heritage area is generally typical of the period in which they were built. Building techniques that contribute to area's technological value include the use of concrete construction, rendered plaster for wall surfaces, timber to provide decorative elements at the entrances and tiles for roofing.

REFERENCES

P Harrison ed. *RNZAF Base Wigram 1916-1995: The End of an Era*, (RNZAF, 1995)

REPORT COMPLETED	25 May 2022
AUTHOR	Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN

RNZAF STATION WIGRAM STAFF HOUSING RESIDENTIAL HERITAGE AREA

INDIVIDUAL SITE RECORD FORM

ITEM NAME	House
ADDRESS	16 Caudron Road Christchurch
PHOTO	

CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Government Architect; Public Works Department
DATE OF CONSTRUCTION	1938-39

STYLE

English Cottage style

PHYSICAL DESCRIPTION

Single-storey dwelling with rectangular footprint and hipped roof forms. Cross-gabled bay with narrow vent window flanks recessed entrance porch with decorative detailing. Low paling fence along road boundary.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house is situated on the west side of Caudron Road and is partially screened from view by vegetation.

MATERIALS/STRUCTURE

Plaster rendered walls, aluminium joinery, tiled roof.

ALTERATIONS

Window joinery has been changed to aluminium (date unknown).

RATING

Defining

REASON FOR RATING

An original house built to house staff at Wigram air base.

HISTORICAL AND SOCIAL SIGNIFICANCE

The RHA has historical and social significance as an important element of one of New Zealand's leading RNZAF bases. It dates from a time when the government was making a major effort to ready the country's fighting forces for an impending world war in the late 1930s. Staff housing was an integral part of what was New Zealand's first airfield. The different sizes of the houses in each of the groups, and their physical separation from each other, reflect the traditions, customs and social hierarchies of the RNZAF.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The house demonstrates the way of life of its past and present residents and embodies the culture of the RNZAF, its personnel and their families.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The RNZAF housing at Wigram has architectural and aesthetic significance for its English Cottage style design with Art Deco detailing by the Government Architect's office.

CONTEXTUAL SIGNIFICANCE

The contextual significance of this heritage area is due to its overarching 'Garden City' suburb design and the highly consistent layout of individual sections and the relationship of the houses to the streetscape.

ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values arise from the historical Ngāi Tahu activity and previous agricultural use of the area, as well as activities associated with Wigram airfield and the Air Force base.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship value of the houses in this heritage area is generally typical of the period in which they were built. Building techniques that contribute to area's technological value include the use of concrete construction, rendered plaster for wall surfaces, timber to provide decorative elements at the entrances and tiles for roofing.

REFERENCES

P Harrison ed. *RNZAF Base Wigram 1916-1995: The End of an Era*, (RNZAF, 1995)

REPORT COMPLETED	25 May 2022
AUTHOR	Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN

RNZAF STATION WIGRAM STAFF HOUSING RESIDENTIAL HERITAGE AREA

INDIVIDUAL SITE RECORD FORM

ITEM NAME	House
ADDRESS	18 Caudron Road Christchurch
PHOTO	

CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Government Architect; Public Works Department
DATE OF CONSTRUCTION	1938-39

STYLE

English Cottage style

PHYSICAL DESCRIPTION

Single-storey dwelling with rectangular footprint and hipped roof forms. Cross-gabled bay with battened gable end and narrow vent window flanks recessed entrance porch with decorative detailing. Low trellis fence along road boundary.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house is situated on the west side of Caudron Road, immediately adjacent to its intersection with Hurricane Way.

MATERIALS/STRUCTURE

Plaster rendered walls, aluminium joinery, tiled roof.

ALTERATIONS

Window joinery has been changed to aluminium (date unknown). Garage erected (c.2010?).

RATING

Defining

REASON FOR RATING

An original house built to house staff at Wigram air base.

HISTORICAL AND SOCIAL SIGNIFICANCE

The RHA has historical and social significance as an important element of one of New Zealand's leading RNZAF bases. It dates from a time when the government was making a major effort to ready the country's fighting forces for an impending world war in the late 1930s. Staff housing was an integral part of what was New Zealand's first airfield. The different sizes of the houses in each of the groups, and their physical separation from each other, reflect the traditions, customs and social hierarchies of the RNZAF.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The house demonstrates the way of life of its past and present residents and embodies the culture of the RNZAF, its personnel and their families.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The RNZAF housing at Wigram has architectural and aesthetic significance for its English Cottage style design with Art Deco detailing by the Government Architect's office.

CONTEXTUAL SIGNIFICANCE

The contextual significance of this heritage area is due to its overarching 'Garden City' suburb design and the highly consistent layout of individual sections and the relationship of the houses to the streetscape.

ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values arise from the historical Ngāi Tahu activity and previous agricultural use of the area, as well as activities associated with Wigram airfield and the Air Force base.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship value of the houses in this heritage area is generally typical of the period in which they were built. Building techniques that contribute to area's technological value include the use of concrete construction, rendered plaster for wall surfaces, timber to provide decorative elements at the entrances and tiles for roofing.

REFERENCES

P Harrison ed. *RNZAF Base Wigram 1916-1995: The End of an Era*, (RNZAF, 1995)

REPORT COMPLETED	25 May 2022
AUTHOR	Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN

RNZAF STATION WIGRAM STAFF HOUSING RESIDENTIAL HERITAGE AREA

INDIVIDUAL SITE RECORD FORM

ITEM NAME	House
ADDRESS	22 Caudron Road Christchurch
PHOTO	

CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	c.2005

STYLE

Modern bungalow

PHYSICAL DESCRIPTION

Single-storey dwelling with L-shaped footprint and hipped roof forms. Integrated garage, recessed entry. Tall paling fence along road boundary.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house is situated on the west side of Caudron Road, immediately adjacent to its intersection with Hurricane Way.

MATERIALS/STRUCTURE

Brick, aluminium joinery, tiled roof.

ALTERATIONS

Unknown, if any.

RATING

Neutral

REASON FOR RATING

Modern dwelling on redeveloped site; designed in sympathy to defining houses.

HISTORICAL AND SOCIAL SIGNIFICANCE

The RHA has historical and social significance as an important element of one of New Zealand's leading RNZAF bases. It dates from a time when the government was making a major effort to ready the country's fighting forces for an impending world war in the late 1930s. Staff housing was an integral part of what was New Zealand's first airfield. The different sizes of the houses in each of the groups, and their physical separation from each other, reflect the traditions, customs and social hierarchies of the RNZAF.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The house demonstrates the way of life of its past and present residents and embodies the culture of the RNZAF, its personnel and their families.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The RNZAF housing at Wigram has architectural and aesthetic significance for its English Cottage style design with Art Deco detailing by the Government Architect's office.

CONTEXTUAL SIGNIFICANCE

The contextual significance of this heritage area is due to its overarching 'Garden City' suburb design and the highly consistent layout of individual sections and the relationship of the houses to the streetscape.

ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values arise from the historical Ngāi Tahu activity and previous agricultural use of the area, as well as activities associated with Wigram airfield and the Air Force base.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship value of the houses in this heritage area is generally typical of the period in which they were built. Building techniques that contribute to area's technological value include the use of concrete construction, rendered plaster for wall surfaces, timber to provide decorative elements at the entrances and tiles for roofing.

REFERENCES

P Harrison ed. *RNZAF Base Wigram 1916-1995: The End of an Era*, (RNZAF, 1995)

REPORT COMPLETED	25 May 2022
AUTHOR	Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN

RNZAF STATION WIGRAM STAFF HOUSING RESIDENTIAL HERITAGE AREA

INDIVIDUAL SITE RECORD FORM

ITEM NAME	House
ADDRESS	24 Caudron Road Christchurch
PHOTO	

CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Government Architect; Public Works Department
DATE OF CONSTRUCTION	1938-39

STYLE

English Cottage style

PHYSICAL DESCRIPTION

Single-storey dwelling with rectangular footprint and hipped roof forms. Cross-gabled bay with weatherboard gable end flanks recessed entrance porch with decorative detailing. Low paling fence along road boundary.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house is situated on the south side of Caudron Road and extends almost the full width of the lot.

MATERIALS/STRUCTURE

Plaster rendered walls, aluminium joinery, tiled roof.

ALTERATIONS

Window joinery has been changed to aluminium (date unknown). Section subdivided and new house built on rear section; garage erected (later 2000s).

RATING

Defining

REASON FOR RATING

An original house built to house staff at Wigram air base.

HISTORICAL AND SOCIAL SIGNIFICANCE

The RHA has historical and social significance as an important element of one of New Zealand's leading RNZAF bases. It dates from a time when the government was making a major effort to ready the country's fighting forces for an impending world war in the late 1930s. Staff housing was an integral part of what was New Zealand's first airfield. The different sizes of the houses in each of the groups, and their physical separation from each other, reflect the traditions, customs and social hierarchies of the RNZAF.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The house demonstrates the way of life of its past and present residents and embodies the culture of the RNZAF, its personnel and their families.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The RNZAF housing at Wigram has architectural and aesthetic significance for its English Cottage style design with Art Deco detailing by the Government Architect's office.

CONTEXTUAL SIGNIFICANCE

The contextual significance of this heritage area is due to its overarching 'Garden City' suburb design and the highly consistent layout of individual sections and the relationship of the houses to the streetscape.

ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values arise from the historical Ngāi Tahu activity and previous agricultural use of the area, as well as activities associated with Wigram airfield and the Air Force base.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship value of the houses in this heritage area is generally typical of the period in which they were built. Building techniques that contribute to area's technological value include the use of concrete construction, rendered plaster for wall surfaces, timber to provide decorative elements at the entrances and tiles for roofing.

REFERENCES

P Harrison ed. *RNZAF Base Wigram 1916-1995: The End of an Era*, (RNZAF, 1995)

REPORT COMPLETED	25 May 2022
AUTHOR	Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN

RNZAF STATION WIGRAM STAFF HOUSING RESIDENTIAL HERITAGE AREA

INDIVIDUAL SITE RECORD FORM

ITEM NAME	House
ADDRESS	26 Caudron Road Christchurch
PHOTO	

CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Government Architect; Public Works Department
DATE OF CONSTRUCTION	1938-39

STYLE

English Cottage style

PHYSICAL DESCRIPTION

Single-storey dwelling with rectangular footprint and hipped roof forms. Cross-gabled bay with narrow vent window flanks recessed entrance porch with scalloped relief detailing. Low paling fence and wrought iron gates along road boundary.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house is situated on the south side of Caudron Road and extends almost the full width of the lot.

MATERIALS/STRUCTURE

Plaster rendered walls, aluminium joinery, tiled roof.

ALTERATIONS

Window joinery has been changed to aluminium (date unknown). Section subdivided and new house built on rear section; garage erected (later 2000s).

RATING

Defining

REASON FOR RATING

An original house built to house staff at Wigram air base.

HISTORICAL AND SOCIAL SIGNIFICANCE

The RHA has historical and social significance as an important element of one of New Zealand's leading RNZAF bases. It dates from a time when the government was making a major effort to ready the country's fighting forces for an impending world war in the late 1930s. Staff housing was an integral part of what was New Zealand's first airfield. The different sizes of the houses in each of the groups, and their physical separation from each other, reflect the traditions, customs and social hierarchies of the RNZAF.

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REPORT COMPLETED	25 May 2022
AUTHOR	Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN

RNZAF STATION WIGRAM STAFF HOUSING RESIDENTIAL HERITAGE AREA

INDIVIDUAL SITE RECORD FORM

ITEM NAME	House
ADDRESS	28 Caudron Road Christchurch
PHOTO	

CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Government Architect; Public Works Department
DATE OF CONSTRUCTION	1938-39

STYLE

English Cottage style

PHYSICAL DESCRIPTION

Single-storey dwelling with rectangular footprint and hipped roof forms. Cross-gabled bay with battened gable end and narrow vent window flanks recessed entrance porch with decorative detailing. Low paling fence along road boundary.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house is situated on the south side of Caudron Road and extends almost the full width of the lot.

MATERIALS/STRUCTURE

Plaster rendered walls, aluminium joinery, tiled roof.

ALTERATIONS

Window joinery has been changed to aluminium (date unknown).

RATING

Defining

REASON FOR RATING

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ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

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CONTEXTUAL SIGNIFICANCE

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REPORT COMPLETED	25 May 2022
AUTHOR	Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN

RNZAF STATION WIGRAM STAFF HOUSING RESIDENTIAL HERITAGE AREA

INDIVIDUAL SITE RECORD FORM

ITEM NAME	House
ADDRESS	30 Caudron Road Christchurch
PHOTO	

CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Government Architect; Public Works Department
DATE OF CONSTRUCTION	1938-39

STYLE

English Cottage style

PHYSICAL DESCRIPTION

Single-storey dwelling with rectangular footprint and gabled roof forms. Roof extends over bay window and recessed entrance porch with horizontal relief detailing and decorative lintel. Low trellis fence along road boundary.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house is situated on the south side of Caudron Road and extends almost the full width of the lot. The house is largely screened from view by vegetation; garaging is accessed via Spitfire Place.

MATERIALS/STRUCTURE

Plaster rendered walls, aluminium joinery, tiled roof.

ALTERATIONS

Window joinery has been changed to aluminium (date unknown).

RATING

Defining

REASON FOR RATING

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HISTORICAL AND SOCIAL SIGNIFICANCE

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CONTEXTUAL SIGNIFICANCE

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REPORT COMPLETED	25 May 2022
AUTHOR	Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN

RNZAF STATION WIGRAM STAFF HOUSING RESIDENTIAL HERITAGE AREA

INDIVIDUAL SITE RECORD FORM

ITEM NAME	House
ADDRESS	32 Caudron Road Christchurch
PHOTO	

CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Government Architect; Public Works Department
DATE OF CONSTRUCTION	1938-39

STYLE

English Cottage style

PHYSICAL DESCRIPTION

Single-storey dwelling with rectangular footprint and gabled roof forms. Roof extends over bay window and recessed entrance porch on principal, north-facing elevation. Low trellis fence along road boundary.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house is situated on the south side of Caudron Road and extends almost the full width of the lot; the house is largely screened from view by vegetation.

MATERIALS/STRUCTURE

Plaster rendered walls, aluminium joinery, tiled roof.

ALTERATIONS

Window joinery has been changed to aluminium (date unknown).

RATING

Defining

REASON FOR RATING

An original house built to house staff at Wigram air base.

HISTORICAL AND SOCIAL SIGNIFICANCE

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REPORT COMPLETED	25 May 2022
AUTHOR	Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN

RNZAF STATION WIGRAM STAFF HOUSING RESIDENTIAL HERITAGE AREA

INDIVIDUAL SITE RECORD FORM

ITEM NAME	House
ADDRESS	34 Caudron Road Christchurch
PHOTO	

CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Government Architect; Public Works Department
DATE OF CONSTRUCTION	1938-39

STYLE

English Cottage style

PHYSICAL DESCRIPTION

Single-storey dwelling with rectangular footprint and hipped roof forms. Cross-gabled bay with battened gable end and narrow vent window flanks recessed entrance porch. Low paling fence along road boundary.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house is situated on the south side of Caudron Road and extends almost the full width of the lot.

MATERIALS/STRUCTURE

Plaster rendered walls, aluminium joinery, tiled roof.

ALTERATIONS

Window joinery has been changed to aluminium (date unknown). Section subdivided and new house built on rear section (c.2015).

RATING

Defining

REASON FOR RATING

An original house built to house staff at Wigram air base.

HISTORICAL AND SOCIAL SIGNIFICANCE

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REPORT COMPLETED	25 May 2022
AUTHOR	Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN

RNZAF STATION WIGRAM STAFF HOUSING RESIDENTIAL HERITAGE AREA

INDIVIDUAL SITE RECORD FORM

ITEM NAME	House
ADDRESS	36 Caudron Road Christchurch
PHOTO	

CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Government Architect; Public Works Department
DATE OF CONSTRUCTION	1938-39

STYLE

English Cottage style

PHYSICAL DESCRIPTION

Single-storey dwelling with rectangular footprint and hipped roof forms. Cross-gabled bay with narrow vent in gable end flanks recessed entrance porch with scallop surround detailing. Low paling fence along road boundary.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house is situated on the south side of Caudron Road and extends almost the full width of the lot.

MATERIALS/STRUCTURE

Plaster rendered walls, aluminium joinery, tiled roof.

ALTERATIONS

Window joinery has been changed to aluminium (date unknown).

RATING

Defining

REASON FOR RATING

An original house built to house staff at Wigram air base.

HISTORICAL AND SOCIAL SIGNIFICANCE

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REPORT COMPLETED	25 May 2022
AUTHOR	Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN

RNZAF STATION WIGRAM STAFF HOUSING RESIDENTIAL HERITAGE AREA

INDIVIDUAL SITE RECORD FORM

ITEM NAME	House
ADDRESS	38 Caudron Road Christchurch
PHOTO	

CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Government Architect; Public Works Department
DATE OF CONSTRUCTION	1938-39

STYLE

English Cottage style

PHYSICAL DESCRIPTION

Single-storey dwelling with rectangular footprint and hipped roof forms. Cross-gabled bay with weatherboard gable end flanks recessed entrance porch with horizontal relief and scallop detailing. Tall paling and trellis fence along road boundary.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house is situated on the south side of Caudron Road and extends almost the full width of the lot.

MATERIALS/STRUCTURE

Plaster rendered walls, aluminium joinery, tiled roof.

ALTERATIONS

Window joinery has been changed to aluminium (date unknown). New fence (c.2012).

RATING

Defining

REASON FOR RATING

An original house built to house staff at Wigram air base.

HISTORICAL AND SOCIAL SIGNIFICANCE

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CONTEXTUAL SIGNIFICANCE

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REPORT COMPLETED	25 May 2022
AUTHOR	Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN

RNZAF STATION WIGRAM STAFF HOUSING RESIDENTIAL HERITAGE AREA

INDIVIDUAL SITE RECORD FORM

ITEM NAME	House
ADDRESS	4 Corsair Drive Christchurch
PHOTO	

CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	2022

STYLE

Contemporary bungalow

PHYSICAL DESCRIPTION

A single-storey dwelling with an L-shaped footprint and hipped roof forms. Integrated garage, casement windows, rusticated weatherboard style cladding.

CONTEXT/SETTING/LANDSCAPE FEATURES

The property is situated at the corner of Springs Road and Corsair Drive; access is via a private laneway off the latter.

MATERIALS/STRUCTURE

Timber framing and cladding with corrugated steel roofing.

ALTERATIONS

N/A

RATING

Neutral

REASON FOR RATING

A modern dwelling on a subdivided site previously occupied by the garage serving 37 Springs Road.

HISTORICAL AND SOCIAL SIGNIFICANCE

The RHA has historical and social significance as an important element of one of New Zealand's leading RNZAF bases. It dates from a time when the government was making a major effort to ready the country's fighting forces for an impending world war in the late 1930s. Staff housing was an integral part of what was New Zealand's first airfield. The different sizes of the houses in each of the groups, and their physical separation from each other, reflect the traditions, customs and social hierarchies of the RNZAF.

CULTURAL AND SPIRITUAL SIGNIFICANCE

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CONTEXTUAL SIGNIFICANCE

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REPORT COMPLETED	25 May 2022 / updated 9 May 2025
AUTHOR	Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN

RNZAF STATION WIGRAM STAFF HOUSING RESIDENTIAL HERITAGE AREA

INDIVIDUAL SITE RECORD FORM

ITEM NAME	House
ADDRESS	6 Corsair Drive Christchurch
PHOTO	

CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Government Architect; Public Works Department
DATE OF CONSTRUCTION	1938-39

STYLE

English Cottage style

PHYSICAL DESCRIPTION

Single-storey dwelling with rectangular footprint and hipped roof. Cross-gabled bay flanks recessed entrance porch with decorative detailing on north elevation. Roof extends over shallow bay sheltering secondary entry on south elevation. Solid paling fencing along road boundary.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house stands on the south side of a private laneway off Corsair Drive; a freestanding garage is at the east corner of the lot.

MATERIALS/STRUCTURE

Plaster rendered walls, aluminium joinery, tiled roof.

ALTERATIONS

Window joinery has been changed to aluminium (date unknown). Garage erected (c.2000?).

RATING

Defining

REASON FOR RATING

An original house built to house staff at Wigram air base.

HISTORICAL AND SOCIAL SIGNIFICANCE

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REPORT COMPLETED	25 May 2022
AUTHOR	Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN

RNZAF STATION WIGRAM STAFF HOUSING RESIDENTIAL HERITAGE AREA

INDIVIDUAL SITE RECORD FORM

ITEM NAME	House
ADDRESS	8 Corsair Drive Christchurch
PHOTO	

CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Government Architect; Public Works Department
DATE OF CONSTRUCTION	1938-39

STYLE

English Cottage style

PHYSICAL DESCRIPTION

Single-storey dwelling with rectangular footprint and hipped roof. Cross-gabled bay with battened end flanks main entry framed by decorative detailing on north elevation. Roof extends over shallow bay sheltering secondary entry on south elevation. Solid paling fencing along road boundary.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house stands on the south side of a private laneway off Corsair Drive; a freestanding garage is at the east corner of the lot.

MATERIALS/STRUCTURE

Plaster rendered walls, timber, aluminium joinery, tiled roof.

ALTERATIONS

Window joinery has been changed to aluminium (date unknown).

RATING

Defining

REASON FOR RATING

An original house built to house staff at Wigram air base.

HISTORICAL AND SOCIAL SIGNIFICANCE

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The contextual significance of this heritage area is due to its overarching 'Garden City' suburb design and the highly consistent layout of individual sections and the relationship of the houses to the streetscape.

ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values arise from the historical Ngāi Tahu activity and previous agricultural use of the area, as well as activities associated with Wigram airfield and the Air Force base.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship value of the houses in this heritage area is generally typical of the period in which they were built. Building techniques that contribute to area's technological value include the use of concrete construction, rendered plaster for wall surfaces, timber to provide decorative elements at the entrances and tiles for roofing.

REFERENCES

P Harrison ed. *RNZAF Base Wigram 1916-1995: The End of an Era*, (RNZAF, 1995)

REPORT COMPLETED	25 May 2022
AUTHOR	Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN

RNZAF STATION WIGRAM STAFF HOUSING RESIDENTIAL HERITAGE AREA

INDIVIDUAL SITE RECORD FORM

ITEM NAME	House
ADDRESS	10 Corsair Drive Christchurch
PHOTO	

CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	2024

STYLE

Contemporary bungalow

PHYSICAL DESCRIPTION

Single-storey dwelling with irregular rectangular footprint and hipped roof forms. Integrated garage, casement windows. Paling fence along road boundary.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house is situated on the west side of Corsair Drive immediately adjacent to its intersection with Grebe Place.

MATERIALS/STRUCTURE

Plaster rendered walls, timber, aluminium joinery, ribbed steel roof.

ALTERATIONS

N/A

RATING

Neutral

REASON FOR RATING

A new dwelling on a subdivided site that was previously part of the property at 7 Grebe Place.

HISTORICAL AND SOCIAL SIGNIFICANCE

The RHA has historical and social significance as an important element of one of New Zealand's leading RNZAF bases. It dates from a time when the government was making a major effort to ready the country's fighting forces for an impending world war in the late 1930s. Staff housing was an integral part of what was New Zealand's first airfield. The different sizes of the houses in each of the groups, and their physical separation from each other, reflect the traditions, customs and social hierarchies of the RNZAF.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The house demonstrates the way of life of its past and present residents and embodies the culture of the RNZAF, its personnel and their families.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The RNZAF housing at Wigram has architectural and aesthetic significance for its English Cottage style design with Art Deco detailing by the Government Architect's office.

CONTEXTUAL SIGNIFICANCE

The contextual significance of this heritage area is due to its overarching 'Garden City' suburb design and the highly consistent layout of individual sections and the relationship of the houses to the streetscape.

ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values arise from the historical Ngāi Tahu activity and previous agricultural use of the area, as well as activities associated with Wigram airfield and the Air Force base.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship value of the houses in this heritage area is generally typical of the period in which they were built. Building techniques that contribute to area's technological value include the use of concrete construction, rendered plaster for wall surfaces, timber to provide decorative elements at the entrances and tiles for roofing.

REFERENCES

P Harrison ed. *RNZAF Base Wigram 1916-1995: The End of an Era*, (RNZAF, 1995)

REPORT COMPLETED	12 May 2025
AUTHOR	Dr Ann McEwan, Heritage Consultancy Services

DISTRICT PLAN – LISTED HERITAGE PLACE
HERITAGE ASSESSMENT – STATEMENT OF SIGNIFICANCE

FORMER RNZAF BASE WIGRAM – 69 CORSAIR DRIVE, 35 MUSTANG AVENUE, 32R BENNINGTON WAY, 14& 20E HENRY WIGRAM DRIVE, 235 MAIN SOUTH ROAD, CHRISTCHURCH

The former RNZAF Base Wigram is considered to be the historic home of military and land-based aviation in New Zealand. From its establishment in 1917 until its closure nearly eighty years later, Wigram was the primary military pilot training school in this country. The forerunner of the Royal New Zealand Air Force (RNZAF), the Permanent Air Force (PAF), was also established at Wigram in 1923. These two features saw Wigram acknowledged as the historic and spiritual home of the RNZAF. Although the base closed in 1995 and has since been extensively developed for housing by Ngai Tahu, the area of the former base still contains significant buildings and structures that link to key events, accomplishments, phases and personalities in this country's aviation history.

Flight training began at the then Sockburn Aerodrome under the auspices of the Canterbury Aviation Company in 1917. Promoted by businessman and politician Sir Henry Wigram, the company trained 182 pilots for service in WWI. Later Sir Henry's tenacity and generosity saw the government establish the PAF at the site. The **Former Canterbury Aviation Company Barracks (1917)** are the oldest aviation-related buildings in New Zealand, and represent these early phases of military aviation.

In the two decades after WWI, the public watched with great excitement as brave aviation pioneers chalked up aviation milestones and the world became a smaller place. In 1928 Fokker monoplane the *Southern Cross* touched down at Wigram, signalling the first successful trans-Tasman flight. The **Kingsford Smith Landing Site** commemorates this key event, but also the other achievements of this heroic era.

After many years of relative neglect, the changing geo-political situation of the early 1930s saw the government invest significant funds into a newly re-christened RNZAF. The first significant structures to emerge from this early phase of rearmament were **Hangars 4 and 5 (1934-1936).** In terms of scale, form and technology, these buildings were far in advance of anything the air force had possessed to this time.

Although much was achieved in this period, the 1936 Cochrane Report underlined on-going vulnerabilities and made recommendations for further urgent improvements. As a consequence, the RNZAF's rearmament programme went into overdrive. The **No. 1 Officers' Mess (1939-1940)** and the **Instructional Building – Control Tower (1938-1939)** represent this phase, and are central in commemorating the long-term role of Wigram in RNZAF training, the RNZAF in WWII, and the central place of Wigram in the history and culture of the RNZAF generally.

DISTRICT PLAN – LISTED HERITAGE PLACE
HERITAGE ASSESSMENT – STATEMENT OF SIGNIFICANCE
HERITAGE ITEM NUMBER 631

FORMER CANTERBURY AVIATION COMPANY BARRACKS - 235 MAIN SOUTH ROAD, CHRISTCHURCH

PHOTOGRAPH : M.VAIR-PIOVA, 13/01/2015

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 former Canterbury Aviation Company Barracks has high historical and social significance as the oldest surviving aviation-related building in New Zealand, for its connection with the origins of military and land-based aviation in this country, and for its connection with aviation's early milestones and personalities.

Christchurch businessman and politician Sir Henry Wigram first recognized the potential benefits of aviation as early as 1908, and championed the cause for the rest of his life. Early in WWI, Wigram began campaigning for a separate New Zealand flying corp. The government was unresponsive but opened the door to private initiatives. Wigram subsequently set up and supported the Canterbury Aviation Company, dedicated to the patriotic duty of flying officer training at its purpose-built Sockburn Aerodrome. Between June 1917 and the end of the war 182 pilots graduated from the school, of whom 156 saw service with the Royal Flying Corp and its successor the Royal Air Force. This number included several who served with distinction, including Captain Rhodes-Moorhouse, the first ever air Victoria Cross winner. After the war demand for pilot training fell away, but the school struggled on for another four years. During this time company personnel were responsible for a number of New Zealand aviation firsts, including the first Cook Strait flight and the first scheduled airmail and passenger service. In 1923 Sir Henry persuaded the government to take over the company and its assets by generously subscribing a third of the

purchase price. The government renamed the Sockburn Aerodrome in Wigram's honour and established the Permanent Air Force (the forerunner of the RNZAF) there.

The first six cells of the Barracks were built in mid 1917 to house the first intake of pilot trainees. The block was then doubled in size with the addition of a further six cells later the same year. It continued to house RNZAF Base Wigram personnel until at least the late 1970s. In 1980 or 1981 it was relocated for the first time, into #7 Hangar. It has subsequently been relocated a number of times, and is presently at the north end of #2 Hangar.

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 former Canterbury Aviation Company Barracks has high cultural significance for its connection with the genesis of the RNZAF, and as a memorial to New Zealand pilots who served in WWI. This significance was recognized in 1982, when the simple timber structure was relocated rather than demolished.

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 former Canterbury Aviation Company Barracks has architectural significance as the earliest surviving example of a building designed specifically for the purposes of an aviation related activity. The narrow weatherboard building consists of a row of match-lined cells opening onto a verandah.

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 former Canterbury Aviation Company Barracks has technological and craftsmanship significance for the capacity it has to illustrate common building techniques and use of materials in the WWI 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.

The former Canterbury Aviation Company Barracks have some contextual value as the building remains however on the broader Canterbury Aviation Company site, and in association with other buildings that date from the former airfield's later phases of military aviation. However this is limited on their immediate site outside a hanger at Wigram and they have been relocated on a number of occasions.

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 setting and wider site are of archaeological significance as they may have the potential to provide archaeological evidence relating to past human activity on the site including that which occurred prior to 1900.

ASSESSMENT STATEMENT

The former Canterbury Aviation Company Barracks has overall high significance to Christchurch, including Banks Peninsula. It has high historical and social significance as the oldest surviving aviation-related building in New Zealand, for its connection with the origins of military and land-based aviation in this country, and for its connection with aviation's early milestones and personalities, such as Sir Henry Wigram. The Barracks has high cultural significance for its connection with the genesis of the RNZAF, and as a memorial to New Zealand pilots who served in WWI. The former Canterbury Aviation Company Barracks has architectural significance as the earliest surviving example of a building designed specifically for the purposes of an aviation related activity. The Barracks has technological and craftsmanship significance for the capacity it has to illustrate common building techniques and use of materials in the WWI period. The former Canterbury Aviation Company Barracks was constructed post-1900, and has been relocated on a number of occasions, however the setting and wider site may have the potential to provide archaeological evidence relating to past human activity on the site including that which occurred prior to 1900.

REFERENCES:

CCC Heritage File: Former Canterbury Aviation Company Barracks, Wigram

REPORT DATED: 22/08/14

DISTRICT PLAN – LISTED HERITAGE PLACE
HERITAGE ASSESSMENT – STATEMENT OF SIGNIFICANCE
HERITAGE ITEM NUMBER 632

KINGSFORD SMITH LANDING SITE - 32R BENNINGTON WAY, CHRISTCHURCH

PHOTOGRAPH : G. WRIGHT, 24 AUGUST 2014

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 Kingsford Smith Landing Site has high historical and social significance dating from 11 September 1928, when pioneering Australian aviator Charles Kingsford Smith (later Sir Charles) and his aircrew of three completed the first successful trans-Tasman flight in the Fokker monoplane *Southern Cross.* The flight from Sydney to Wigram Aerodrome in Christchurch took 14 hours 20 minutes. The flight captured the public's imagination, and large crowds turned out to welcome the airmen. This heightened interest boosted aero clubs and small air transport companies, led to the formation of an Aerodrome Services Division in the Public Works Department, and ultimately initiated commercial trans-Tasman aviation. The historic event is commemorated at Wigram by the Kingsford Smith Landing Site, a location on the former airfield marked by a plaque set into the ground. The first plaque on the site was laid by aviation promoter Sir Henry Wigram soon after the event. In 1982 this stone plaque was removed to storage and replaced with a metal version. This plaque is presently located in a commemorative park created within the Wigram Skies residential subdivision.

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 Kingsford Smith Landing Site has cultural significance as a place which commemorates the first trans-Tasman flight, an aviation landmark and one of the watershed events of inter-war New Zealand.

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 Kingsford Smith Landing Site has some aesthetic value as the site has been recently landscaped into a commemorative park in order to provide prominence to the historic site.

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 Kingsford Smith Landing Site has intangible technological significance for its association with the *Southern Cross,* an aircraft that represented the rapid progress that aviation technology had made since WWI.

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 Kingsford Smith Landing Site has some contextual value in relation to its site, a section of former New Zealand Airforce airfield recently landscaped into a commemorative park, and in relation to the nearby buildings and structures of the former RNZAF Base Wigram. These structures include at least one building (the former Canterbury Aviation School barracks block) that existed at the time of the *Southern Cross* landing in 1928. The site was originally part of the airfield an open space but is now in the centre of a suburban estate development.

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.

However the setting and wider site are of archaeological significance for the potential to provide archaeological evidence relating to past human activity on the site including that

which occurred prior to 1900. The area has been recently redeveloped for subdivision and housing.

ASSESSMENT STATEMENT

The Kingsford Smith Landing Site has overall significance to Christchurch, including Banks Peninsula. The Kingsford Smith Landing Site has high historical and social significance dating from 11 September 1928, when pioneering Australian aviator Charles Kingsford Smith (later Sir Charles) and his aircrew of three completed the first successful trans-Tasman flight in the Fokker monoplane *Southern Cross.* The flight from Sydney to Wigram Aerodrome in Christchurch took 14 hours 20 minutes. It has cultural significance as a place which commemorates the first trans-Tasman flight, an aviation landmark and one of the watershed events of inter-war New Zealand. The site has intangible technological significance for its association with the rapid evolution of aviation technology and associated accomplishments that characterised the first half of the twentieth century. However the setting and wider site are of archaeological significance for the potential to provide archaeological evidence relating to past human activity on the site including that which occurred prior to 1900. The area has been recently redeveloped for subdivision and housing.

REFERENCES:

CCC Heritage File: Kingsford Smith Landing Site – Wigram

REPORT DATED: 25/08/14

DISTRICT PLAN – LISTED HERITAGE PLACE

HERITAGE ASSESSMENT – STATEMENT OF SIGNIFICANCE
HERITAGE ITEM NUMBER 1306

FORMER RNZAF STATION WIGRAM HANGAR 4 AND SETTING - 35 MUSTANG AVENUE, 69 CORSAIR DRIVE, CHRISTCHURCH

PHOTOGRAPH : M.VAIR-PIOVA, 8/01/2015

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.

Hangar 4 and the adjacent Hangar 5 and setting have high historical and social significance as the first product of the rapid initial expansion of the RNZAF in the mid 1930s, and as a key functional component in the operation of RNZAF Station/Base Wigram, the primary training establishment and 'home' of the RNZAF, for sixty years.

For the first decade after its establishment in 1923, the New Zealand Permanent Air Force (PAF) was severely under-resourced. In 1933 however, the government decided that it would be wise to augment the capacity of the service. The following year new aircraft were ordered, additional personnel drafted and the PAF was renamed the Royal New Zealand Air Force (RNZAF). In order to accommodate these new men and machines, a building programme was initiated.

The first structures of this so-called rearmament programme were Hangars 4 and 5 at Wigram Aerodrome (renamed RNZAF Station Wigram in 1937). These hangars, the first significant new buildings at Wigram for more than a decade, had priority over other buildings because of the imminent arrival of the new Vickers aircraft. No. 4 Hangar was commenced in late 1934 and completed in early 1936. No. 5 Hangar was commenced in early 1935 and completed soon after No. 4. Further hangars were added to the station in the late 1930s and early 1940s, reaching a total of seven by the end of WWII.

For sixty years Hangars 4 and 5 accommodated RNZAF aircraft. For most of this time, Wigram was the principle training base of the RNZAF, with all airmen passing through its gates at some point in their careers. In 1995 however the base was closed as part of a defence review, with Ngai Tahu subsequently taking ownership. The hangars have been used for a variety of purposes in the intervening years, including aviation-related businesses (until the airfield closed in 2009), machinery storage and distribution, and vehicle certification.

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.

Hangar 4 and the adjacent Hangar 5 have cultural significance as a pair of buildings that (in association with the neighbouring former Instructional Building) represent flight training and operations at the former RNZAF Station Wigram, the original home of military aviation in New Zealand. The hangars are therefore a prominent symbol of the former base, and a memorial to the generations of New Zealand air force personnel who passed through their doors. As WWII-era buildings, they have a particular role in commemorating the air force personnel who served and died in that conflict.

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.

Hangar 4 and the adjacent Hangar 5 have high architectural and aesthetic significance as architecturally innovative structures, the first major new buildings to be constructed at Wigram Aerodrome since the early 1920s, the first hangars in New Zealand to be constructed in permanent materials, the largest hangars to be built in New Zealand to that time, and the first of many buildings on the station to be designed in the fashionable Moderne style over the decade to 1945. As such they form part of an important chronologically and stylistically homogenous architectural group.

The hangars were designed by the Public Works Department and built by well-known Christchurch contractor the late Charles Luney between 1934 and 1936. Their scale, design, and technology were a radical departure from anything seen before at Wigram, or indeed elsewhere in the country. The large buildings were distinguished particularly by the lengthy span of the front portal and cantilevered tilting doors, which were designed to facilitate ease of aircraft access. Stylistically the hangars are utilitarian, but adopt a Moderne (or pared-back, geometric Art Deco) architectural vocabulary. The most obvious expressions of this style are the stepped pylons that frame the front elevations, and the stepped side elevations. Although influenced by contemporary structures in the UK and the US, no hangar building in these countries is believed to be quite like the Wigram structures, which are considered to be a notable local innovation. A similar but smaller hangar was also built to the same design at RNZAF Station Hobsonville at this time. The next phase of air force rearmament from 1937 saw the basic design repeated in additional hangars at Wigram (presently Nos. 2 and 3) and Hobsonville. Hangars 4 and 5 remain in near original condition and have undergone little alteration.

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.

Hangar 4 and the adjacent Hangar 5 are of high technological significance as they were technologically innovative for the period, illustrating the rapid advance of building technology in the interwar years. The hangars, the largest in New Zealand to that time, employed reinforced concrete extensively and were the first hangars in the country to be constructed in this medium. Steel was also used extensively, with a complex truss roof developed to bridge the enormous 180 ft portal. To facilitate aircraft access, cantilevered tilting doors were developed for the hangars. These were previously unknown technology in this country in any context.

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.

Hangar 4 and its setting has high contextual significance on its site and in relation to the other remaining WWII-era buildings at the former RNZAF Base Wigram, particularly the adjacent Hangar 5. The setting of the building includes most of the immediate land parcel, a large rectangular site which includes Hangar 5 and much of the former apron in front of the buildings as well as including the setting of the Instructional Building to the north. The large building is clearly visible from Corsair Drive, Sioux Avenue and Mustang Avenue, and therefore retains landmark significance. To the south is the identical Hangar 5. To the north are the former Instructional Building and Hangars 2 and 3. These hangars are of the same basic design as Hangars 4 and 5. Together all of these buildings form a chronologically, architecturally and functionally homogenous group, and thus constitute an important heritage group.

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.

Hangar 4 and its 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 occurred prior to 1900.

ASSESSMENT STATEMENT

Hangar 4 and its setting is of high heritage significance to the Christchurch district including Banks Peninsula. The building and the adjacent Hangar 5 have high historical and social significance as the first products of the rapid initial expansion of the RNZAF in the mid 1930s, and as a key functional component in the operation of RNZAF Station/Base Wigram, the primary training establishment and 'home' of the RNZAF, for sixty years. The buildings have cultural significance as a pair of structures that represent flight training and operations at the former RNZAF Station Wigram, the original home of military aviation in New Zealand. They

are a prominent symbol of the former base, and are the tangible reminders of the generations of New Zealand air force personnel who passed through their doors. The buildings have high architectural and aesthetic significance as architecturally innovative structures, the first major new buildings to be constructed at Wigram Aerodrome since the early 1920s, the first hangars in New Zealand to be constructed in permanent materials, the largest hangars to be built in New Zealand to that time, and the first of many buildings on the station to be designed in the fashionable Moderne style over the decade to 1945. As such they form part of an important chronologically and stylistically homogenous architectural group. The buildings are of high technological significance as they were technologically innovative for their period, illustrating the rapid advance of building technology in the interwar years. The extensive use of steel and reinforced concrete, and the novel cantilevered doors are noteworthy. Hangar 4 has high contextual significance on its site and within its setting, a parcel which preserves important views and includes the identical Hangar 5 and the former apron. The hangar also has high contextual significance in relation to the other remaining WWII-era buildings at the former RNZAF Station Wigram - particularly the former hangars and the former Instructional Building to the north, with which it forms an important heritage precinct. Hangar 4 has landmark significance. Hangar 4 and its 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 occurred prior to 1900.

REFERENCES:

CCC Heritage Files

Heritage Management Services *Hangars 4 & 5 Conservation Plan*

REPORT DATED: 04/12/2014

DISTRICT PLAN – LISTED HERITAGE PLACE
HERITAGE ASSESSMENT – STATEMENT OF SIGNIFICANCE
HERITAGE ITEM NUMBER 629

FORMER RNZAF STATION WIGRAM HANGAR 5 AND SETTING - 35 MUSTANG AVENUE, 69 CORSAIR DRIVE, CHRISTCHURCH

PHOTOGRAPH : M.VAIR-PIOVA, 08/01/2015

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.

Hangar 5 and the adjacent Hangar 4 have high historical and social significance as the first product of the rapid initial expansion of the RNZAF in the mid 1930s, and as a key functional component in the operation of RNZAF Station/Base Wigram, the primary training establishment and 'home' of the RNZAF, for sixty years.

For the first decade after its establishment in 1923, the New Zealand Permanent Air Force (PAF) was severely under-resourced. In 1933 however, the government decided that it would be wise to augment the capacity of the service. The following year new aircraft were ordered, additional personnel drafted and the PAF was renamed the Royal New Zealand Air Force (RNZAF). In order to accommodate these new men and machines, a building programme was initiated.

The first structures of this so-called rearmament programme were Hangars 4 and 5 at Wigram Aerodrome (renamed RNZAF Station Wigram in 1937). These hangars, the first significant new buildings at Wigram for more than a decade, had priority over other buildings because of the imminent arrival of the new Vickers aircraft. No. 4 Hangar was commenced in late 1934 and completed in early 1936. No. 5 Hangar was commenced in early 1935 and completed soon after No. 4. Further hangars were added to the station in the late 1930s and early 1940s, reaching a total of seven by the end of WWII.

For sixty years Hangars 4 and 5 accommodated RNZAF aircraft. For most of this time, Wigram was the principle training base of the RNZAF, with all airmen passing through its gates at some point in their careers. In 1995 however the base was closed as part of a defence review, with Ngai Tahu subsequently taking ownership. The hangars have been used for a variety of purposes in the intervening years, including aviation-related businesses (until the airfield closed in 2009), machinery storage and distribution, and vehicle certification.

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.

Hangar 5 and the adjacent Hangar 4 have cultural significance as a pair of buildings that (in association with the neighbouring former Instructional Building) represent flight training and operations at the former RNZAF Station Wigram, the original home of military aviation in New Zealand. The hangars are therefore a prominent symbol of the former base, and a memorial to the generations of New Zealand air force personnel who passed through their doors. As WWII-era buildings, they have a particular role in commemorating the air force personnel who served and died in that conflict.

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.

Hangar 5 and the adjacent Hangar 4 have high architectural and aesthetic significance as architecturally innovative structures, the first major new buildings to be constructed at Wigram Aerodrome since the early 1920s, the first hangars in New Zealand to be constructed in permanent materials, the largest hangars to be built in New Zealand to that time, and the first of many buildings on the station to be designed in the fashionable Moderne style over the decade to 1945. As such they form part of an important chronologically and stylistically homogenous architectural group.

The hangars were designed by the Public Works Department and built by well-known Christchurch contractor the late Charles Luney between 1934 and 1936. Their scale, design, and technology were a radical departure from anything seen before at Wigram, or indeed elsewhere in the country. The large buildings were distinguished particularly by the lengthy span of the front portal and cantilevered tilting doors, which were designed to facilitate ease of aircraft access. Stylistically the hangars are utilitarian, but adopt a Moderne (or pared-back, geometric Art Deco) architectural vocabulary. The most obvious expressions of this style are the stepped pylons that frame the front elevations, and the stepped side elevations. Although influenced by contemporary structures in the UK and the US, no hangar building in these countries is believed to be quite like the Wigram structures, which are considered to be a notable local innovation. A similar but smaller hangar was also built to the same design at RNZAF Station Hobsonville at this time. The next phase of air force rearmament from 1937 saw the basic design repeated in additional hangars at Wigram (presently Nos. 2 and 3) and Hobsonville. Hangars 4 and 5 have remain in near original condition having had little alteration.

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.

Hangar 5 and the adjacent Hangar 4 are of high technological significance as they were technologically innovative for the period, illustrating the rapid advance of building technology in the interwar years. The hangars, the largest in New Zealand to that time, employed reinforced concrete extensively and were the first hangars in the country to be constructed in this medium. Steel was also used extensively, with a complex truss roof developed to bridge the enormous 180 ft portal. To facilitate aircraft access, cantilevered tilting doors were developed for the hangars. These were previously unknown technology in this country in any context.

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.

Hangar 5 and its setting has high contextual significance on its site and in relation to the other remaining WWII-era buildings at the former RNZAF Base Wigram, particularly the adjacent Hangar 4. The setting of the building includes most of the immediate land parcel, a large rectangular site which includes Hangar 4 and much of the former apron in front of the buildings as well as including the setting of the Instructional Building to the north. The large building is clearly visible from Corsair Drive, Sioux Avenue and Mustang Avenue, and therefore retains landmark significance. To the immediate north is the identical Hangar 4. Beyond this are the former Instructional Building and Hangars 2 and 3. These hangars are of the same basic design as Hangars 4 and 5. Together all of these buildings form a chronologically, architecturally and functionally homogenous group, and thus constitute an important heritage group.

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.

Hangar 5 and its 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 occurred prior to 1900.

ASSESSMENT STATEMENT

Hangar 5 and its setting is of high overall heritage significance to the Christchurch district including Banks Peninsula. The building and the adjacent Hangar 4 have high historical and social significance as the first products of the rapid initial expansion of the RNZAF in the mid 1930s, and as a key functional component in the operation of RNZAF Station/Base Wigram, the primary training establishment and 'home' of the RNZAF, for sixty years. The buildings have cultural significance as a pair of structures that represent flight training and operations

at the former RNZAF Station Wigram, the original home of military aviation in New Zealand. They are a prominent symbol of the former base, and are tangible reminders of the generations of New Zealand air force personnel who passed through their doors. The buildings have high architectural and aesthetic significance as architecturally innovative structures, the first major new buildings to be constructed at Wigram Aerodrome since the early 1920s, the first hangars in New Zealand to be constructed in permanent materials, the largest hangars to be built in New Zealand to that time, and the first of many buildings on the station to be designed in the fashionable Moderne style over the decade to 1945. As such they form part of an important chronologically and stylistically homogenous architectural group. The buildings are of high technological significance as they were technologically innovative for their period, illustrating the rapid advance of building technology in the interwar years. The extensive use of steel and reinforced concrete, and the novel cantilevered doors are noteworthy. Hangar 5 has high contextual significance on its site and within its setting, a parcel which preserves important views and includes the identical Hangar 4 and the former apron. The hangar has high contextual significance in relation to the other remaining WWII-era buildings at the former RNZAF Station Wigram - particularly the adjacent Hangar 4, but also Hangars 2 and 3 and the former Instructional Building, with which it forms an important contiguous heritage group. Highly visible, Hangar 5 has landmark significance. Hangar 5 and its 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 occurred prior to 1900.

REFERENCES:

CCC Heritage Files
Heritage Management Services *Hangars 4 & 5 Conservation Plan*

REPORT DATED: 04/12/2014

DISTRICT PLAN – LISTED HERITAGE PLACE
HERITAGE ASSESSMENT – STATEMENT OF SIGNIFICANCE
HERITAGE ITEM NUMBER 628

FORMER RNZAF STATION WIGRAM INSTRUCTIONAL BUILDING/CONTROL TOWER AND SETTING - 69 CORSAIR DRIVE, 35 MUSTANG AVENUE, CHRISTCHURCH

PHOTOGRAPH : M.VAIR-PIOVA, 8/01/2015

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 former Instructional/Control Tower Building has high historical and social significance as a product of the rapid expansion of the RNZAF in the late 1930s and early 1940s, for its close connection with the role of Wigram as the RNZAF's primary training facility, and for its central role in the control of flight on the Wigram air field for seventy years.

The mid 1930s were an era of escalating international tension. In light of this political uncertainty, the New Zealand government commissioned the Cochrane Report in 1936. The report recommended that significant funds be invested in developing a modern air force. This led to the foundation of the RNZAF as a separate force in 1937, and a period of rapid airfield expansion.

RNZAF Station Wigram was the historical home and training hub of the New Zealand Air Force and its precursors. Under the Cochrane Report expansion, the flight training role of Wigram was significantly boosted. The Instructional Building was planned to allow the realisation of this. The building was designed in 1937, commenced in 1938 and completed in December 1939. With the outbreak of war in late 1939, training at Wigram underwent another step change. Pilot training was augmented with the establishment of training for

other air force roles. During WWII, the majority of the nearly 13,000 personnel trained by the RNZAF passed through Wigram at some point. After the war, the Instructional/ Control Tower Building maintained a training function. In the 1960s air force training was concentrated in a specialist Training Group, later renamed Support Group. This was headquartered in the Instructional/ Control Tower Building until not long before the base closed in 1995.

In addition to its training functions, the Instructional/ Control Tower Building coordinated flight at Wigram from the outset. When the building first opened in 1939, flight observation and control functions were concentrated on the third floor, with a fire tender and armoury on the ground floor. Reflecting changing technologies, a first control cab was added to the roof in 1945. This was replaced in 1974. Although RNZAF Base Wigram closed in 1995, the airfield remained open for civilian purposes and air traffic control services were provided until 2009.

The Instructional Building also provided administrative space for other air force functions through its history. These included Station Head Quarters during the latter years of the war, and the Directorate of Manning and the Air Force Recruiting Office from the late 1980s. After the base closed in 1995, Ngai Tahu assumed ownership and leased the building to various flight-related businesses until the airfield closed in 2009. Since the 2010-2011 Canterbury Earthquakes, Te Rūnanga o Ngāi Tahu have occupied the building themselves.

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 former Instructional/ Control Tower Building has high cultural significance as the centre of flight operations and a focus for flight training at the former RNZAF Station Wigram, the home of military aviation in New Zealand. It therefore serves as a prominent symbol of the former base, and a memorial to the generations of New Zealand air force personnel who passed through its doors. As a WWII-era building, it has a particular role in commemorating the air force personnel who served and died in that conflict.

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 former Instructional/Control Tower Building has high architectural and aesthetic significance as one of the more significant military structures designed by the Public Works Department as part of New Zealand's preparations for WWII. It is also significant in its own right as a noteworthy Moderne building; part of an important precinct of chronologically and stylistically homogenous military buildings at the former RNZAF Base Wigram.

The former Instructional/ Control Tower Building was designed in 1937, commenced in 1938 and completed in 1939. It illustrates many of the common features of Moderne buildings, a variant of Art Deco architecture characterised by its stream-lined geometric form and decoration, and planar surfaces. The building has been altered on a number of occasions – most notably in 1945 when the first of a succession of Control Cabs was added to the roof, and in 1989 when the stepped third floor was extended out to provide additional office space. Many of these exterior alterations have been sympathetically executed however, such that

the building still retains its 1930s character. Interior-wise there have also been extensive alterations overtime as uses have changed However sufficient form and features remain internally to understand how the building appeared originally. The metal-balustraded staircase is a particular feature.

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 former Instructional/ Control Tower Building has high technological significance for its extensive use of reinforced concrete. This was characteristic of many of the late 1930s buildings on the base, which were designed to be both seismic and blast resistant. The Instructional Building also has craftsmanship significance for the quality of its design, decoration and finishes. The Labour administration of the late 1930s instituted a significant programme of public works, which included public buildings of a notably high quality.

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 former Instructional/ Control Tower Building and its setting has high contextual significance on its site and in relation to the other remaining WWII-era buildings at the former RNZAF Station Wigram. The setting of the building includes the immediate land parcel and is part of the broader setting of the two hangars to the south, hangars four and five. The setting includes some of the former parade ground to the west of the Instructional Building, and a portion of the former runway area to the east. This parcel and a reserve further to the east help preserve views of the building's principal facades from Corsair Drive. To the north and south are respectively hangars two and three, and four and five. These are contemporary with the Instructional Building, and constitute an important heritage precinct. A large building surrounded by extensive open space, the Instructional Building has landmark significance.

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 former Instructional/Control Tower Building and its 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 occurred prior to 1900.

ASSESSMENT STATEMENT

The former Instructional Building is of high overall heritage significance to Christchurch, including Bank Peninsula. The building has high historical and social significance as a product of the rapid expansion of the RNZAF in the late 1930s and early 1940s, for its close connection with the role of Wigram as the RNZAF's primary training facility, and for its central role in the control of flight on the Wigram air field for seventy years. The building has high cultural significance as the centre of flight operations and a focus for flight training at the former RNZAF Station Wigram, the home of military aviation in New Zealand. It also serves to commemorate both the former base and the personnel who served there. The building has high architectural and aesthetic significance as one of the more significant military structures designed by the Public Works Department as part of New Zealand's preparations for WWII. It is also significant as a noteworthy Moderne building, part of an important precinct of chronologically and stylistically homogenous military buildings at the former RNZAF Station Wigram. The building has high technological and craftsmanship significance for its extensive use of reinforced concrete. This was characteristic of many of the late 1930s buildings on the base, which were designed to be both seismic and blast resistant. The building has craftsmanship significance for the quality of its design, decorative detail and finishes. The building has high contextual significance on its site, a parcel which preserves important sight lines and includes the former parade ground. The building and its setting has high contextual significance in relation to the other remaining WWII-era buildings at the former RNZAF Station Wigram - particularly the former hangars to the north and south, with which it forms an important heritage precinct. It has landmark significance. The former Instructional/Control Tower Building and its 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 occurred prior to 1900.

REFERENCES:

Draft Conservation Plan and Condition Report: Former Wigram Control Tower (Heritage Management Services)

REPORT DATED: 28/08/2014

DISTRICT PLAN – LISTED HERITAGE PLACE

HERITAGE ASSESSMENT – STATEMENT OF SIGNIFICANCE
HERITAGE ITEM NUMBER 630

FORMER RNZAF STATION WIGRAM NO. 1 OFFICERS' MESS, BREVET GARDEN AND SETTING- 14, 20E HENRY WIGRAM DRIVE, CHRISTCHURCH

PHOTOGRAPH : M.VAIR-PIOVA, 8/01/2015

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 former No. 1 Officers' Mess, Brevet Garden and setting, has high historical and social significance as the principal mess of the Royal New Zealand Air Force (RNZAF) for over fifty years.

The mid 1930s were an era of escalating international tension. In light of this political uncertainty, the New Zealand government commissioned the Cochrane Report in 1936. The report recommended that significant funds be invested in developing a modern air force. This led to the foundation of the RNZAF as a separate force in 1937, and a period of rapid airfield expansion. Construction of the No. 1 Officers' Mess at the then Wigram Aerodrome commenced in early 1939, and although the full complex was not completed until 1940, the building was partially occupied from just before the declaration of war in September 1939. The mess quartered single officers and served as the formal and informal gathering place of all officers at RNZAF Base Wigram for more than fifty years until its closure in 1995. The RNZAF regarded Wigram as its historical home, and the Wigram No. 1 Officers' Mess as its principal mess. This special status was maintained by the presence of the RNZAF Officer Training School, which ensured that all air force officers were members of the mess in the formative years of their careers.

An aircrew brevet is the winged badge worn on the left breast by qualified aircrew. A large stylised brevet garden was created along the principal elevation of the No. 1 Officers' Mess at the time of its construction.

The former mess building continues to function, much in the use ti was originally built for, as a privately-owned accommodation provider and bar/function venue.

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 former No. 1 Officers' Mess has high cultural and spiritual significance as the home of the RNZAF officer corps for more than fifty years. During this time, the building was central to the customs, practices and distinctive lifestyle of the group. Consequently it holds a high degree of intangible emotional and spiritual resonance. It also commemorates the generations of air force officers who passed through its doors, including many who served and died in conflict. The brevet garden has cultural significance as a stylised interpretation of the winged badge worn on the left breast by qualified aircrew.

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 former No. 1 Officers' Mess has architectural and aesthetic significance as one of the significant structures built by the Public Works Department as part of New Zealand's preparations for WWII, as one of a number of similar mess buildings built across the then British Empire based on RAF models, and as a noteworthy Art Deco building in its own right. The building was designed by the Public Works Department in 1937-1938, based closely on RAF models in terms of form, function and style. The stripped Art Deco building consists of a single storey service block framed by two two-storey barracks wings. The central block has a rusticated entry crowned with a squat clocktower. Its Art Deco detail is noteworthy, but the impact of the composition was muted by the replacement of the original flat roof with a pitched tile roof in the 1950s. The interior of the building has been altered but its Art Deco character remains. The brevet garden has some aesthetic value for its design and interpretation based on the winged badge worn by qualified aircrew.

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 former No. 1 Officers' Mess has technological and craftsmanship significance for its reinforced concrete construction and the quality of its finish. The building was reputedly designed with its use in wartime very much in the minds of its architects, and was therefore constructed of reinforced concrete to aid bomb resistance. As an officers' mess, serving the senior members of the air force, the building was also finished to a high specification. The joinery is of a particularly high quality, both in the public rooms and other areas such as the bedrooms.

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 former No. 1 Officers' Mess, brevet garden and its setting is of has high contextual significance on its site and in relation to the other remaining WWII era buildings at the former RNZAF Base Wigram. The setting of the building includes the immediate land parcel, a roughly rectangular plot at the corner of Henry Wigram Drive and Consul Place. The brevet garden divides the semi-circular mess drive from Henry Wigram Drive. The squash courts and garages, former elements of the heritage listing, were demolished in the 2000's. The site today consists largely of sealed carpark. The former base chapel was relocated to the east end of the mess building in the 2000s. Whilst considerably reduced in number in the twenty years since the closure of the base, there are still many WWII era buildings in the vicinity of the former No. 1 Officers' Mess. These include several dwellings in Henry Wigram Drive built to house senior base personnel.

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 former No. 1 Officers' Mess and its 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 occurred prior to 1900.

ASSESSMENT STATEMENT

The former No. 1 Officers' Mess and brevet garden and setting is of high overall heritage significance to Christchurch, including Bank Peninsula. It has high historical and social significance as the principal mess of the Royal New Zealand Air Force (RNZAF) for over fifty years. The former No. 1 Officers' Mess and brevet garden has cultural and spiritual significance as the home of the RNZAF officer corps for this period. The brevet garden has cultural significance as a stylised interpretation of the winged badge worn on the left breast by qualified aircrew. It has high architectural and aesthetic significance as one of the significant structures built by the Public Works Department as part of New Zealand's preparations for WWII, as one of a number of similar mess buildings built across the then British Empire based on RAF models, and as a noteworthy Art Deco building in its own right. The brevet garden has some aesthetic value for its design and interpretation based on the winged badge worn by qualified aircrew. The former No. 1 Officers' Mess and brevet garden has technological and craftsmanship significance for its reinforced concrete construction and the quality of its finish. The former No. 1 Officers' Mess and brevet garden and setting has high contextual significance on its site and in relation to the other remaining WWII era buildings at the former RNZAF Base Wigram, particularly the nearby former homes of the senior officers. The former No. 1 Officers' Mess and its 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 occurred prior to 1900.

REFERENCES:

CCC HERITAGE FILE: No. 1 Officers' Mess – Wigram, 14 Henry Wigram Drive

REPORT DATED: 27/08/20

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.

CHRISTCHURCH DISTRICT PLAN

RNZAF STATION WIGRAM STAFF HOUSING RESIDENTIAL HERITAGE AREA

INDIVIDUAL SITE RECORD FORM

ITEM NAME	House
ADDRESS	1 Grebe Place Christchurch
PHOTO	

CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Government Architect; Public Works Department
DATE OF CONSTRUCTION	1938-39

STYLE

English Cottage style

PHYSICAL DESCRIPTION

Single-storey dwelling with rectangular footprint and hipped roof. Cross-gabled bay with battened end flanks main entry framed by decorative detailing on south-east elevation. Roof extends over shallow bay sheltering secondary entry on north-west elevation. Dual-height paling fencing along road boundary.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house stands on the corner lot formed by Caudron Road to the south-west and Grebe Place to the south-east.

MATERIALS/STRUCTURE

Plaster rendered walls, timber, aluminium joinery, tiled roof.

ALTERATIONS

Window joinery has been changed to aluminium (date unknown).

RATING

Defining

REASON FOR RATING

An original house built to house staff at Wigram air base.

HISTORICAL AND SOCIAL SIGNIFICANCE

The RHA has historical and social significance as an important element of one of New Zealand's leading RNZAF bases. It dates from a time when the government was making a major effort to ready the country's fighting forces for an impending world war in the late 1930s. Staff housing was an integral part of what was New Zealand's first airfield. The different sizes of the houses in each of the groups, and their physical separation from each other, reflect the traditions, customs and social hierarchies of the RNZAF.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The house demonstrates the way of life of its past and present residents and embodies the culture of the RNZAF, its personnel and their families.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The RNZAF housing at Wigram has architectural and aesthetic significance for its English Cottage style design with Art Deco detailing by the Government Architect's office.

CONTEXTUAL SIGNIFICANCE

The contextual significance of this heritage area is due to its overarching 'Garden City' suburb design and the highly consistent layout of individual sections and the relationship of the houses to the streetscape.

ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values arise from the historical Ngāi Tahu activity and previous agricultural use of the area, as well as activities associated with Wigram airfield and the Air Force base.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship value of the houses in this heritage area is generally typical of the period in which they were built. Building techniques that contribute to area's technological value include the use of concrete construction, rendered plaster for wall surfaces, timber to provide decorative elements at the entrances and tiles for roofing.

REFERENCES

P Harrison ed. *RNZAF Base Wigram 1916-1995: The End of an Era*, (RNZAF, 1995)

REPORT COMPLETED	25 May 2022
AUTHOR	Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN

RNZAF STATION WIGRAM STAFF HOUSING RESIDENTIAL HERITAGE AREA

INDIVIDUAL SITE RECORD FORM

ITEM NAME	House
ADDRESS	3 Grebe Place Christchurch
PHOTO	

CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Public Works Department [?]
DATE OF CONSTRUCTION	Later 1950s

STYLE

Post-war bungalow

PHYSICAL DESCRIPTION

Single-storey dwelling with L-shaped footprint and hipped roof forms. Garaging is located on the road boundary; balustrade style fencing and vegetation largely screen house from view.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house is situated on the west side of Grebe Place.

MATERIALS/STRUCTURE

Timber weatherboard cladding, aluminium joinery, tiled roof.

ALTERATIONS

Window joinery has been changed to aluminium (date unknown). Garage erected (c.1965).

RATING

Contributory

REASON FOR RATING

A post-war house built to house staff at Wigram air base.

HISTORICAL AND SOCIAL SIGNIFICANCE

The RHA has historical and social significance as an important element of one of New Zealand's leading RNZAF bases. It dates from a time when the government was making a major effort to ready the country's fighting forces for an impending world war in the late 1930s. Staff housing was an integral part of what was New Zealand's first airfield. The different sizes of the houses in each of the groups, and their physical separation from each other, reflect the traditions, customs and social hierarchies of the RNZAF.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The house demonstrates the way of life of its past and present residents and embodies the culture of the RNZAF, its personnel and their families.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The RNZAF housing at Wigram has architectural and aesthetic significance for its English Cottage style design with Art Deco detailing by the Government Architect's office.

CONTEXTUAL SIGNIFICANCE

The contextual significance of this heritage area is due to its overarching 'Garden City' suburb design and the highly consistent layout of individual sections and the relationship of the houses to the streetscape.

ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values arise from the historical Ngāi Tahu activity and previous agricultural use of the area, as well as activities associated with Wigram airfield and the Air Force base.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship value of the houses in this heritage area is generally typical of the period in which they were built. Building techniques that contribute to area's technological value include the use of concrete construction, rendered plaster for wall surfaces, timber to provide decorative elements at the entrances and tiles for roofing.

REFERENCES

P Harrison ed. *RNZAF Base Wigram 1916-1995: The End of an Era*, (RNZAF, 1995)

REPORT COMPLETED	25 May 2022
AUTHOR	Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN

RNZAF STATION WIGRAM STAFF HOUSING RESIDENTIAL HERITAGE AREA

INDIVIDUAL SITE RECORD FORM

ITEM NAME	House
ADDRESS	5 Grebe Place Christchurch
PHOTO	

CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Public Works Department [?]
DATE OF CONSTRUCTION	c.1960

STYLE

Post-war bungalow

PHYSICAL DESCRIPTION

Single-storey dwelling with L-shaped footprint and hipped roof forms. Weatherboard cladding; deck off west elevation. Garaging is located on the road boundary.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house is situated on the west side of Grebe Place.

MATERIALS/STRUCTURE

Timber, aluminium joinery, tiled roof.

ALTERATIONS

Window joinery has been changed to aluminium (date unknown). Garage erected (c.2000?).

RATING

Contributory

REASON FOR RATING

A post-war house built to house staff at Wigram air base.

HISTORICAL AND SOCIAL SIGNIFICANCE

The RHA has historical and social significance as an important element of one of New Zealand's leading RNZAF bases. It dates from a time when the government was making a major effort to ready the country's fighting forces for an impending world war in the late 1930s. Staff housing was an integral part of what was New Zealand's first airfield. The different sizes of the houses in each of the groups, and their physical separation from each other, reflect the traditions, customs and social hierarchies of the RNZAF.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The house demonstrates the way of life of its past and present residents and embodies the culture of the RNZAF, its personnel and their families.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The RNZAF housing at Wigram has architectural and aesthetic significance for its English Cottage style design with Art Deco detailing by the Government Architect's office.

CONTEXTUAL SIGNIFICANCE

The contextual significance of this heritage area is due to its overarching 'Garden City' suburb design and the highly consistent layout of individual sections and the relationship of the houses to the streetscape.

ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values arise from the historical Ngāi Tahu activity and previous agricultural use of the area, as well as activities associated with Wigram airfield and the Air Force base.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship value of the houses in this heritage area is generally typical of the period in which they were built. Building techniques that contribute to area's technological value include the use of concrete construction, rendered plaster for wall surfaces, timber to provide decorative elements at the entrances and tiles for roofing.

REFERENCES

P Harrison ed. *RNZAF Base Wigram 1916-1995: The End of an Era*, (RNZAF, 1995)

REPORT COMPLETED	25 May 2022
AUTHOR	Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
RNZAF STATION WIGRAM STAFF HOUSING RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME	House
ADDRESS	7 Grebe Place Christchurch
PHOTO	

CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	2024

STYLE

Contemporary bungalow

PHYSICAL DESCRIPTION

Single-storey dwelling with irregular U-shaped footprint and hipped roof forms. Integrated garage, casement windows and glazed, sliding doors. Paling fence along road boundary.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house is situated on the west side of Corsair Drive immediately adjacent to its intersection with Grebe Place.

MATERIALS/STRUCTURE

Plaster rendered walls, timber, aluminium joinery, ribbed steel roof.

ALTERATIONS

N/A

RATING

Neutral

REASON FOR RATING

A new dwelling on a subdivided site; other part of original property is now 10 Corsair Drive.

HISTORICAL AND SOCIAL SIGNIFICANCE

The RHA has historical and social significance as an important element of one of New Zealand's leading RNZAF bases. It dates from a time when the government was making a major effort to ready the country's fighting forces for an impending world war in the late 1930s. Staff housing was an integral part of what was New Zealand's first airfield. The different sizes of the houses in each of the groups, and their physical separation from each other, reflect the traditions, customs and social hierarchies of the RNZAF.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The house demonstrates the way of life of its past and present residents and embodies the culture of the RNZAF, its personnel and their families.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The RNZAF housing at Wigram has architectural and aesthetic significance for its English Cottage style design with Art Deco detailing by the Government Architect's office.

CONTEXTUAL SIGNIFICANCE

The contextual significance of this heritage area is due to its overarching 'Garden City' suburb design and the highly consistent layout of individual sections and the relationship of the houses to the streetscape.

ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values arise from the historical Ngāi Tahu activity and previous agricultural use of the area, as well as activities associated with Wigram airfield and the Air Force base.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship value of the houses in this heritage area is generally typical of the period in which they were built. Building techniques that contribute to area's technological value include the use of concrete construction, rendered plaster for wall surfaces, timber to provide decorative elements at the entrances and tiles for roofing.

REFERENCES

P Harrison ed. *RNZAF Base Wigram 1916-1995: The End of an Era*, (RNZAF, 1995)

REPORT COMPLETED	25 May 2022 / revised 12 May 2025
AUTHOR	Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN

RNZAF STATION WIGRAM STAFF HOUSING RESIDENTIAL HERITAGE AREA

INDIVIDUAL SITE RECORD FORM

ITEM NAME	House
ADDRESS	1 Henry Wigram Drive Christchurch
PHOTO	

CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Government Architect; Public Works Department
DATE OF CONSTRUCTION	1938-39

STYLE

English Cottage style

PHYSICAL DESCRIPTION

Single-storey dwelling with rectangular footprint and hipped roof forms. Bay window and arched inset porch sheltering main entry on east elevation; casement type fenestration. Hip-roofed double garage on road boundary at south corner of lot. Low boundary fence with plastered piers and decorative metal panels on Henry Wigram Drive frontage; taller curved corner section and paling fence on Springs Road boundary.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house is situated on the corner of Springs Road and Henry Wigram Drive with vehicle and pedestrian access off the latter.

MATERIALS/STRUCTURE

Plaster rendered walls, aluminium joinery, tiled roof.

ALTERATIONS

Window joinery has been changed to aluminium (date unknown). Reroofed (c.2011). Conversion to use as a health centre (2023).

RATING

Defining

REASON FOR RATING

An original house built to house staff at Wigram air base.

HISTORICAL AND SOCIAL SIGNIFICANCE

The RHA has historical and social significance as an important element of one of New Zealand's leading RNZAF bases. It dates from a time when the government was making a major effort to ready the country's fighting forces for an impending world war in the late 1930s. Staff housing was an integral part of what was New Zealand's first airfield. The different sizes of the houses in each of the groups, and their physical separation from each other, reflect the traditions, customs and social hierarchies of the RNZAF.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The house demonstrates the way of life of its past and present residents and embodies the culture of the RNZAF, its personnel and their families.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The RNZAF housing at Wigram has architectural and aesthetic significance for its English Cottage style design with Art Deco detailing by the Government Architect's office.

CONTEXTUAL SIGNIFICANCE

The contextual significance of this heritage area is due to its overarching 'Garden City' suburb design and the highly consistent layout of individual sections and the relationship of the houses to the streetscape.

ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values arise from the historical Ngāi Tahu activity and previous agricultural use of the area, as well as activities associated with Wigram airfield and the Air Force base.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship value of the houses in this heritage area is generally typical of the period in which they were built. Building techniques that contribute to area's technological value include the use of concrete construction, rendered plaster for wall surfaces, timber to provide decorative elements at the entrances and tiles for roofing.

REFERENCES

P Harrison ed. *RNZAF Base Wigram 1916-1995: The End of an Era*, (RNZAF, 1995)

REPORT COMPLETED	24 May 2022 / updated 9 May 2025
AUTHOR	Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN

RNZAF STATION WIGRAM STAFF HOUSING RESIDENTIAL HERITAGE AREA

INDIVIDUAL SITE RECORD FORM

ITEM NAME	House
ADDRESS	2 Henry Wigram Drive Christchurch
PHOTO	

CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Government Architect; Public Works Department
DATE OF CONSTRUCTION	1938-39

STYLE

English Cottage style

PHYSICAL DESCRIPTION

Single-storey dwelling with rectangular footprint and hipped roof forms. Cross-gabled bay with battened end and bay window flanks recessed porch with horizontal relief detailing on east elevation; casement type fenestration. Hip-roofed garage (shared with #6) on road boundary at north corner of lot. Low boundary plastered wall on Henry Wigram Drive frontage; taller curved corner section and paling fence on Springs Road boundary.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house is situated on the corner of Springs Road and Henry Wigram Drive with vehicle and pedestrian access off the latter.

MATERIALS/STRUCTURE

Plaster rendered walls, aluminium joinery, tiled roof.

ALTERATIONS

Window joinery has been changed to aluminium (date unknown).

RATING

Defining

REASON FOR RATING

An original house built to house staff at Wigram air base.

HISTORICAL AND SOCIAL SIGNIFICANCE

The RHA has historical and social significance as an important element of one of New Zealand's leading RNZAF bases. It dates from a time when the government was making a major effort to ready the country's fighting forces for an impending world war in the late 1930s. Staff housing was an integral part of what was New Zealand's first airfield. The different sizes of the houses in each of the groups, and their physical separation from each other, reflect the traditions, customs and social hierarchies of the RNZAF.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The house demonstrates the way of life of its past and present residents and embodies the culture of the RNZAF, its personnel and their families.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The RNZAF housing at Wigram has architectural and aesthetic significance for its English Cottage style design with Art Deco detailing by the Government Architect's office.

CONTEXTUAL SIGNIFICANCE

The contextual significance of this heritage area is due to its overarching 'Garden City' suburb design and the highly consistent layout of individual sections and the relationship of the houses to the streetscape.

ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values arise from the historical Ngāi Tahu activity and previous agricultural use of the area, as well as activities associated with Wigram airfield and the Air Force base.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship value of the houses in this heritage area is generally typical of the period in which they were built. Building techniques that contribute to area's technological value include the use of concrete construction, rendered plaster for wall surfaces, timber to provide decorative elements at the entrances and tiles for roofing.

REFERENCES

P Harrison ed. *RNZAF Base Wigram 1916-1995: The End of an Era*, (RNZAF, 1995)

REPORT COMPLETED	24 May 2022
AUTHOR	Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN

RNZAF STATION WIGRAM STAFF HOUSING RESIDENTIAL HERITAGE AREA

INDIVIDUAL SITE RECORD FORM

ITEM NAME	House
ADDRESS	3 Henry Wigram Drive Christchurch
PHOTO	

CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Government Architect; Public Works Department
DATE OF CONSTRUCTION	1938-39

STYLE

English Cottage style

PHYSICAL DESCRIPTION

Two-storey dwelling with rectangular footprint and hipped roof forms. Cross-gabled bay on south elevation features narrow window in gable end above triangular stair window and recessed entrance porch with horizontal relief detailing; casement type fenestration. Hip-roofed garage with lean-to carport stands on road boundary at south corner of lot. Combination solid plastered wall and metal balustrade type fencing on road frontage.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house is situated on the north side of Henry Wigram Drive within a mature garden.

MATERIALS/STRUCTURE

Plaster rendered walls, aluminium joinery, tiled roof.

ALTERATIONS

Window joinery has been changed to aluminium (date unknown).

RATING

Defining

REASON FOR RATING

An original house built to house staff at Wigram air base.

HISTORICAL AND SOCIAL SIGNIFICANCE

The RHA has historical and social significance as an important element of one of New Zealand's leading RNZAF bases. It dates from a time when the government was making a major effort to ready the country's fighting forces for an impending world war in the late 1930s. Staff housing was an integral part of what was New Zealand's first airfield. The different sizes of the houses in each of the groups, and their physical separation from each other, reflect the traditions, customs and social hierarchies of the RNZAF.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The house demonstrates the way of life of its past and present residents and embodies the culture of the RNZAF, its personnel and their families.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The RNZAF housing at Wigram has architectural and aesthetic significance for its English Cottage style design with Art Deco detailing by the Government Architect's office.

CONTEXTUAL SIGNIFICANCE

The contextual significance of this heritage area is due to its overarching 'Garden City' suburb design and the highly consistent layout of individual sections and the relationship of the houses to the streetscape.

ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values arise from the historical Ngāi Tahu activity and previous agricultural use of the area, as well as activities associated with Wigram airfield and the Air Force base.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship value of the houses in this heritage area is generally typical of the period in which they were built. Building techniques that contribute to area's technological value include the use of concrete construction, rendered plaster for wall surfaces, timber to provide decorative elements at the entrances and tiles for roofing.

REFERENCES

P Harrison ed. *RNZAF Base Wigram 1916-1995: The End of an Era*, (RNZAF, 1995)

REPORT COMPLETED	24 May 2022
AUTHOR	Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN

RNZAF STATION WIGRAM STAFF HOUSING RESIDENTIAL HERITAGE AREA

INDIVIDUAL SITE RECORD FORM

ITEM NAME	House
ADDRESS	5 Henry Wigram Drive Christchurch
PHOTO	

CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Government Architect; Public Works Department
DATE OF CONSTRUCTION	1938-39

STYLE

English Cottage style

PHYSICAL DESCRIPTION

Two-storey dwelling with rectangular footprint and hipped roof forms. Cross-gabled bay on south elevation features weatherboard cladding that extends round upper level of building; narrow rectangular stair window and recessed entrance porch. Casement type fenestration. Hip-roofed garage stands near road boundary at south corner of lot. Combination solid plastered wall and metal balustrade type fencing on road frontage.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house is situated on the north side of Henry Wigram Drive within a mature garden.

MATERIALS/STRUCTURE

Plaster rendered walls, timber, aluminium joinery, tiled roof.

ALTERATIONS

Window joinery has been changed to aluminium (date unknown).

RATING

Defining

REASON FOR RATING

An original house built to house staff at Wigram air base.

HISTORICAL AND SOCIAL SIGNIFICANCE

The RHA has historical and social significance as an important element of one of New Zealand's leading RNZAF bases. It dates from a time when the government was making a major effort to ready the country's fighting forces for an impending world war in the late 1930s. Staff housing was an integral part of what was New Zealand's first airfield. The different sizes of the houses in each of the groups, and their physical separation from each other, reflect the traditions, customs and social hierarchies of the RNZAF.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The house demonstrates the way of life of its past and present residents and embodies the culture of the RNZAF, its personnel and their families.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The RNZAF housing at Wigram has architectural and aesthetic significance for its English Cottage style design with Art Deco detailing by the Government Architect's office.

CONTEXTUAL SIGNIFICANCE

The contextual significance of this heritage area is due to its overarching 'Garden City' suburb design and the highly consistent layout of individual sections and the relationship of the houses to the streetscape.

ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values arise from the historical Ngāi Tahu activity and previous agricultural use of the area, as well as activities associated with Wigram airfield and the Air Force base.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship value of the houses in this heritage area is generally typical of the period in which they were built. Building techniques that contribute to area's technological value include the use of concrete construction, rendered plaster for wall surfaces, timber to provide decorative elements at the entrances and tiles for roofing.

REFERENCES

P Harrison ed. *RNZAF Base Wigram 1916-1995: The End of an Era*, (RNZAF, 1995)

REPORT COMPLETED	24 May 2022
AUTHOR	Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN

RNZAF STATION WIGRAM STAFF HOUSING RESIDENTIAL HERITAGE AREA

INDIVIDUAL SITE RECORD FORM

ITEM NAME	House
ADDRESS	6 Henry Wigram Drive Christchurch
PHOTO	

CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Government Architect; Public Works Department
DATE OF CONSTRUCTION	1938-39

STYLE

English Cottage style

PHYSICAL DESCRIPTION

Single-storey dwelling with rectangular footprint and hipped roof forms. Recessed entrance porch framed by horizontal relief detailing; casement type fenestration. Hip-roofed garage (shared with #2) stands near road boundary at north-west corner of lot. Low metal balustrade type fencing with solid end piers on road frontage.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house is situated on the south side of Henry Wigram Drive and is largely open to the street.

MATERIALS/STRUCTURE

Plaster rendered walls, aluminium joinery, tiled roof.

ALTERATIONS

Window joinery has been changed to aluminium (date unknown).

RATING

Defining

REASON FOR RATING

An original house built to house staff at Wigram air base.

HISTORICAL AND SOCIAL SIGNIFICANCE

The RHA has historical and social significance as an important element of one of New Zealand's leading RNZAF bases. It dates from a time when the government was making a major effort to ready the country's fighting forces for an impending world war in the late 1930s. Staff housing was an integral part of what was New Zealand's first airfield. The different sizes of the houses in each of the groups, and their physical separation from each other, reflect the traditions, customs and social hierarchies of the RNZAF.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The house demonstrates the way of life of its past and present residents and embodies the culture of the RNZAF, its personnel and their families.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The RNZAF housing at Wigram has architectural and aesthetic significance for its English Cottage style design with Art Deco detailing by the Government Architect's office.

CONTEXTUAL SIGNIFICANCE

The contextual significance of this heritage area is due to its overarching 'Garden City' suburb design and the highly consistent layout of individual sections and the relationship of the houses to the streetscape.

ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values arise from the historical Ngāi Tahu activity and previous agricultural use of the area, as well as activities associated with Wigram airfield and the Air Force base.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship value of the houses in this heritage area is generally typical of the period in which they were built. Building techniques that contribute to area's technological value include the use of concrete construction, rendered plaster for wall surfaces, timber to provide decorative elements at the entrances and tiles for roofing.

REFERENCES

P Harrison ed. *RNZAF Base Wigram 1916-1995: The End of an Era*, (RNZAF, 1995)

REPORT COMPLETED	24 May 2022
AUTHOR	Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN

RNZAF STATION WIGRAM STAFF HOUSING RESIDENTIAL HERITAGE AREA

INDIVIDUAL SITE RECORD FORM

ITEM NAME	House
ADDRESS	8 Henry Wigram Drive Christchurch
PHOTO	

CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Government Architect; Public Works Department
DATE OF CONSTRUCTION	1938-39

STYLE

English Cottage style

PHYSICAL DESCRIPTION

Single-storey dwelling with rectangular footprint and hipped roof forms. Recessed entrance porch is flanked by cross-gabled wing with narrow window in gable end; casement type fenestration. Hip-roofed garage (shared with #10) has lean-to carport and stands near road boundary at north-east corner of lot. Low metal balustrade type fencing on road frontage.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house is situated on the south side of Henry Wigram Drive and is largely screened by vegetation.

MATERIALS/STRUCTURE

Plaster rendered walls, aluminium joinery, tiled roof.

ALTERATIONS

Window joinery has been changed to aluminium (date unknown).

RATING

Defining

REASON FOR RATING

An original house built to house staff at Wigram air base.

HISTORICAL AND SOCIAL SIGNIFICANCE

The RHA has historical and social significance as an important element of one of New Zealand's leading RNZAF bases. It dates from a time when the government was making a major effort to ready the country's fighting forces for an impending world war in the late 1930s. Staff housing was an integral part of what was New Zealand's first airfield. The different sizes of the houses in each of the groups, and their physical separation from each other, reflect the traditions, customs and social hierarchies of the RNZAF.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The house demonstrates the way of life of its past and present residents and embodies the culture of the RNZAF, its personnel and their families.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The RNZAF housing at Wigram has architectural and aesthetic significance for its English Cottage style design with Art Deco detailing by the Government Architect's office.

CONTEXTUAL SIGNIFICANCE

The contextual significance of this heritage area is due to its overarching 'Garden City' suburb design and the highly consistent layout of individual sections and the relationship of the houses to the streetscape.

ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values arise from the historical Ngāi Tahu activity and previous agricultural use of the area, as well as activities associated with Wigram airfield and the Air Force base.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship value of the houses in this heritage area is generally typical of the period in which they were built. Building techniques that contribute to area's technological value include the use of concrete construction, rendered plaster for wall surfaces, timber to provide decorative elements at the entrances and tiles for roofing.

REFERENCES

P Harrison ed. *RNZAF Base Wigram 1916-1995: The End of an Era*, (RNZAF, 1995)

REPORT COMPLETED	24 May 2022
AUTHOR	Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN

RNZAF STATION WIGRAM STAFF HOUSING RESIDENTIAL HERITAGE AREA

INDIVIDUAL SITE RECORD FORM

ITEM NAME	House
ADDRESS	10 Henry Wigram Drive Christchurch
PHOTO	

CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Government Architect; Public Works Department
DATE OF CONSTRUCTION	1938-39

STYLE

English Cottage style

PHYSICAL DESCRIPTION

Single-storey dwelling with rectangular footprint and hipped roof forms. Arched recessed entrance porch on north elevation; casement type fenestration. Hip-roofed garage (shared with #8) has been extended and stands near road boundary at north-west corner of lot. Low trellis fence on Henry Wigram Drive frontage, curved plastered wall at corner and taller paling fence on Consul Place boundary.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house is situated on the south side of Henry Wigram Drive; Consul Place forms the eastern boundary of the property.

MATERIALS/STRUCTURE

Plaster rendered walls, aluminium joinery, tiled roof.

ALTERATIONS

Window joinery has been changed to aluminium; pergola erected on north elevation (date unknown). Garage extension (later 2000s).

RATING

Defining

REASON FOR RATING

An original house built to house staff at Wigram air base.

HISTORICAL AND SOCIAL SIGNIFICANCE

The RHA has historical and social significance as an important element of one of New Zealand's leading RNZAF bases. It dates from a time when the government was making a major effort to ready the country's fighting forces for an impending world war in the late 1930s. Staff housing was an integral part of what was New Zealand's first airfield. The different sizes of the houses in each of the groups, and their physical separation from each other, reflect the traditions, customs and social hierarchies of the RNZAF.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The house demonstrates the way of life of its past and present residents and embodies the culture of the RNZAF, its personnel and their families.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The RNZAF housing at Wigram has architectural and aesthetic significance for its English Cottage style design with Art Deco detailing by the Government Architect's office.

CONTEXTUAL SIGNIFICANCE

The contextual significance of this heritage area is due to its overarching 'Garden City' suburb design and the highly consistent layout of individual sections and the relationship of the houses to the streetscape.

ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values arise from the historical Ngāi Tahu activity and previous agricultural use of the area, as well as activities associated with Wigram airfield and the Air Force base.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship value of the houses in this heritage area is generally typical of the period in which they were built. Building techniques that contribute to area's technological value include the use of concrete construction, rendered plaster for wall surfaces, timber to provide decorative elements at the entrances and tiles for roofing.

REFERENCES

P Harrison ed. *RNZAF Base Wigram 1916-1995: The End of an Era*, (RNZAF, 1995)

REPORT COMPLETED	24 May 2022
AUTHOR	Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN

RNZAF STATION WIGRAM STAFF HOUSING RESIDENTIAL HERITAGE AREA

INDIVIDUAL SITE RECORD FORM

ITEM NAME	House
ADDRESS	37 Springs Road Christchurch
PHOTO	

CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Government Architect; Public Works Department
DATE OF CONSTRUCTION	1938-39

STYLE

English Cottage style

PHYSICAL DESCRIPTION

Single-storey dwelling with rectangular footprint and hipped roof. Cross-gabled bay with weatherboard end flanks main entry on west elevation; roof extends over shallow bay on east elevation. Tall paling fence on road boundary.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house is situated on the south-west side of Springs Road; vehicle access is now off Springs Road rather than the Corsair Drive laneway.

MATERIALS/STRUCTURE

Plaster rendered walls, timber, aluminium joinery, tiled roof.

ALTERATIONS

Window joinery has been changed to aluminium (date unknown). Property subdivided from 4 Corsair Drive (c.2022).

RATING

Defining

REASON FOR RATING

An original house built to house staff at Wigram air base.

HISTORICAL AND SOCIAL SIGNIFICANCE

The RHA has historical and social significance as an important element of one of New Zealand's leading RNZAF bases. It dates from a time when the government was making a major effort to ready the country's fighting forces for an impending world war in the late 1930s. Staff housing was an integral part of what was New Zealand's first airfield. The different sizes of the houses in each of the groups, and their physical separation from each other, reflect the traditions, customs and social hierarchies of the RNZAF.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The house demonstrates the way of life of its past and present residents and embodies the culture of the RNZAF, its personnel and their families.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The RNZAF housing at Wigram has architectural and aesthetic significance for its English Cottage style design with Art Deco detailing by the Government Architect's office.

CONTEXTUAL SIGNIFICANCE

The contextual significance of this heritage area is due to its overarching 'Garden City' suburb design and the highly consistent layout of individual sections and the relationship of the houses to the streetscape.

ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values arise from the historical Ngāi Tahu activity and previous agricultural use of the area, as well as activities associated with Wigram airfield and the Air Force base.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship value of the houses in this heritage area is generally typical of the period in which they were built. Building techniques that contribute to area's technological value include the use of concrete construction, rendered plaster for wall surfaces, timber to provide decorative elements at the entrances and tiles for roofing.

REFERENCES

P Harrison ed. *RNZAF Base Wigram 1916-1995: The End of an Era*, (RNZAF, 1995)

REPORT COMPLETED	25 May 2022
AUTHOR	Dr Ann McEwan, Heritage Consultancy Services