

Conservation Plan Addington Cemetery

For Christchurch City Council



The dedication of a Dominion Monument in Addington Cemetery to the memory of the late Thos E Taylor MP on 19 June 1913. Canterbury Museum Ref 1923.53.352.

DRAFT – VERSION 2



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1 INTRODUCTION

When Addington Cemetery in Christchurch was established by the Presbyterian Church in 1858, it was in effect the city's first public cemetery. Its plots were taken up over a relatively short period of time. By 1980 it was made a 'closed cemetery', meaning that no further burials were permitted, with the exception of certain people who own existing family plots.

In 1947 the Christchurch City Council assumed management of the cemetery. Over the years, the Council has come to formally recognise the heritage values of Addington Cemetery and it is listed in the heritage schedule of the Christchurch City Plan. The Council recognises that a Conservation Plan is the accepted best practice in determining the heritage values of a place in order to formulate policies for its long-term conservation while maintaining or enhancing the heritage values determined.

Accordingly, Christchurch City Council has requested that a compact and practical Conservation Plan is prepared for Addington Cemetery that includes specific recommendations for repair and maintenance that their Greenspace Unit can cost and implement.

The preparation of this Conservation Plan incorporates relevant, yet refined, aspects of J S Kerr's *The Conservation Plan a Guide to the Preparation of Conservation Plans for Places of European Cultural Significance* (National Trust of Australia, 1990). The general procedures outlined in this guide have been adopted for use in this Conservation Plan, but adapted to ensure they meet requirements for New Zealand and, more specifically, for cemeteries. The basic process for this Conservation Plan is based on Kerr's *The Conservation Plan*, as follows:

1. Investigate significance
2. Assess significance
3. Develop conservation policy
4. Prepare implementation guidance and recommendations.

The ICOMOS New Zealand Charter for Places of Cultural Heritage Value defines the underlying principles for conservation.

The Conservation Plan does not comprise a structural or health and safety assessment.

1.1 Purpose

The purpose of this Conservation Plan is to provide the Christchurch City Council with adequate strategies, guidelines and actions that will allow the appropriate conservation and future use of the Addington Cemetery.

This Conservation Plan provides descriptions, assessments, policies and general remedial work recommendations to assist in the conservation of Addington Cemetery. The Plan is not a grave by grave assessment, although comments on the graves of a number of notable people is included to complement information already collated and on the Christchurch City Libraries' website <http://library.christchurch.org.nz/Guides/Cemeteries/> . It is anticipated that this Conservation Plan will provide a template to be used for future Conservation Plans for other historic cemeteries in Christchurch.

1.2 Executive Summary

This plan outlines the significance of Addington Cemetery as a whole and identifies the principles, policies and general types of processes required to care for the place to safeguard its cultural heritage value.

The cemetery as a whole, including its layout and setting, burials and relatively small size plots, man-made memorials and early planted vegetation, has high heritage value in Christchurch. This is because it grew out of a social political need, being established essentially as a public cemetery to allow for the burials of virtually anyone regardless of their religious beliefs, and within a set piece of land, in part as a money-making venture for the Presbyterian Church.

The key conservation recommendations in this plan are that:

- All the graves and memorials are to be regarded as important cultural objects. Therefore all conservation work to them will be undertaken to ensure minimum (ideally reversible) intervention with their historic elements, but enough to ensure their long term retention.
- Any work is carried out according to accepted best practice guidelines for historic cemeteries, with the ICOMOS New Zealand Charter for the Conservation of Places of Cultural Heritage Value providing underlying principles.
- The key conservation interventions, as defined by the ICOMOS Charter, include 'maintenance' and 'repair'. To a lesser extent, 'restoration' and

partial 'reconstruction' is appropriate for some graves. 'Adaptation' is inappropriate.

- The original cemetery design and layout should be preserved.
- Effective management of vegetation should be a key focus in the conservation of the cemetery. Identified historic trees should be preserved yet managed to ensure minimum damage to graves. Further planting on graves is not recommended.
- The place is an archaeological site and therefore any proposed works (other than actual burials), such as a walkway at the rear or redeveloped front entranceway, may require an archaeological authority from the New Zealand Historic Places Trust.
- Future development or enhancement proposals should take into account the heritage values of the cemetery and conform to best practice conservation principles as outlined in this plan.
- The current level of interpretation is adequate.
- Where graves are in a particularly poor condition such that general guidelines do not suffice, the Christchurch City Council should engage expert conservation advice to guide repair work.

1.3 Management, Ownership and Legal Status

The original owner of the cemetery was a Presbyterian Church group. The ownership appears to have transferred to Christchurch City Council in 1947 and it is managed along the lines of a reserve. However, it is not a reserve under the Reserves Act 1977. Grounds maintenance is carried out under the Council's Parks Contract. This is administered and monitored by the Council's Greenspace Unit Contract Managers.

While the Council is responsible for the management of the cemetery, and has it listed in the Christchurch City Plan as a Group 2 Heritage item, the individual monuments erected in the cemetery are actually owned by the families of the person buried within the grave.

1.4 Legal Description

The legal description for the current grounds of Addington Cemetery is Part R6 66 Lot 1 DP 11161.

1.5 Preparation of this Conservation Plan

This Plan was commissioned by Kevin Williams of the Greenspace Unit of the Christchurch City Council. It was prepared by Robyn Burgess (Principal Heritage Consultant, Opus), David McKenzie (Principal Landscape Architect, Opus), and Jenny May (Director, Heritage Management Services) who carried out several site visits. It was peer reviewed by Ian Bowman (Independent Conservation Architect), who also visited the site and provided specific conservation advice.

'Best practice' cemetery conservation guidelines prepared by the New Zealand Historic Cemeteries Conservation Trust (NZHCCT) and more detailed guidance notes in the Australian publication *Conserving Our Cemeteries* (ed Celestina Sagazio, National Trust of Australia, 2003) and the joint publication by English Heritage and English Nature, 'Paradise Preserved', 2002, form the basis of conservation advice for Addington Cemetery in this Conservation Plan.

2 UNDERSTANDING THE PLACE

2.1 Historical Research

2.1.1 Overview

The very nature of a cemetery associates it with cultural and significant spiritual human activity in the most fundamental sense. The Addington Cemetery is a small cemetery situated in the heart of a residential area and established in 1858 by the Presbyterian Church of St Andrew's in reaction to the 'exclusiveness' of the Anglican Barbadoes Street cemetery which was at that date the only Cemetery in the City. The Barbodoes Street cemetery was divided into Anglican on the eastern side and dissenters on the western side of Barbadoes Street.

Although it was originally known as the Scotch Cemetery, the Church of St Andrew's established Addington as a public cemetery open to all denominations.

A considerable number of notable early pioneer families are buried in the cemetery such as the Deans family of Riccarton. Other notables such as suffragist Kate Sheppard, politician Tommy Taylor, artist John Gibb and architect Samuel Farr are buried here.



Horse drawn hearse, c.1900, in Christchurch - possibly Addington area. Alexander Turnbull Library

2.1.2 Addington Cemetery - the purchase of the land

In 1847 John Robert Godley, together with Edward Gibbon Wakefield, was instrumental in the establishment of the Canterbury Association whose plan was to "... found a colony in New Zealand upon high social and ecclesiastical principles, to carry out the religious and refined element, to transport from England a section of the people, to plant the Church of England in New Zealand and make the colony look just like home."

Thus from the outset, the Canterbury Colony with its chief city Christchurch was founded on the principles of the Anglican Church. There was to be an Anglican Cathedral at the physical heart of the City. The three main Squares of the City were to be named after the martyred Anglican Bishops, Cranmer, Latimer and Ridley (later Cathedral Square). All other religious groups simply fell under the category of 'dissenters'. However as noted in *A Sketch of the Early History of St Andrew's Church Christchurch, N.Z. 1856-1906*, this was a curious statement given that "...there could be no dissenters where no state religion existed." The issue of those other than Anglicans being classified as "dissenters" became somewhat a grievance as many did not wish to have their dead classified as 'dissenters'.¹

While Anglican Churches such as Holy Trinity Avonside and St Peter's, Upper Riccarton established churchyard cemeteries, the Barbadoes Street Cemetery was set aside as the initial 'public' cemetery. The Barbadoes Street Cemetery, is the city's oldest cemetery and was established in 1851. The cemetery, divided by Barbadoes Street, separates the Anglican (Church of England) section, on the eastern side, from the Roman Catholic and Dissenters section on the west. However while there was provision for Roman Catholics, Anglicans and 'dissenters' there was no special provision for a burial ground for the Presbyterians. It was this issue (and the fact that once the cemetery had been consecrated by Bishop Harper² burials could not be performed by any other than a minister of the Anglican Church) that led to the Presbyterians seeking to establish a cemetery of their own.

¹Jane Deans, *A Sketch of the Early History of St Andrew's Church Christchurch, N.Z. 1856-1906*, Christchurch Press, 1906 p.14

² Jane Deans who was instrumental in the establishment of the Addington Cemetery asked that the Deans' family plot, which was in the eastern Anglican section, be reserved from the formal consecration – John Deans had been buried there in 1854. Jane was apparently informed that if she was not happy with the current situation she could have the body disinterred and buried elsewhere. The decision was made to leave John in his plot and Jane was later buried there with him in 1911 – the service taken by the Anglican church. Later generations are buried at Addington.

In 1858 the congregation of St Andrews Presbyterian Church³ made the decision to purchase land for their own cemetery. Five acres was purchased in Selwyn Street, Addington from J R Buchanan, being part of a Rural Section 66. This block, originally 50 acres, had been purchased from the Canterbury Association by Mrs Ann Margaret Buchanan of St Leonard's-on-Sea, in Sussex, England. In 1855 she transferred the land to her son John Buchanan who came to New Zealand in 1855 aged 16.⁴ John died on 2nd June 1925 and is buried in Block O, plot 772c of the Addington Cemetery.

The 5 acre block that comprised the area of the cemetery was divided into plots 9 feet by 3 feet.

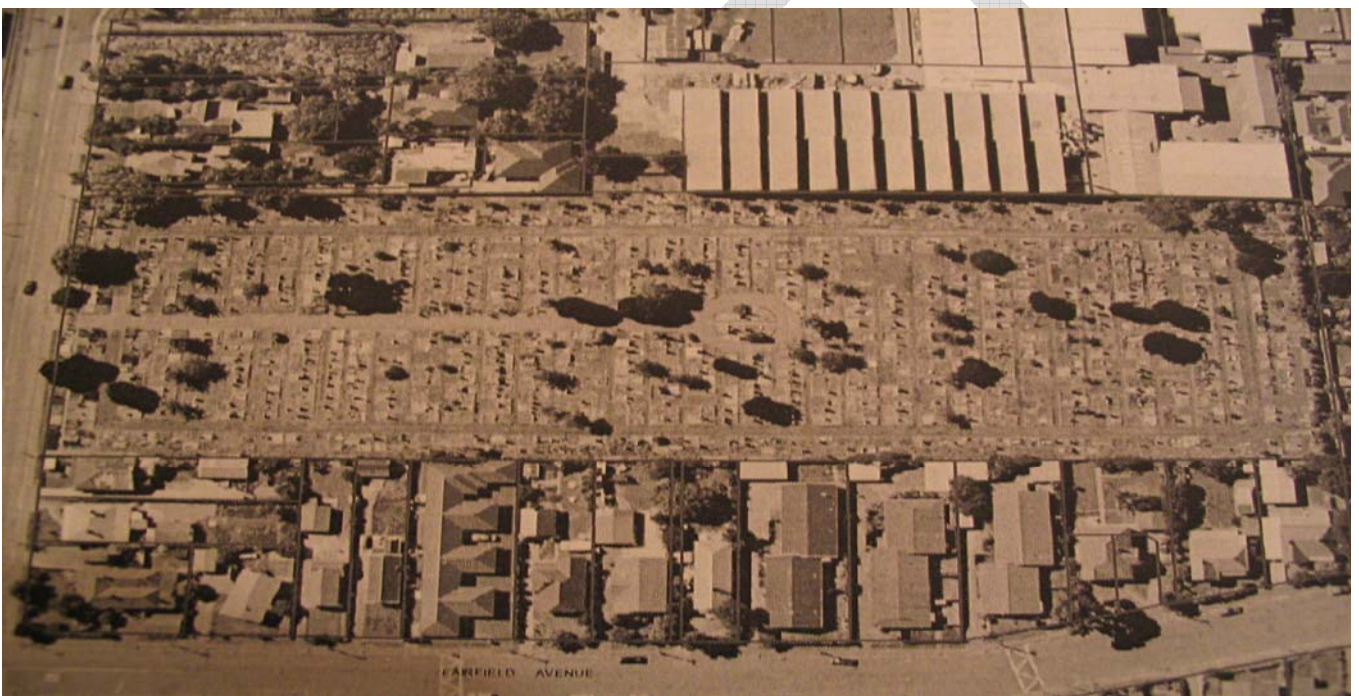


Image: Aerial View of Addington Cemetery: Christchurch City Council Heritage Archives

³ St. Andrew's Church, now in the grounds of Rangi Ruru School in Merivale, was originally diagonally opposite Hagley Park and Christchurch Hospital on the corner of Oxford and Riccarton Avenues.

⁴ New Zealand Federation of University Women, Canterbury Branch *Sydenham the Model Borough*, Christchurch, 1977, p.1

The cemetery was vested in five trustees – Rev. C. Fraser, Messers Lockhart, Bray, Wilson and Anderson. However it was stipulated that the area was “...open to all persons of any religious community and to the performances of any religious service at the burial, not contrary to public decency and good order.”⁵ Then known as the Scotch Cemetery, effectively this act then made the Addington Cemetery the City’s first public cemetery.

CHRISTCHURCH PUBLIC CEMETERY.
FIVE ACRES of LAND, near to the English Church Reserve on Selwyn-street, Lincoln Road, have been set apart for use as a PUBLIC BURIAL GROUND, and are now available for interments.
Allotments, in accordance with a plan of the cemetery, now in the hands of the minister of St. Andrew's church, can be secured at the rate of 5s. per square yard from this date up to the 31st of December, 1859, after which the price will be increased.
The ground is, and will continue to be, open to persons of any religious community, and to the performance of any religious service at the burial, not contrary to public decency and good order.
Persons holding ground in perpetuity shall pay not more than 10s. for each interment at a depth of 5 feet. When ground is not secured in perpetuity, each interment shall be charged not more than 20s. for a depth of 5 feet.
A fee of 5s. shall be charged for the erection of memorials of any kind; the same to be submitted to the approval of the Minister of St. Andrew's Church.
The ground has been marked off in compartments of 9ft. by 3ft. One or more compartments may be obtained on application to the Rev. CHARLES FRAZER, Oxford-terrace West, or to the sexton, Mr. TAYLOR, Lower Lincoln-road.
The ground is vested in the names of the undersigned as trustees, in accordance with the foregoing conditions.
(Signed) G. D. LOCKHART,
W. B. BRAY,
W. WILSON,
J. ANDERSON,
C. FRASER.
Christchurch, December 6, 1858.

Lyttelton Times 6 December 1858

One of the prime movers for the acquisition of the land and establishment of the cemetery was Jane Deans, wife of John Deans.⁶ Sadly (and ironically), the first burial at Addington Cemetery in November 1858, shortly after the purchase of the land, was Jane Deans’ brother George McIlraith aged 20 who died as the result of a riding accident at the Deans’

⁵ *Lyttelton Times* December 1858 and Graham Miller, *Centennial History of St Andrew's Presbyterian Church Christchurch New Zealand 1856-1956*, Christchurch, p.28.

⁶ The Deans brothers William and John had arrived in Canterbury in 1843 and successfully established a farm on the plains naming the area Riccarton and renaming the Otakaro River the Avon after their home town in Scotland. Sadly both John and William died prematurely and Jane remained in Canterbury until her death in 1911. With her son John, they continued to establish the farm, leaving the legacy of the bush, house and garden that remain today

property at Homebush. Jane Deans recalled in her book, *Letters to my Grandchildren*, "That sad event weighed heavily on my spirits, dreading its effect on our aged father and mother, and it was nearly a year before I heard how they had sustained the shock."⁷ George McIlraith who had been born in Ballantrae, Ayshire, Scotland in 1838 was buried in Block O, plot 52 on Monday 22 November 1858.

Though burials continued up until 1980, within 30 years of the purchase of the land the plots had all been sold and by 1888 the Addington Cemetery was declared to be full.⁸ Burials and interments of ashes still take place about one a year.



Addington Cemetery: south east section

2.1.3 History of the Name of the Cemetery

The name of the cemetery has changed over time though at what dates these changes occurred has been difficult to ascertain. It was variously known as the Scotch Cemetery, St Andrew's Cemetery and Addington Cemetery.

⁷ Jane Deans *Letters to my Grandchildren*, p.44

⁸ J P Morrison, *The Evolution of a City*, Christchurch 1948, p.117

The naming of the suburb of Addington has been given two areas of provenance. One theory is that it was named for the country seat of Dr Sumner (1780-1862), who was Archbishop of Canterbury in 1848 and therefore nominal head of the Canterbury Association when it was founded in that year.⁹ Or, it was named after Addington near London, where the Reverend George Poulson came from.¹⁰ As owner of the area that became the suburb of Addington this is more likely to be the reason.

The area comprising the bulk of the suburb of Addington had been Rural Section 72 – an area of 150 acres bounded by Moorhouse Avenue, Selwyn and Jerold Streets and Lincoln Road and adjacent to Rural Section 66, five acres of which was purchased for the cemetery. RS 72 had originally been purchased by the Reverend George Poulson of Addington, a village south of London. In 1853 he sold it to Henry Sewell and in 1856 the firm of Harman and Stevens advertised that they were now subdivided into quarter acre sections in “...the new suburb of Addington.”¹¹ When the southern railway began in 1865 the suburb of Addington began to develop. Given the dates of the development of Addington it is unlikely that the name Addington was firmly linked to the suburb at the date of the land purchase for the cemetery.

As noted, the Cemetery was from the onset referred to as the Scotch Cemetery. This name clearly linked it to the Presbyterian Church that was at the time often referred to as the Scotch Church. In both the text and the supplementary notes to the Jubilee History of St Andrew’s Church of 1906 by Jane Deans, the cemetery is referred to as the Addington Cemetery. However in the centenary publication of the Presbyterian Church in Christchurch, (Miller) 1956, it is referred to as the St Andrew’s Church Cemetery.

In the Accounts of the Deacons Court of St Andrews in 1864 it is referred to as the Christchurch Public Cemetery.

Correspondence in the *Lyttelton Times* between 1882 and 1884 refers to the area as the Scotch Cemetery. It must be noted that the correspondence is generated entirely by members of the Church. In the headline to a small article in the *Lyttelton Times* of 28 October 1889 deploring recent vandalism of the cemetery, it is referred to as the Addington Cemetery.

By 1947 when discussion begins in earnest for the cemetery to come under the control of the Christchurch City Council, the cemetery is referred to as the Addington Cemetery. From this date the name Addington Cemetery seems to have become the ‘official’ name and this would bring it into line with other cemeteries at the time, such as Sydenham, Linwood, Woolston and Bromley, being named for the area.

⁹ A W Reed (Ed.), *The Reed Dictionary of New Zealand Place Names* 2002, Auckland, 2002, p.3

¹⁰ Archive of Place and Street names in Christchurch, Christchurch Library.

¹¹ New Zealand Federation of University Women, Canterbury Branch, *Sydenham the Model Borough* Christchurch, 1977, p.7



Entrance to Addington Cemetery - Selwyn Street

2.1.4 Ownership

As discussed above, the five acres that comprises the cemetery was purchased in Selwyn Street, Addington from J R Buchanan, being part of a Rural Section 66. This block, originally 50 acres, had been purchased from the Canterbury Association by Mrs Ann Margaret Buchanan of St Leonard's-on-Sea, in Sussex, England. Part of RS 66 was later sold to William Wilson. It is not clear whether the land for the cemetery was purchased from Buchanan or Wilson. The *Lyttelton Times* of 12 December 1882 notes in an article "The Scotch Cemetery: Meeting of Owners of Sections" that "The first matter in connection with the affairs of the Cemetery was to be found in the deed of the conveyance, by which the land used as a burial ground was conveyed by William Wilson (who was also listed as a trustee) to the Rev. Charles Fraser, Messrs T S Duncan, R Wilkin, G D Lockhart, W B Bray, John Anderson and W Wilson, who were mentioned therein as trustees named and appointed by the members of the Free Church of Scotland residing in Christchurch."¹²

In December 1858 an advertisement in the *Lyttelton Times* announcing the establishment of the cemetery (reprinted above in this document on p8) states the land was vested in five trustees – Rev. Charles Fraser, the first minister of St Andrews, G D Lockhart, W B Bray, William 'Cabbage' Wilson, the first Mayor of Christchurch in 1868, and John Anderson who was the founder of St Andrew's Church, Mayor of Christchurch in 1869 and founder of Andersons' foundry. By 1861 the trustees were as noted above with the inclusion of Messrs Wilkin and Duncan. However the Deed of Trust of this date (4 September 1861), did not state that the purposes of the land was as a cemetery and the Deed, now 21 years old had yet to been signed by all Trustees.¹³ The matter of the legality of the Trust and general management of the cemetery was still being disputed within the Church two years later.

¹² *Lyttelton Times* 12 December 1882, p.5

¹³ *Ibid* p.5

The issue of current ownership is still to be clearly resolved. Though the Council took over the cemetery management from 1947 – 50, it was earlier in the ownership of the Presbyterian Church Property Trustees. The Department of Conservation Records¹⁴ do not show Addington Cemetery as being reserve or land held subject to the Reserves Act 1977. Terraviva shows the land (2.0234 ha) being held in fee simple by The Presbyterian Church Property Trustees under Certificate of Title 380/104. However the correspondence attached in Appendix 3 and the extract from the Local Legislation Act 1949, Section 37 would suggest that the vesting of the Cemetery in the Council was effected.

Copies of titles are attached in Appendix 3.

2.1.5 Early Administration of the Cemetery

Graham Miller in the centennial history notes that:

The congregation having appointed trustees in the same deed provided for management to be in the hands of the Deacon's Court, and for the funds¹⁵ expected to accrue after keeping the grounds in proper order, to apply for four purposes and "none other". The purposes briefly were the purchase of building sites for religious or educational purposes of the Presbyterian Church, the relief of well ascertained distress occurring among the members of St Andrew's Church, the erection of new schools and churches on any new sites and "to establish bursaries in the Academy or College¹⁶ connected with said St Andrew's Church."¹⁷

In general the layout and planting of the cemetery was undertaken very quickly. The minutes of the Committees 1854-1864 notes in the accounts of the Deacon's Court of St Andrew's Church for the year ending 31 March 1864 notes the outlay of funds for gorse plants for a hedge, 4/6d and trees and shrubs at 1 pound 19/8d.

In 1865 it is noted in the records for that year that "Mr Blanchard, laying out new grounds; Mr Wilson. 100 trees; ½ cost of fence and ditch; Work on new grounds, walks and hedges. The statement of disbursements on account of Scotch Cemetery from 1 July 1875 – 4 May 1878 note:

1875:

HP Blanchard surveyor

Austin and Kirk drainpipes

¹⁴ PC, Ian Hill DOC, Christchurch – Ian also noted the need to search the title and any previous titles to research the land history. The title may indicate that the land is held in trust for somebody (e.g. residents of Christchurch) or something (e.g. as a reserve) or both. In this case as the land is not subject to the reserves it is unlikely that the latter would apply.

¹⁵ Funds were expected to come from the sale of plots and the burial charges set at 10shillings for ground held in perpetuity, 20shillings for ground not held in perpetuity and 5shillings for the erection of memorials.

¹⁶ The College, Christchurch West High School became Hagley Community High School.

¹⁷ Minute Book Deacon's Court 1889-194 St Andrews Presbyterian Church Archives, Christchurch City Libraries, item #8

1876:

Duncan and Son seeds and plants

Cartage of trees

1877:

2 *Macrocarpas* 1s,6d, 2 *Darwinias*, 3s

W Fraser 4 bushels oats at 3s9d

1878: Austin and Kirk pipes.¹⁸

However, the good intentions of the Church to ensure prudent and careful administration of the cemetery appears to have come unstuck and by the early 1880s was a highly contested matter that appeared to be splitting the members of the church.

The Lyttelton Times devotes much space in reports and letters to the Editor over the issue in the early 1880s – it is a complex argument and quite difficult to follow but appears to be between the Deacons Court and Cemetery Trustees and related to a suggested mishandling of the funds and the fact that the deed had never stated clearly that the purpose of the land was for a cemetery and that it was not signed.¹⁹ Finally in April 1884 the Editor of the *Lyttelton Times* stated at the end of yet more correspondence on the matter: “This correspondence to which we have given a very great deal of room, on account of the apparent haziness surrounding a most important subject, must now cease.”²⁰

The archival records of the Deacons Court Correspondence Book notes on the matter:

19 March 1884

Letter to the Trustees of the Scotch Cemetery from the Deacons Court informing them that there is now a properly constituted Deacons Court of St Andrews Church and requesting that they hand over to said court the future management of the cemetery together with all monies they may have in hand.

8 January 1885 p17-18

Letter to the Trustees of the Scotch Cemetery from the Deacons Court written 10 months after the formation of the Deacons Court and “the Scotch Cemetery Trustees have still failed to hand over management and funds to the Deacons Court...notwithstanding repeated applications for a settlement...unless they make good this promise to hand over the management and funds of the cemetery without further delay, the solicitors of the Court will be instructed to institute legal proceedings....”²¹

¹⁸ ARCHIVE 108: St Andrews Presbyterian Church Archives Christchurch City Libraries. Box 1 Item #8 1854 – 6? Minutes of the Committees and Correspondence.

¹⁹ *Lyttelton Times* 12 December 1882, p.5

²⁰ *Lyttelton Times* 29 May 1884, p.6

²¹ Box1 Item #2 Deacons Court Correspondence Book. Carbon copies of outward letter. March 1884 – May 1888.

Legal action was taken following this entry. And it is noted in the minutes for October 1885 that the Cemetery Trustees had stopped communicating with the Deacons Court over the matter. The matter seems to have been resolved by 1886.

The Minute Book of the Deacon's Court of June 1889 notes the "dilapidated state" of the fence and suggests a new iron fence. On the 9th of July 1889 it was resolved to proceed with the erection of a new fence on the southern boundary. This must have been achieved as the 4 November 1889 report states that the woodwork on the new cemetery fence "was suffering from want of paint"²²

The Council Report of 1947 to the Reserves Committee which considers whether the Council should take control of the Addington Cemetery notes that the fences are post and corrugated iron, but in poor condition and a new fence would be required.²³

In a letter dated September 1947 from the Director of Parks to the Assoc Town Clerk refers to a two metre high corrugated iron fence existing along the entire street frontage stating that it is in sound condition and painted green. There is some resistance to remove the fence implicit in the letter as it would expose the back of headstones hard on the street edge and thus create "...an unpleasant view." It was suggested the matter be held over until Councillors had made a site visit in the October.²⁴

A further Council report some 40 years later in 1990 to the Parks and Recreation Committee on the maintenance standards of the metropolitan cemeteries under Council Control, notes the removal of the high corrugated iron fence on the road frontage in 1989 and the replacement of this with the current low concrete wall and post and chain fence.²⁵ It is likely that the fence so oft referred to was the one noted above and may have been part of, or similar to, the neighbouring fence which is the frontage of the Victorian Villa on Part RS 66 lot 1 DP 11161 and also painted green. The existence of this fence on the villa frontage is noted on the DP.

²² Minute Book Deacon's Court 1889-194 St Andrews Presbyterian Church Archives, Christchurch City Libraries, item #4

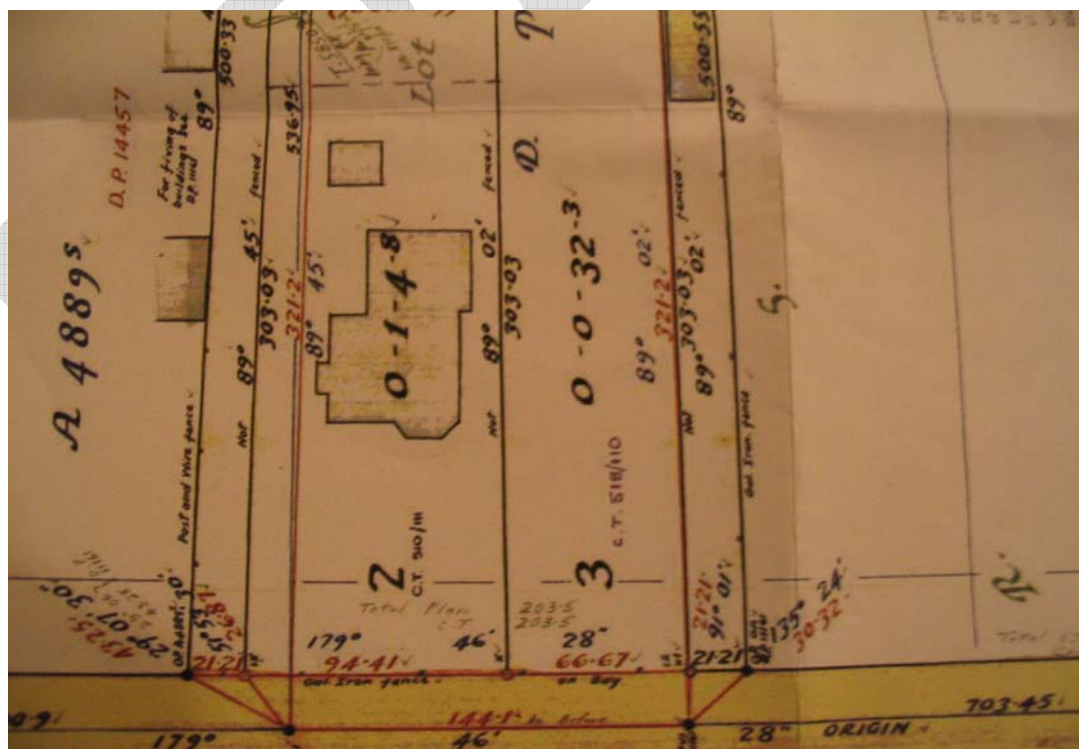
²³ Report from the Reserves office of the Christchurch City Council to the Chairman and members of the Council's Reserves Committee, 21 March 1947, National Archives p.3

²⁴ Archives New Zealand, ref. CH 377 Cemeteries General Correspondence 1978-1987

²⁵ Archives New Zealand, ref. CH 667 Cemeteries 1987-1990



Fence fronting Selwyn Street at property neighbouring Addington Cemetery (property on Part RS 66 lot 1 DP 11161)



Deposit Plan for Part RS 66 Lot 1 DP11161 – CCC Heritage Archives

Research to date has uncovered little evidence about the position of Sexton. There is a reference in Jane Dean's jubilee history to Mr James Taylor being appointed as the Sexton in 1874 and it appears that he was still in service in 1906.²⁶

An article in the Lyttelton Times of 12 December 1883 makes reference to the Sexton being responsible for collecting the money for the plots and paid it to the Rev. Charles Fraser.

Reference is made in the Lyttelton Times of 1884 to a burial of a child where the plot was not ready and the Sexton's shed being opened for the supply of tools to dig the ground.

In 1923 a building permit for an office on site at Addington Cemetery was granted to J Robertson - the permit is dated 18 June 1923.²⁷

A report to Council of 1947 noted the presence of a shed and Sexton's office (in good condition) and there being one small privy for both sexes – "Such a condition of affairs would not be tolerated if the Council took over control."²⁸

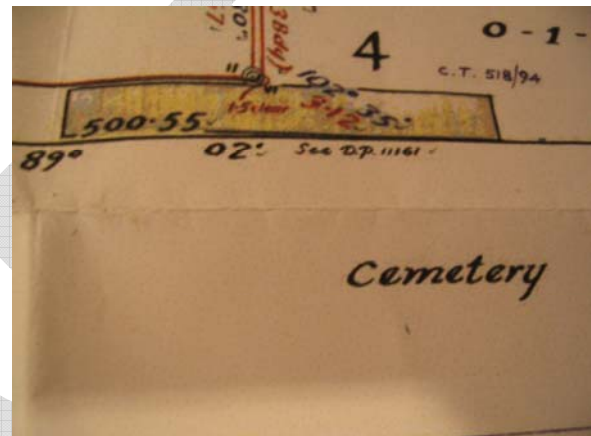


Likely foundations of the Sextons office and tool shed as noted in the Building Permit of 1923 and 1947 Reserves Committee report.

²⁶ Jane Deans, *A Sketch of the Early History of St Andrew's Church Christchurch, N.Z. 1856-1906*, Christchurch Press, 1906

²⁷ National Archives CCC Holdings CH 817 Building Permit Register

²⁸ Report from the Reserves office of the Christchurch City Council to the Chairman and members of the Council's Reserves Committee, 21 March 1947, p.3



The foundations of the shed are set in an indented piece of land at the north/west end of the cemetery. This appears to be a separate title – Part RS 66 DP 11161 as noted above on the Plan of Subdivision of 1946-7 (full plan attached in Appendix 3).

The general condition of the cemetery from the 1880s seems to have been various and the management, or lack of it, a constant problem to the Deacon's Court. Lack of the anticipated income due to lack of plot sales and an apparent decline in burials as the cemetery by this date is relatively full. Rev. Charles Fraser also notes the problem of 'clandestine' burials, particularly of infant children with this becoming a matter reported to the police. In part this could be attributed to socio economic factors of the area at this time. Certainly by the time the Council consider taking over administration of the cemetery in 1947 it is reported to be very overgrown and vandalised. The Council even suggest that if it took control then all headstones should be removed and it simply become an historic park – one Councillor stating it would make an excellent park for children as open space in the city became less available.

The following notes from Archives New Zealand, CH380: Abattoir & Reserves Committee Minute Books refer to the resolutions to transfer the cemetery to the Council.

20 January 1947 p1910

Clause 7:

"At a meeting of the Deacon's Court last night....to transfer the securities as listed together with the bank balance of approximately £300 making a total of something over £4000. These funds have been built up over a number of years...."

21 March 1947

A letter to the Chairman and Members of the Reserves Committee Christchurch City Council from the Reserves office of the Council outlines the matters for the Council to consider. The report is attached in full in Appendix 3.

24 March 1947

"Resolved to recommend to Council to take over the Addington Cemetery provided the present owners are prepared to assist in the passage of a Bill for removal of headstones"

"...letter received from the Chairman, Finance Committee, St. Andrew's Church: 'our cemetery is not at all in the same position as the Barbadoes Street cemetery. A great number of stones have been erected in the last 2/3 years....there is no doubt that in the distant future many of the cemeteries will be cleaned up for playing areas for children, but we are not in a position to even discuss that matter with you....we would like you to reconsider the position quite apart from the Barbadoes Street cemetery which we understand is more or less in a derelict condition and without funds to keep it in order....it would take a considerable time for the funds [of Addington Cemetery] to be used up in keeping the present graves in order....'"²⁹

26 May 1947 p1942

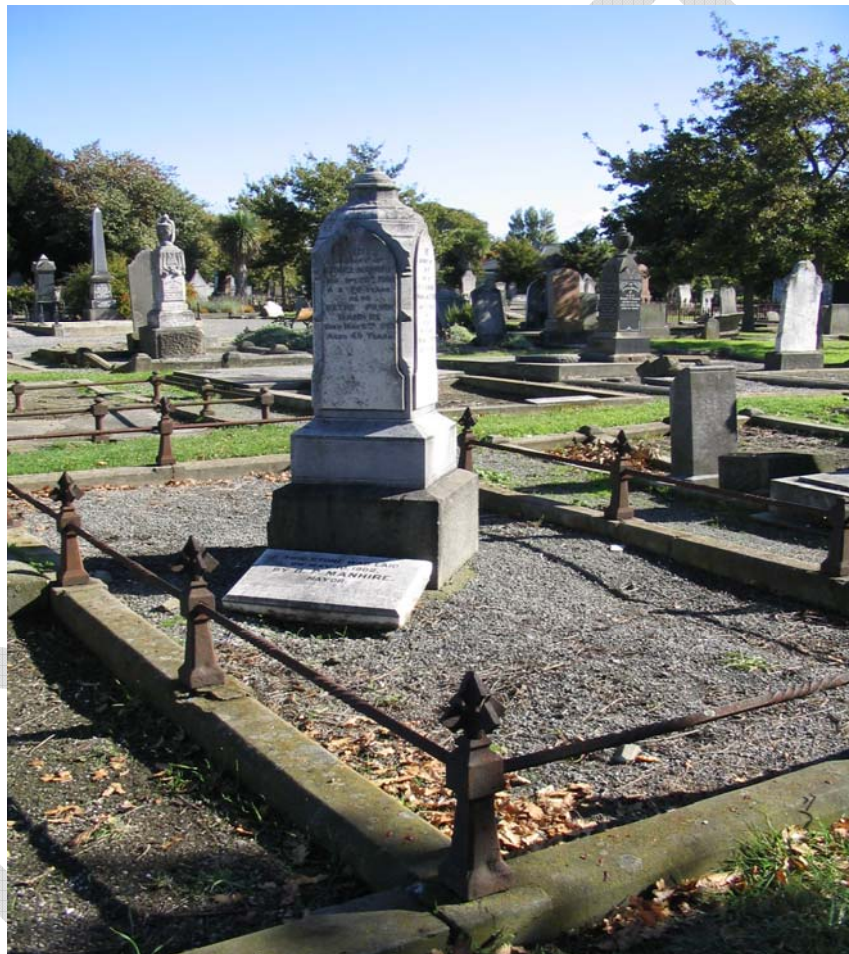
Clause 3:"Resolved that a conference be held between representatives of the committee and the owners of the two cemeteries concerned (Addington and Barbadoes Street) to discuss further the question of future control of these cemeteries."

22 September 1947

Clause 5: Barbadoes St and Addington Cemeteries

“Resolved to recommend the Council to agree to the proposals; subject to an undertaking that both the Church Property Trustees and St Andrews Church authorities will support legislation for the removal of headstones.....”

Clearly this was not resolved and both the Barbadoes Street and Addington cemeteries remain intact today.



Addington Cemetery April 2005

²⁹ National Archives CCC Holdings CH 380 CCC Minute Books

2.1.6 Notable Graves

The Christchurch City Library Cemeteries database holds extensive files about those interred in the Addington Cemetery. The files are available both on-line and in hard copy and on microfiche. The holdings include the burial registers from 1918 on microfiche. The hard copy is held by the Greenspace Unit, Christchurch City Council. The earlier registers are held in National Archives.

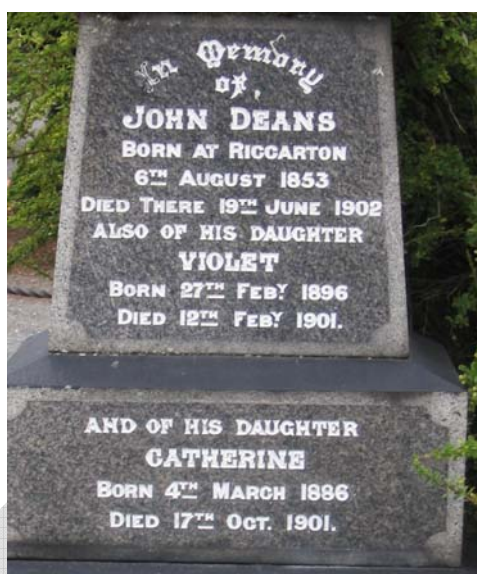
Information from these files has been used in the compilation of the information of select notable graves in this section. It is not intended to reproduce this information in its entirety below and further information on notable graves can be found on:

<http://library.christchurch.org.nz/Guides/Cemeteries/Addington/>

Graves can be notable for a variety of reasons (including design and materials), but it appears that the notable graves listed in the Christchurch City Libraries website files are largely notable due to their social-historical significance.

Centre Circle A

DEANS



Deans Family Memorial

John Deans II was born Riccarton 6 August 1853 and died there 19 June 1902. His wife, Catherine Edith Deans 81, died aged 81 at Riccarton on 2 September 1937.

John DEANS II, was the only son of Jane and John Deans I.

John was educated at Charles Frasers Boys Academy and had a legal training. He continued to manage the farms at Riccarton and Homebush was responsible for ensuring that, at Riccarton, there should survive the vegetation which was native to Christchurch. At Homebush he had coal mines and a pottery business. He was on the Christchurch Drainage

Board and Riccarton Road Board. However, he was primarily a farmer. He was both a sheep and cattle farmer, paying high prices to get pure-bred Shorthorn cattle into the country. His interest in farming was demonstrated by his activities with the Canterbury Agricultural and Pastoral Association, the Canterbury Frozen Meat Company and the New Zealand Flock Book Council.

An only child, John was interested in the preservation of the Deans family. In 1879 he married Catherine Edith Park; the couple had 12 children in 16 years. John died in 1902.

Robert George Deans, son of Edith and John Deans II, was born on 19 February 1884. He attended Christchurch Boys High School where he was head boy, senior monitor, and captain of the First XV and of cadets. He spent his working life on the family farm at Riccarton. He was an All Black in the 1905 tour of Great Britain and scored 16 tries on tour, including the famous try at Cardiff Arms Park which was disallowed by the referee who was not on hand to see clearly what had happened. The fact that the try was disallowed meant that the team came home without making a clean sweep of all their games. The Welsh had the better of the match. Robert died of appendicitis on 30 September 1908.



Malcolm-Shepherd Headstone

ROW F No. 422a

MALCOLM / SHEPPARD

Jemima Malcolm (1822-1881) and her daughter, Katherine Wilson Lovell-Smith (1848-1934) formerly Kate Sheppard.

Kate Sheppard was born Katherine Wilson Malcolm at Liverpool in 1848. She came to Canterbury with her siblings and widowed mother on the *Matoaka* in 1869. A member of the Congregational Church, she married Walter Allen Sheppard, grocer and general merchant on 21 July 1871. A son, Douglas, was born in 1880.

In 1887 Kate became national superintendent of the Franchise and Legislation Department of the Women's Christian Temperance Union. Three petitions for votes-for-women were presented to Parliament by conservative politician Sir John Hall. Nine thousand women signed the first petition, 19,000 the second and 32,000 the third. On 19 September 1893 the Electoral Act was passed with a clause to the effect that the word person encompassed women. Kate Sheppard worked to get women on the electoral roll. Sixty-five percent of eligible women voted in the 1893 election.

Kate Lovell-Smith died in 1934 and was buried at Addington with her mother, sister and brother-in-law, Maria and George Beath.



McIlraith Grave

ROW E No. 862

McILRAITH

The gravestone records George McIlraith, 20, who died at Homebush on 26 November 1858; Elizabeth McIlraith, 41, who died at Riccarton on 17 March 1890; James McIlraith, 69, who died on 24 February 1903; and Jane Deans McIlraith, daughter of Hugh and Grace McIlraith, 4 1/2 who died on 27 September 1876.

George, Elizabeth and James, children of James McIlraith Esquire, J. P., had been born at Auchenflower, Ballantrae, Scotland. They were the half-brothers and half-sister of Jane Deans and had come to Canterbury after the death of John Dean in 1854 to help their sibling in the management of the property of John Dean II who was an infant when his father died.

ROW O No. 1939



THOMAS EDWARD (TOMMY) TAYLOR

T. E. Taylor was born in Lincolnshire and emigrated to Canterbury with his parents on the *Cardigan Castle*. A staunch prohibitionist, Taylor was an MP who served three terms in Parliament and built one of the first houses on Cashmere – Whareora. A few months before his death, Taylor became Mayor of Christchurch. At his funeral, on a cold July day, between 40,000 and 50,000 people turned out to line the route to the cemetery. The inscription on the headstone reads:

Sacred to the memory of Thomas Edward Taylor, only son of Edward and Anne, born 16 June 1863, died 27 July 1911. Statesman, orator, reformer, Prohibition leader. Member of Parliament 9 years, Mayor of Christchurch, 1911.

I have fought the good fight. Oh fallen at length that tower of strength which stood four square to all the winds that blew.



"The dedication of a Dominion Monument in Addington cemetery to the memory of the late Thos E Taylor MP on June 19th." Bishop collection Weekly Press 19th June 1913, p 37 CM1923.53.352

Many of the graves in the Addington cemetery simply record the social history of the lives of 'ordinary' people in the area.



Headstone of Alfred Muddle

Alfred Muddle died in March 1883 aged 39. He was an employee of New Zealand railways and this headstone was erected as a mark of esteem by his fellow employees at NZR. Addington had grown as a suburb due to the building of the southern rail line from 1865. The NZR provided the main employment for more than a century in Addington where the main railway workshops were situated.



The above two headstones record the sobering fact of one of the more harsh realities of colonial life – the premature death of children. Three of James and Mary Brown's

children died in infancy and the premature death of their son James who died in his early teens is recorded on the left hand headstone. The right hand headstone notes the death of six of David Scott and Lilly Lintin's children in infancy.

ROW I

Mary Ann Farr, 86, died on 22 September 1912

Samuel Charles Farr, 91, died on 14 July 1918

Samuel Charles FARR was born at Baldock, Hertfordshire. His father was a builder and he learned the occupation of architect in the parental yard rather than through having spent the requisite number of years studying in an architect's office.

Farr and his fiancée, Mary Ann Pavitt, were on the *Monarch* when it crossed the Tasman in a heavy gale, the rudder - and a second rudder - being lost. The ship limped into Akaroa Harbour on 2 April 1850. They and others decided to stay - thus becoming pre-Adamite settlers, people who were here prior to the arrival of the First Four Ships in December 1850.

While in Akaroa, Farr rebuilt the crushed cogwheels in Canterbury's first flourmill in the Grehan Valley, built sawmills in partnership with his Pavitt in-laws at Robinsons Bay, Barrys Bay, Duvauchelle and the Head of the Bay, designed the first small Anglican church in Akaroa.

Farr practised as an architect in Christchurch. He was architect of the original privately-owned Town Hall and designed the Presbyterian churches at Papanui, Lyttelton, Kaiapoi and Leeston and the normal School in Cranmer Square. Farr also designed a number of private dwellings.

ROW P No. 291

McLEAN



Allan McLean was born about 1822. He was one of the children of Mary McLEAN and Alexander McLean, a farmer-fisherman who lived on and drowned off Laghmor, a town on the Inner Hebridean Island of Coll.

In 1840 the widow brought her family to Australia where the brothers, John, Allan and Robertson prospered as carriers, merchants and gold-buyers. In 1852 they took up a run near Christchurch. Robertson returned to Scotland. John and Allan had runs in Canterbury and Otago. Laghmor was near Ashburton. In 1866 the McLeans acquired Waikakahi near Waimate.

Allan McLean reluctantly left his land and never returned. He purchased a five acre property with frontages on Manchester and

Colombo Streets, Christchurch, and had R. W. ENGLAND draw up plans for a 23,000 square feet three-storey kauri-built Jacobean-style house. It was considered the largest wooden residence in New Zealand. This was 'Holly Lea', holly being the McLean's plant badge. He died at Holly Lea on 12 November 1907.



SIDE ROW E No. 1280

Marion Menzies, 62, wife of John Gibb, died on 27 May 1891. John Gibb, 78, died on 10 September 1909.

John Gibb (1831-1909) emigrated to New Zealand in 1876 with his wife and four sons. They travelled on the 'Merope' and arrived in Canterbury in September 1876.

Gibb had studied art at Greenock, on the Clyde, and had been a regular exhibitor with the Glasgow Institute of Fine Arts, the Royal Scottish Academy and the West of Scotland Fine Arts Institute at Greenock. After his arrival in Canterbury, Gibb established himself as a professional artist and teacher. His work *Shades of Evening*, shown in the Canterbury Society of Arts' first exhibition of 1881, was the first purchase by the Society for its permanent collection. Gibb was among New Zealand's most prolific nineteenth-century artists and exhibited both nationally and internationally.



Gibb's house and studio at 229 Worcester Street still stands and is a listed heritage building.

Block O plot number 1692C DAVID BOWIE



Over his lifetime David Broom Bowie served St Andrew's church as an Elder, member of the financial Committee, the Sabbath School Committee and as a Deacon, He was buried at Addington on 13th May 1914 aged 77. Also buried in this plot are his wife Emma who died in her 90th year in July 1932, daughter Agnes who died aged 8 years in 1888 and grand-daughter Agnes Isabel Hobbs who died in infancy in 1899.

David Bowie headstone

2.1.7 The Public Nature of the Cemetery

The most important issue to the Presbyterian Church when it established Addington Cemetery was that it was "...open to all persons of any religious community and to the performances of any religious service at the burial...."

The grave of Thomas Milner is testament to this. Milner was a Salvation Army Bandsman who died aged 33 in 1888.



Thomas Milner's headstone

Modern plaques record the graves of Sir George Booth, founder of the Methodist Free Pioneering, who died in 1888 and the Rev. Thomas Hodgson. This plaque contains a photograph of the rev Hodgson who died in 1895. The plaque notes that this was "...recorded by the Rev. James Caughey as the 41st defender on the constitution to the Shield of Faith."³⁰



Booth and Hodgson plaques

³⁰ Both plaques contain the symbol of an anchor and further research is required to establish the history.

An unusual stone situated to the rear of the Addington Cemetery near Baxter's Drain, is that of Yum Gee who died on April 10th 1888. The inscription is in Chinese and a translation may reveal more about Yum Gee's life.



One can speculate that he may have come for the South Island gold diggings - a common reason in the latter half of the 19th Century. The 1874 census shows that 6.06% of the population of Westland and 4.19% of the population of Otago were Chinese and no Chinese were recorded elsewhere in New Zealand.³¹ In the early settlement of New Zealand, particularly in Canterbury, immigration was based on a selective process and many races such as Chinese and Indian were subjected to "...racial differences [that] far outweighed any capacity to work".³² Most were single men as they were discouraged from immigrating with wives and families.³³

³¹ Michael King *The Penguin History of New Zealand*, 2003, p.208

³² W H Oliver (ed), *The Oxford History of New Zealand*, 1987, p.114

³³ Michael King *The Penguin History of New Zealand*, 2003, pp 365-369



A photographic image of the deceased, as noted above in regard to the Hodgson memorial plaque, is a common memorial of recent times. However occasionally, on early graves, a likeness of the deceased person would be carved in the headstone – this is not a particularly common phenomenon and the survey to date would suggest that this is the only one in the Addington Cemetery. It is an ancient funerary practice to record images of the deceased in a variety of ways including death masks. Carved likenesses are often found on Roman stele.

This headstone was erected to the memory of the Rev. Samuel MacFarlane, a minister with the U F Methodist Church. The Rev. MacFarlane died in 1898 aged 70 years and the inscription reads: "Erected by his friends to record their sense of his constant devotion to the duties of his office an immense value of his services to the U F Churches."

His wife Eva, who died on 29 September 1954, is also interred in the same plot.

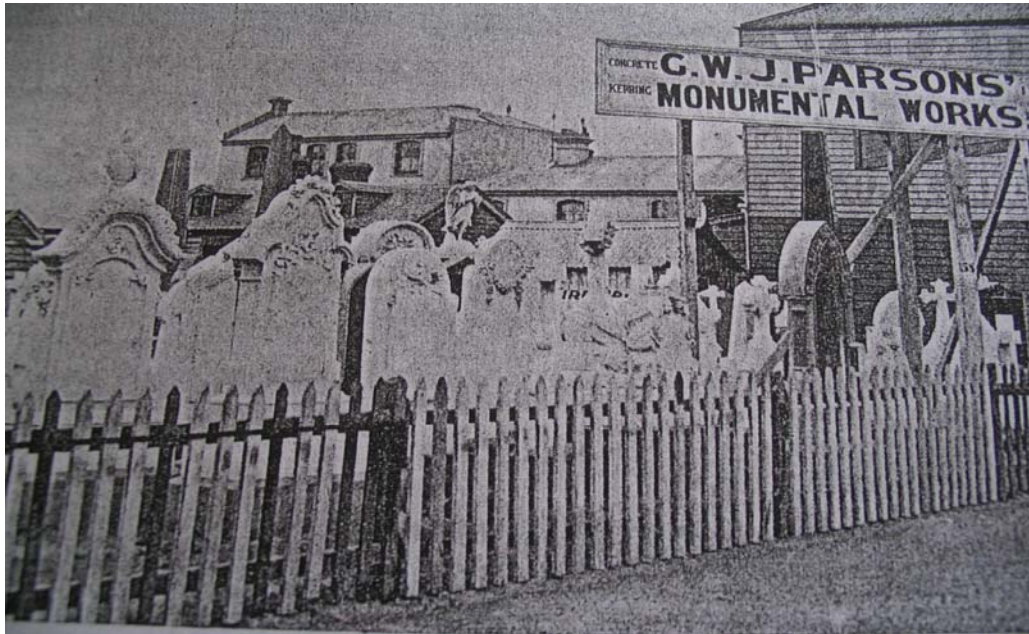


Many graves record in word and symbol enough information to glean a small picture of the lives of those who may not have been well known or well recorded in archives while the incident itself may have been well documented.

While the wording on the head stone of William Higgins Henry and his wife Eusebia Margaret Henry (nee Maxwell), provides a little information about them, the iconography speaks volumes of the manner in which they died. The symbolism entrenched in the iconography of the carved detail tells us that their deaths were connected with the sea – the anchor and cross suggesting either death or burial at sea, the dove a symbol of peace but here depicted in an act familiar from the stories of Noah when the dove returned with a fresh olive leaf in its beak. The lily – a flower associated with death.

William was 32 and Margaret 29 when they drowned in the wreck in the SS Penguin, 12th February 1909. The headstone tells us that they were "Lovely and pleasant in their lives" and philosophically notes that "in their death they were not divided."

2.1.8 Monumental Stonemasons



Industries of New Zealand, 1898, p.67

C W J Parsons, Mansfields, Stocks and James Tait appear to be the principal firms of stonemasons used for the memorials in the Addington Cemetery. The majority of the headstones are carved from marble or fashioned in highly polished granite. There are some later memorial headstones undertaken by the firm of Trethewey.



Headstone by G W J Parsons

G W J Parsons was established in 1877 by George Parsons who worked as a monumental and general mason with his son. He initially established premises in Sydenham and by 1898 was considered to be the leading monumental mason in the City. Parsons imported marble and granite for his work from Italy and Scotland and also made iron railings for burial ground enclosures. Some of his ironwork still remains in situ at Addington.



Iron railings and headstone by G W J Parsons

As was the case with a number of monumental masons, Parsons did not limit himself solely to this work and also did decorative carving for churches and buildings and manufactured marble tops for washstands and restaurant tables.



Headstone by Stocks

In 1894 Parsons took over Stocks business and moved to Stocks Manchester Street premises. Parsons had undertaken his apprenticeship with Stocks. There are a number of monuments by Stocks in the Addington Cemetery.



Headstone by Trethewey

This simple granite monument is from the firm of W Trethewey – a long standing monumental mason firm. The founder, William Trethewey (1892-1956) was born in Christchurch. He studied under the noted wood carver Frederick Gurnsey at the Canterbury College School of Art. While Trethewey undertook a number of noted sculptural commissions, particularly following WWI, "...throughout his working life his bread and butter was provided by touching up marble angels imported from Italy and carving headstones for the people of Canterbury."³⁴



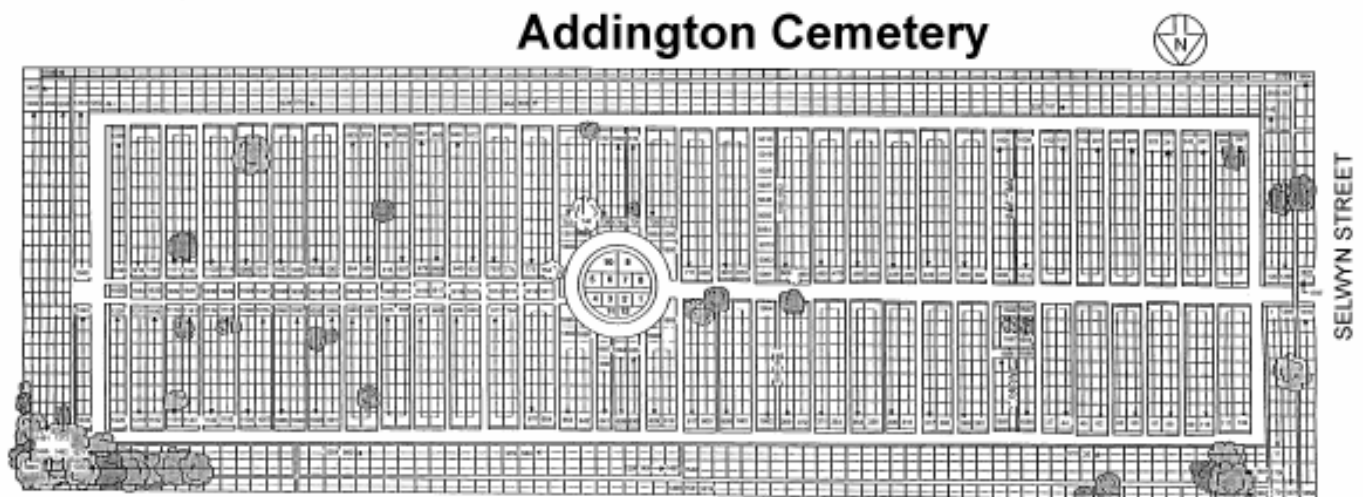
Angels: Addington Cemetery

³⁴ Jock Philips, Trethewey entry, DNZB, Vol. 4, 1921-1940, C. Orange (Ed), 1998, pp.538-539

2.2 Physical Description

Addington Cemetery is located at 410 Selwyn Street, Christchurch. Physical features of the cemetery include graves, monuments, open spaces, fences, seats, walls, entrance gates, a central path and circular carriage turning area, purposely planted (and some wilding) trees, shrubs and flowers, and grassy areas. There are no mausoleums or columbaria sited in the cemetery. There are presently no buildings, but concrete foundations sited by the fence on the northern side of the cemetery indicate the site of the Sexton's shed.

Current interpretation panels sited within the cemetery near the entrance assist the visitor in gaining an understanding of the key historical values of the site as well as some notable burials.



2.2.1 Layout

The layout of Addington cemetery is fairly typical of the use of space in the Victorian and Edwardian periods, using a grid pattern. Many parks and gardens of this period were also laid out in a similar way. The concept of a garden cemetery, as distinct from a church graveyard, was late 18th century French in origin but it achieved a peculiarly English interpretation in England and America in the early 19th century.³⁵ Addington Cemetery

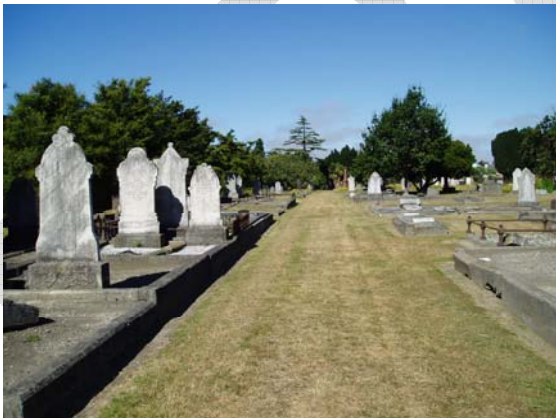
³⁵ Curl, 2002: 4

continues this English tradition, and is notably similar to John Claudius Loudon's³⁶ design for Cambridge Cemetery (England) of the 1840s which was established on flat ground on a rectangular site with an orderly rectilinear arrangement of paths and plots, tree plantings, and with a turning space for hearses.³⁷

Addington Cemetery is a rectangular block with a grid pattern of rows and plots. The plots and paths are closely laid out not only because of the defined rectangular site but because of the Presbyterian Church group's specific requirement of making money from selling individual burial plots at the cemetery.³⁸

The graves are laid out in formally planned rows, head-to-head. The layout of some of the larger, more formal, graves has been planned so that they can be seen as part of a vista. Burials occur right up to the legal boundaries on the north and south sides and near to the edge of Baxter's Drain at the east end of the cemetery.

Paths and open spaces have been kept to a minimum. The only significant open space is the main access path (4.5 m wide) which terminates at the main internal feature of the cemetery, being the turning circle/roundabout. The grassed northern and southern pathways between the feet of the graves (approximately 3.5 m wide) are an obvious but lesser feature. Narrow grass pathways exist between grave groups.



*Mown aisles, north side of cemetery
looking east, and north-east*



Entrance to cemetery from Selwyn Street

³⁶ It is likely that the layout of Addington Cemetery was either directly or indirectly influenced by Loudon's 1830s publications on cemetery layout and plantings since these had a large and long lasting influence in the western world. Curl: 244-275

³⁷ Curl: 255.

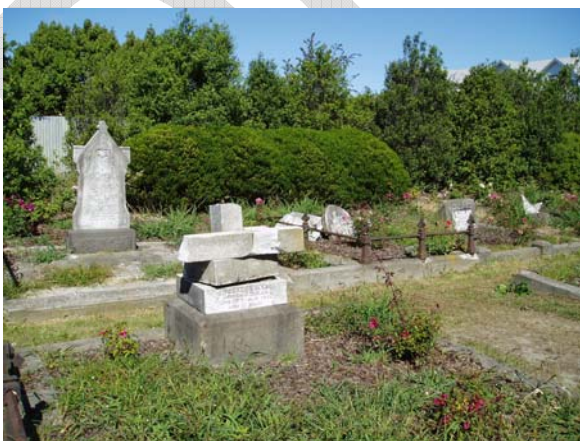
³⁸ In England there was a precedent of private companies and shareholders running cemeteries for commercial speculation (although many were not very successful).

2.2.2 Setting/Landscape Character

The landscape character is a formal historic cemetery within some of the oldest subdivided parts of Christchurch on the edge of a suburban/light industrial commercial area. Addington Cemetery is a compact cemetery only 2.05 hectares (5 acres)³⁹ in area. It has little street presence and passing motorists could easily miss its location. The entrance has a replica iron gateway and a low concrete block wall with the words 'Addington Cemetery' attached. The narrow frontage and entrance runs parallel to the street and does not allow for a 'grand entrance' approach so common to many cemeteries (for example, Sydenham Cemetery in Christchurch and, to a lesser extent, Te Henui Cemetery in New Plymouth). Abutting land uses comprise housing and light industrial areas. At the east end of the cemetery is a steeply sided drain known as 'Baxter's Drain'.

The cemetery is situated on flat land, typical of the surrounding area and the Christchurch plains, and all vegetation appears to be planted or self-sown from planted trees, shrubs and flowers (and weeds). The grassy areas include mown grass aisles and general grassy areas, some being where obvious burials are (eg slightly raised mound and/or by a headstone) and other parts where there may be burials. There is a noticeable difference between the front half and back half of the cemetery, essentially because of deliberate maintenance and plantings in the front half and less attention at the rear. Although graves have been vandalised throughout the cemetery, there is a greater concentration of vandalised graves at the rear half of the cemetery which is not in the public view.

In the past (including the recent past), a number of planting endeavours have been carried out. A list of plants is included as Appendix 4.



*East end of cemetery.
Baxter's Drain is within the green
shrub/tree area behind the graves.*



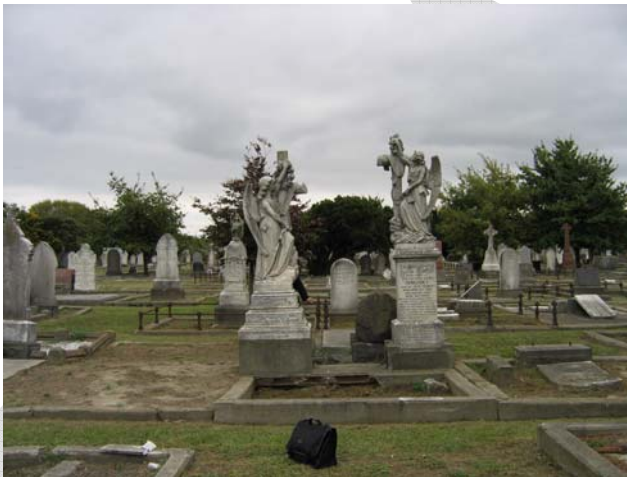
*General setting/landscape character
including mature Yews at centre.*

³⁹ <http://library.christchurch.org.nz/Guides/Cemeteries/>

2.2.3 Graves and Memorials

Not all monumental masons and historians agree on exact terminology for graves and memorials. For the purposes of this Conservation Plan, grave elements include monuments (headstone, footstone, grave cover such as slab, vault etc), surrounds (wrought and cast iron surrounds, fencing, stone kerbing, edging tiles), grave furniture (vases, shells, artificial flowers, tiling, pebbles, other memorabilia) and grave plantings.

Addington Cemetery contains a range of grave and memorial types. They tend to be fairly simple, although there are a number of formal monuments. There is only a small number of elaborate sculptural monuments that could be seen as being art works in their own right, probably the most notable being the pair of carved stone angels at the graves of Alison May Thompson and Margaret Terry.



Composite Angel and Cross monuments

The most common form of grave in the cemetery consists of a plain rectangular flat concrete slab on the ground, with an upright (stele) headstone of stone. Variations on this include graves with a low concrete wall around the perimeter, railings of wrought or cast iron, and grave plantings (some historic but most relatively recent). A relatively small number of graves have grave furniture such as tiling, vases and shells.

Most of the upright slabs/stelae are relatively plain and are broadly rectangular in shape, with a variety of shaped tops. A number of headstones are more ornate, such as those with a base supporting a shaft and cross, obelisk, urn. Relatively common motifs at Addington Cemetery include the Cross (especially the Celtic Cross) and clasped hands in the action of a handshake signifying parting. There are a few headstones which have images particular

to the person buried there (eg the headstone with a ship's anchor, dove, lily, cross and scroll for William and Eusebia Henry who both died in the wreck of the SS Penguin in 1909).



William and Eusebia Henry grave



Grave bed of Bills family

Materials for headstones and memorials include granite, marble, sandstone, limestone, slate, and basalt. Lettering on headstones includes carving into the stone and lead let into incisions in the stone. There are no timber headstones or footstones, although there could well have been some earlier that simply have not survived. Railings are of cast and wrought iron in a range of styles, many incorporating fleur-de-lys patterning which was common in Victorian designs. The only timber surround appears to be a low post and rail surround of pine around a grave at the north-east end of the cemetery that appears to have been erected in recent decades. A small number of graves have modern metal plaques either repeating information that was on the headstone or adding specific additional information, such as commemoration by grandchildren.



Volcanic stone base



Slate headstone with a concrete skin



Polished granite monument, with iron surrounds with Fleur-de-Lys detailing.



Re-concreted slab, 'desk' at centre top, reset headstone laid flat.

There are a small number of 'green' spaces in the cemetery which are not pathways but are likely to be unmarked graves, particularly at the rear and sides of the cemetery. It is possible that some or all of those that are unmarked graves originally had headstones but that these have since been removed or possibly disintegrated. However, it is possible that they were always unmarked graves, for example those of children, 'paupers' or those who have committed suicide.

There do not appear to be any memorials that are not specifically graves, although there are a few features that do not relate to specific burials, such as the cast iron railings in the carriage turning area.



Pine surround



Fallen headstone of with unpolished granite rear (cf front would be highly polished)

2.2.4 Physical Condition

Overall, Addington Cemetery is in reasonable condition for its age. The condition of many of the graves is good to fair though some are in poor condition. The condition of the majority of the headstones is good at the present time, but a number are losing their lettering and more will do so in the future. This is largely due to the ravages of time and weather. Some of the more monumental grave markers and headstones are on a lean. It appears that the structural integrity of a few larger grave markers is dubious. Some graves have been damaged through breakage, mostly vandalism, and some through damage by encroaching vegetation or other biological growth such as mosses or lichen. The general condition of vegetation – both planted and self-sown - in the cemetery is very good, the soil conditions being ideal for growth. However, the growth of some of the trees is compromising the condition of a number of graves. The two panels on the interpretation board are in a fair condition.

Recommendations on appropriate implementation is outlined in 3.9 and examples of condition issues and suggested solutions are attached as Appendices 1 and 2 but detailed only sufficiently to enable policy decisions to be made.

3 SIGNIFICANCE ASSESSMENT

3.1 Significance Assessment

3.1.1 Basis of Assessment of Values

There is a range of possible criteria to assess heritage values, once sufficient information is gathered about a place. These include those in the Historic Places Act 1993 and criteria used by various local authorities. Assessing significance to Maori must be carried out by tangata whenua themselves. The basis of assessment of significance for this Conservation Plan is the Significance categories used by the Christchurch City Council for Heritage Listing Criteria (updated draft version 4, April 2005)⁴⁰.

⁴⁰ As provided to Opus by the Heritage Unit of the Council for significance assessment.

3.1.2 Christchurch City Council Heritage Listing Criteria

Historical and Social Significance

Addington Cemetery, established in December 1858, is the third oldest European cemetery in Christchurch, after Barbadoes Street Cemetery (1845) and Woolston Cemetery (1852).⁴¹ The cemetery is a historical record of the many members of the local Christchurch community. The memorials contained within it help to document Christchurch's growth, and they assist in documenting the life of a range of 'European' New Zealanders.

The layout of the cemetery is comparable to Sydenham Cemetery in Christchurch. These two cemeteries appear more structured than many other Victorian Cemeteries which tend to include a more spacious, rambling appearance. Part of the significance of Addington Cemetery is its closely spaced grid layout, with its tightly packed and relatively small plots (at Addington they are mostly 9 feet by 3 feet, whereas at other cemeteries in Christchurch the plots tend to be slightly larger at 9 feet by 4 feet), and narrow paths: this reflects the requirements of the church group who established the cemetery to create the maximum amount of saleable land for burials within a restricted space. There is no obvious segregation of burials according to religion at Addington Cemetery, compared to some other cemeteries such as Waimari Cemetery in Christchurch where there are separate sections for Anglican, Roman Catholic, Methodist, Presbyterian burials and at Linwood Cemetery in Christchurch where there is a section for Jewish burials within the wider cemetery.

Although established by the Presbyterian Church, Addington Cemetery was the first truly public cemetery to be established in Christchurch as made clear by the original newspaper advertisement for the cemetery in the *Lyttelton Times* in December 1858. It is a resting place of not only some notable New Zealanders of the 19th and early 20th centuries, but of ordinary citizens of Christchurch. Included in the notable early pioneer families buried in the cemetery are the Deans family of Riccarton, suffragist Kate Sheppard, politician Tommy Taylor, artist John Gibb and architect Samuel Farr.

Cultural / Spiritual Significance

Addington Cemetery encompasses religious, spiritual, traditional, cultural as well as education associations and is valued by the immediate and wider community for all of

⁴¹ There are urupa (Maori burial grounds) in the wider Christchurch area that pre-date the colonial cemeteries.

these reasons. It has considerable significance as the formally designated resting place for many of the community's dead. All the burials and memorials in Addington Cemetery possess value as tributes to the past lives of those buried in the cemetery, and are a key visual component on the cemetery landscape at Addington Cemetery. The cemetery reflects a range of belief systems – predominantly Christian - associated with the life-death cycle. As well as being symbolic as a place of respect for the dead and for contemplation, the cemetery provides a tranquil place away from the bustle of the 'outside world'.

A number of the graves are rich in symbolism and meaning. The motif of holding hands is repeated often, a gesture of bidding farewell 'till we meet again', although it could also be interpreted as joining hands forever in the afterlife (as the same motif is used in Antiquity for couples as a symbol of marriage). Other symbolic examples at the cemetery include the broken column signifying mortality and a draped urn signifying death. A number of the old plantings also have symbolism. The historic Yew trees at Addington Cemetery follow the English tradition linking with the more traditional burial sites of ancient churchyards and symbolise eternal life.

The cemetery provides physical evidence of past (as well as many perpetuating) attitudes to death. As most of the monuments and many of the plantings have not been updated or replaced, the cemetery provides a largely unaltered physical specimen of cultural preferences.

The cemetery is held in reasonably high public esteem by the community. It has commemorative importance to a number of families or descendants of those buried there as well as to social and historical groups commemorating certain individuals (eg the Kate Shepherd grave has special meaning for a number of people celebrating the emancipation of women). The particular social group most obviously commemorated in the cemetery is Pakeha (European New Zealanders) of Christian affiliation.

Addington Cemetery, in recent years at least, has had a reasonably high profile in Christchurch. It has had media coverage (with respect to enhancement programmes, vandalism and the graves of particular individuals such as All Black Robert Deans), interest by Councillors, as well as neighbourhood and community support.

Aesthetics, Architecture and Arts Significance

The layout of Addington Cemetery, like many Victorian cemeteries, was designed to create sites for the dead and to evoke meaning. It is a relatively low key landmark in the suburb of Addington. Its trees and smaller plants combine with the headstones, paths and grassy areas to provide significance in the variety in form, scale, design, colour, texture and material of the landscape. The trees and flowers especially (with associated bird life) bring

with them smells and sounds in contrast to much of the surrounding area. The cemetery evokes a strong physical sense of age and history, in the patina of the monuments, their leaning, broken and slumping elements and the mature trees. It also provides an important space in Addington, although it is distinct from a typical open 'green' space, and is in strong contrast to the built surroundings.

A number of the graves have a degree of artistic and technical merit and have been influenced by cemetery trends of the time. Further research is required to determine if there is any highly original and influential style of memorial at the cemetery. There are no indications of this from inspections and research carried out to date for this Conservation Plan.

Addington forms one of a number of historic cemeteries in Christchurch. Its design is comparable to the Sydenham Cemetery in Christchurch.

Technology and Craftsmanship Significance

Many of the graves display the skills of craftspeople. This includes cast and wrought-iron work and other types of craftsmanship as fine examples of craft processes that reflect social attitudes to death and fashion in funerary ornamentation, especially in the late 19th and early 20th century. The grave memorials represent the technical accomplishment of the various Christchurch stonemasons, including CWJ Parsons, Mansfields, Stocks and James Tait. The majority of the headstones are carved from marble or fashioned in highly polished granite.

As a number of the masonry techniques are no longer widely practised, in a sense the Addington Cemetery is like a local museum of monumental masonry. Generally, however, the materials and methods used in the cemetery are representative rather than notable, rare or unique.



Headstone showing toolmarks on side and back, and iron railing with the common fleur-de-lys motifs

Context/ Environment/Landmark/Group Significance

Addington Cemetery is not just a memorial to and resting place of the dead, but is a thought-provoking place perceived by a number of people as improving the quality of environment for the community. It is a pocket of formal open space with a suburb that is quite intensely developed. It provides a quiet green space for contemplation as well as a habitat for plants and animals (especially birds).

The fact that Addington Cemetery is the first of Christchurch's six listed historic cemeteries to have a Conservation Plan prepared indicates the value that the Council recognises in the cemetery. Addington as a suburb has a good selection of industrial, residential, retail, commercial, religious heritage places. Addington Cemetery is the only cemetery in the Addington area. It is one of six listed historic cemeteries in Christchurch.

Archaeological Significance

The site is a closed cemetery. Its original layout is essentially unaltered and as such is considered to be of archaeological significance. While it has high potential to yield physical human remains, deliberate archaeological disinterment is neither expected nor encouraged at this site.

The place could provide historical information through archaeological techniques such as stratigraphic soil excavation and materials analysis. The graves and pathways (and

potentially the foundations of the Sexton's shed) have archaeological significance. Baxter's Drain at the rear of the site has the potential to provide information on 19th century water channels and drains in the city. Analysis of materials used and design of the gravestones and monuments has the potential to provide information on the source of available raw materials, and on local crafts.

Scientific Significance

Potentially the cemetery could allow scientific study that could contribute to our understanding of how materials react in certain conditions, as well as interactions and reactions of plants and biological growths. Potentially, study could aid understanding of structural stability, subsidence, and decomposition in cemeteries. Study of bones has the potential to elucidate our understanding of diseases, nutrition and lifestyles of the past, although such study is not considered appropriate in this sacred burial place.

Future use of ground penetrating radar could identify the burial sites of unmarked graves, and may help in the understanding of past burial locations.

3.2 Significant Features

As a group, the graves and memorials comprise a relatively limited range of styles and there is very little ostentation, compared to some monuments in other cemeteries of a similar age (compare, for example, the Peacock mausoleum at Linwood Cemetery in Christchurch). The relatively simple headstones are not untypical of the types of memorials and headstones found in English Country churchyards of earlier centuries. The range of materials used in the graves and memorials (including the railings) is largely typical of other cemeteries in Christchurch of this period. The occasional use of volcanic stone is significant as a regional indicator of place, but for the most part the stone used at the cemetery is imported and is typical of that found in other cemeteries in New Zealand (eg Karori Cemetery, Waikumete Cemetery) and in many other countries (comparable, for example, with many 19th and early 20th century cemeteries in Australia as well as northern hemisphere countries such as England).

The mixed vegetation provides the overall setting with a degree of informality and sense of the passage of time with the combination of man-made/burial features and natural features. Plans of the cemetery show there is a degree of formality but on the ground the variety in size, scale and colours lends the place to a less structured form.

The formal layout of Addington Cemetery is significant in itself. It defines it as a cemetery of a particular age, with its rectangular boundary and burial pattern being a response to economy, and in particular the requirement by its original owners for it to be a money-making venture. Specific tree planting, notably the large Yew trees, are significant (eg at the John Anderson grave). The heritage roses are a relatively recent addition to the cemetery. Aesthetically they are pleasing and provide colour and seasonal change but historically they have little significance and unless carefully managed will become intrusive. The same can be said for some of the other lower level type plantings (hebes, agapanthus, etc). The line of semi-mature oak trees and lines of other deciduous trees (eg beech) have aesthetic value and as plant types are appropriate for a Victorian cemetery. However, they are relatively recent plantings and their location is not significant. In fact, their location is already proving to be intrusive because of wilding seedlings, root growth and shading. Other wilding trees on the site, such as Sycamore, are intrusive.

The degree of significance of each feature or element is assessed in accordance with the following scale:

Exceptional Significance – those features/elements which make an essential contribution to the overall significance of Addington Cemetery.

Considerable Significance – those features/elements which comprise original fabric and are considered to make a particular contribution to the overall significance of Addington Cemetery, but they may be in poor condition or undergone a degree of modification.

Some Significance – those features/elements that have been extensively modified, in poor condition or are later additions.

Neutral/Intrusive – those features/elements that are of limited significance, distract from the overall significance or may be obscuring fabric of greater value.

Heritage Item

Degree of Significance

in the Context of Addington Cemetery Overall

Layout (paths, plots,
turning circle)

Exceptional

Burials

Exceptional to Considerable (intrinsic cultural/spiritual)

Monuments & Surrounds

Exceptional to Considerable

'Notable' Graves⁴²

Exceptional

⁴² Notable graves are those identified at Addington Cemetery on <http://library.christchurch.org.nz/Guides/Cemeteries/> and those of particular people outlined in this Conservation Plan. As this plan is not a grave-by-grave assessment, further research is likely to show that there are other graves of noteworthy people and therefore the list of Notable Graves is likely to require updating in the future.

Seating	Neutral
Original Plantings	Exceptional/Considerable
Recent Plantings	Neutral/Intrusive
Wilding Plants	Neutral/Intrusive
Entrance Gates	Some
Boundary Fences	Some/Neutral
Baxter's Drain	Some
Interpretation Panels	Neutral (current position partly in grave is Intrusive)

3.3 Statement of Significance

The cemetery as a whole, including its tight layout and setting, burials and relatively small size plots, man-made memorials and early planted vegetation, has high heritage value in Christchurch because it was established essentially as a public cemetery to allow for the burials of virtually anyone regardless of their religious beliefs, in part as a money-making venture for the Presbyterian Church. The styles and materials of the graves and memorials are representative of other 19th century cemeteries and therefore it has local significance. In a more general sense, it is significant as the final resting place of some individuals of regional, national and to a certain extent international acclaim as well as of many local Christchurch families.

4 FRAMEWORK FOR CONSERVATION POLICIES

4.1 Conservation Principles

ICOMOS New Zealand Charter for the Conservation of Places of Cultural Heritage Value

The New Zealand ICOMOS [International Council on Monuments and Sites] Charter for the Conservation of Places of Cultural Heritage Value is the New Zealand guide for the conservation of places of cultural value in New Zealand, both as a frame of reference for owners, territorial authorities, trades people etc and the general community. It is also a statement of professional practice for members of ICOMOS, of which the key authors of this Conservation Plan, Robyn Burgess and Jenny May (and peer reviewer and conservation advisor, Ian Bowman), are members.

This charter, which is attached as Appendix 7, discusses general principles before identifying conservation process. The general principles are that conservation should:

- Make use of all relevant conservation values, knowledge, disciplines, arts and crafts;
- Show the greatest respect for, and involve the least possible loss of, material of cultural heritage value;
- Involve the least degree of intervention consistent with long term care and the principles of [the ICOMOS] charter;
- Take into account the needs, abilities and resources of the particular communities;
- Be fully documented and recorded.

The charter should be used to guide any future Conservation Planning including maintenance, stabilisation, repair, restoration, reconstruction, or interpretation at Addington Cemetery.

Historic Cemeteries Conservation Trust of New Zealand (HCCTNZ)

HCCTNZ outlines the principles specific to cemetery conservation as follows:

- Do as much as necessary, but as little as possible
- Understand and respect the existing fabric
- Traditional techniques are preferred, but
- Proven modern techniques are acceptable
- Repairs will be identifiable on close inspection
- New work should be readily identifiable
- Inexperienced trades-people should not work in cemeteries.

This Conservation Plan expands on the HCCTNZ principles by providing some examples of what is meant by the above and how the principles can translate into actions that the Council can cost and implement.

Further information and guidance notes from HCCTNZ are attached as Appendix 6 and are also available on www.cemeteries.org.nz.

4.2 Regulatory Requirements

Legislation that is relevant to the management of Addington Cemetery includes:

Burial and Cremation Act 1964

This Act controls the establishment, use and closure of cemeteries and burial grounds and the process for disinterment. The use of Addington Cemetery for burial purposes is governed by this legislation.

The Act is administered by the Ministry of Health but it allows councils to make bylaws for the management of cemeteries. It also enables councils to expend resources on clearing, cleaning, repairing and tidying of any closed, disused or derelict cemetery, and includes the removal and disposal of tablets, monuments, etc but does not include the removal of remains. Where there is a health and safety risk, the Council is able to take whatever measures are required to address the risk.

Historic Places Act 1993

The Historic Places Act is administered by the New Zealand Historic Places Trust. The purpose of the Act is to:

“promote the identification, protection, preservation, and conservation of the historical and cultural heritage of New Zealand”

The Trust’s key area of regulation under the Historic Places Act relates to archaeological sites.

The Act’s definition of an archaeological site

“ means any place in New Zealand that –

a) Either –

i) Was associated with human activity that occurred before 1900; or

ii) Is the site of the wreck of any vessel where that wreck occurred before 1900; and

b) Is or may be able through investigation by archaeological methods to provide evidence relating to the history of New Zealand”

Any person wishing to undertake work that may damage, modify or destroy an archaeological site must first obtain an authority from the New Zealand Historic Places Trust for that work. As the Addington Cemetery contains paths, fences and graves that predate 1900, it is an archaeological site as defined by the Historic Places Act 1993 and is subject to the provisions of that Act.

Resource Management Act 1991 (RMA)

Recent amendments to the RMA in 2003 included enhancing the provisions of the Resource Management Act for historic heritage. The amendments strengthen the recognition of historic heritage by including it as a “Matter of National Importance” – including “outstanding landscapes”, “the relationship of Maori and their culture and traditions with their ancestral lands, water, sites, waahi tapu, and other taonga” and “the protection of historic heritage from inappropriate subdivision, use, and development”.

Under the Resource Management Act 1991, Christchurch City Council has a schedule of heritage items in its City Plan that includes Addington Cemetery. It is one of five cemeteries listed as protected heritage items in Appendix 1, Part 10, Volume 3 of the City Plan. It is described as a Group 2 Heritage Item, defined as being of “national or regional importance, the protection of which is seen as very important where this can be reasonably achieved”.

This means that if demolition, alteration or removal of heritage fabric is proposed for Addington Cemetery, and/or the erection of building(s) is proposed on the site, then application will need to be made for resource consents as follows:

Demolition: Non-complying
Alteration or Removal: Discretionary
Additional Buildings: Discretionary.

Local Government Act 2002

The Local Government Act requires all councils to prepare an assessment of their community cemeteries by June 2005. While the requirements of the Act relate to health aspects such as water quality, a Conservation Plan addressing the heritage values of a cemetery is useful to feed into any overall management plan or assessment of a cemetery.

3.8 Council Requirements

In the Council’s role of managing Addington Cemetery, it is vital that it maintains good relationships with relevant interest groups including Addington Neighbourhood Association, Addington Bush Society, the Historic Cemeteries Conservation Trust of NZ (HCCTNZ) and, where possible, relatives of those buried in the cemetery. The Council will need to manage community expectations that the cemetery will be ‘enhanced’⁴³.

The Council is required to ensure that the cemetery meets health and safety requirements and that any potential dangers are eliminated, minimised or isolated.

In the near future, the Council intends to develop a public walkway beside the rear (eastern) boundary of the cemetery, at Baxter’s Drain. One of the advantages of this would be to ‘open up’ to discourage vandalism, as the site will be more exposed to view.

⁴³ Press 16.7.04.

Finally, the cemetery has, on average, one new burial per year. It therefore needs to manage the erection of new monuments on existing plots in a manner that meets the requirements of the families concerned and of the existing heritage fabric.

5 CONSERVATION POLICY

Introduction

The following conservation policy statements have been developed to guide Christchurch City Council on anticipated as well as unforeseen future work at Addington Cemetery, in terms of both practical requirements and the retention of essential heritage values.

The statements below include general conservation policies followed by specific policies for implementation (which are based on the principles set out in the ICOMOS New Zealand Charter for the Conservation of Places of Cultural Heritage Value). The policy statements are written in italics, with supporting commentary below each statement.

General Policies

General Policy 1

Standards

The conservation and management of Addington Cemetery should conform to internationally recognised standards of practice and knowledge for cemetery conservation.

There is a good range of publications and website information outlining current internationally recognised 'best practice' conservation and management of historic cemeteries. In New Zealand, the Historic Cemetery Conservation Trust of New Zealand has a website (<http://www.cemeteries.org.nz>) which provides specific guidance as well as having links to other national and international websites, including the National Trust of Australia website (www.nsw.nationaltrust.org.au/cemsplanning.html) and English Heritage (www.english-heritage.org.uk). Such standards have been referred to in the preparation of this Conservation Plan.

General Policy 2

ICOMOS

Work carried out on the graves should be in accordance with the 'ICOMOS New Zealand Charter for the Conservation of Places of Cultural Heritage Value'.

This charter has been formally adopted by the New Zealand Historic Places Trust, the Department of Conservation and a number of territorial authorities, including the Christchurch City Council.

The charter identifies eight conservation processes being:

1. **Non-intervention** (not carrying out any work)
2. **Maintenance** (the protective care of an historic place)
3. **Stabilisation** (the arrest of the processes of decay)
4. **Repair** (the making good of decayed or damaged material)
5. **Restoration** (returning a place as nearly as possible to a known earlier stage by reassembly, reinstatement and/or the removal of extraneous additions)
6. **Reconstruction** (the introduction of new material to replace that which has been lost and can only be carried out where sufficient evidence is available and the need is essential)
7. **Adaptation** (modifying the place to suit it to a compatible new use involving the least possible loss of cultural heritage value)
8. **Interpretation** (making the heritage values of the structure accessible)

One or a combination of the above processes may be appropriate to effect the optimum level of conservation. For cemeteries generally (and including Addington Cemetery), the most appropriate conservation procedure, other than Maintenance, is nearly always Stabilisation. For some individual items, Repair and/or Restoration may be appropriate. More rarely, partial Reconstruction may be appropriate for individual heritage features in particular circumstances. Interpretation, which could be seen to complement actual conservation processes, may also be appropriate for cemeteries.

General Policy 3

New Works

Any work carried out at Addington Cemetery should not diminish heritage values.

Conservation treatment, including non-intervention, as well as any other works carried out at the cemetery should take account of the burials, graves and historic tree plantings.

Where remedial work is required, aim to repair rather than replace historic material. Original materials should be respected. In carrying out repairs, materials matching the original should be generally used where they are available. New landscaping and plantings should only occur if this does not diminish heritage values.

Any new work, for example that associated with new burials, or the interment of ashes, should be clearly identified as being new work, yet not detract from existing heritage features.

Where monuments have been shattered or are damaged beyond repair, they should be retained within the Cemetery and, if possible carefully set in concrete. Where they are becoming severely degraded, a plaque in front of or on the grave to indicate who was buried there and when. Where resources are limited, priority should be given to placing plaques on graves that are significant.

Where the original locations of parts cannot be found, individual monuments/parts should be placed in a section of the cemetery solely containing such monuments. These should be fixed in the new position but in such a way that such fixing is reversible, if subsequent discovery means they can be reinstated in their original location.

General Policy 4

Required Skills

People with the appropriate skill levels should be involved in various aspects of works at the Cemetery

Specialist conservators are required to evaluate and analyse individual monuments and specify repairs (notably, stone conservators for most of the memorials, and metal conservators for the railings). Masons and metalworkers will be needed to carry out repair of broken headstones, provide temporary support to dislodged elements and repoint failed joints. A qualified arboriculturalist should provide advice on and guide tree removals and major pruning of historic vegetation. Christchurch City Council staff and volunteers can carry out the bulk of the cyclical work, including the production and regular updating of condition assessment reports, inventory, grass cutting, control of vegetation, and basic cleaning (following accepted best practice, and after appropriate training).

The New Zealand Standard for Headstones and Cemetery Monuments is NZS 4242: 1995 and its amendments.

General Policy 5

Permission

It appears that the ownership of individual graves remains with the family of the person(s) interred and therefore efforts should be made to seek permission from the family prior to repair or restoration work being undertaken.

It is recognised that in a number of cases, particularly with older graves, the descendents of those buried cannot easily be traced. However, effort should be made, for example through public notices in the newspaper, to notify families of the intent to carry out major repair/restoration work.

General Policy 6

Use

Addington Cemetery retains its present use as a 'closed' cemetery.

Maintaining the historic and existing use of the cemetery is the best means of retaining heritage values. Christchurch City Council is doing this.

General Policy 7

Cultural Objects

All graves and memorials are to be regarded as important cultural objects and all conservation work to them, and to the cemetery as a whole, will be undertaken to ensure the minimum intervention, yet as much as is needed to ensure their future retention.

In general, the combination of layout, burials, notable graves and other monuments and surrounds, and original planting range from exceptional to considerable significance in that they make a critical contribution to the overall significance of Addington Cemetery, as outlined as Significant Features in section 3.2 of this plan. The retention of these items is very important.

The boundary fences, replica entrance gate and Baxter's Drain are of some significance to the cemetery and there is merit in their retention. The interpretation panels are of some significance but could be updated if required.

The modern heritage style seating is of neutral significance. Recent plantings are predominantly of neutral significance but should be carefully maintained to prevent them from becoming intrusive. Some recent plantings, such as the rows of Oaks, are considered intrusive and should be removed. Wilding plants in the cemetery are generally intrusive, although some are neutral such as the Californian poppies.

In order to retain the heritage values of the cemetery as a whole, it is recommended that the Council follows the policies outlined in Section 5 and carries out implementation recommendations in accordance with the examples provided in Appendices 1 and 2. Fabric or features that are of exceptional to considerable significance should be retained and conserved. Fabric or features that are of some significance should be retained where practical and possible. Fabric or features that are neutral or intrusive may be removed if appropriate or preferred.

General Policy 8

Plantings

The setting of Addington Cemetery is retained, intrusive vegetation is removed or appropriately managed, and only appropriate suitable new plantings are made that respect the heritage values of the cemetery.

All features and elements that have been identified as adding to the historic values and cultural significance of the cemetery, including layout, paths, plants, views and settings should remain on the site and should be conserved.

General Policy 9

Archaeological Features

Subsurface archaeological features should not be disturbed, except for the standard process of interment, or where it is appropriate for the purpose of recovering structural information or exposing original features.

Except for the standard process of burials, the Historic Places Trust should be consulted to determine if an Authority to Modify, Destroy or Damage an Archaeological Site is required for any subsurface archaeological work eg for planting, work around the foundations of the Sexton's shed, Baxter's Drain or the cemetery entrance.

General Policy 10

Disaster

The risk of damage posed by natural disaster and vandalism be analysed and, where possible, action will be taken to eliminate, isolate or minimise the damage that might be caused by such events.

If a disaster plan does not already exist, it is recommended that one be prepared for the cemetery. This plan should make provision for the management of repairs and structural support or enclosure in the event of a natural disaster, vandalism or other threat. Repair strategies should encompass appropriate ways to remove graffiti.

General Policy 11

Records

Records of Addington Cemetery should be kept in an appropriate archive(s).

All conservation works should be documented for future reference. This includes monument repairs, cleaning and repositioning. Ensure 'before' and 'after' photographs.

If possible, keep cemetery records in two locations so that in the event of major loss and destruction there are written and photographic records to work from.

General Policy 12

Review

This plan should be reviewed on a regular basis by an appropriately qualified heritage expert.

It is recommended that such a review take place five years from the adoption of this Conservation Plan.

Intervention Policies

Following from the general policies above, below are specific intervention policies based on the ICOMOS New Zealand's charter with respect to processes for conservation:

Intervention Policy 1

Non-Intervention

Overall, intervention is required at the cemetery, although many of the individual graves do not require intervention at this point in time.

Non-intervention is an appropriate course of action for many of the individual graves at the current time – those in very good condition and those where intervention may remedy one problem but create another (as could be the case with cleaning or potentially the removal of some biological growth). Generally, however, intervention is required on a number of graves and on vegetation (as outlined as Maintenance, Stabilisation, Repair, and Restoration below).

Intervention Policy 2

Maintenance

A maintenance plan is prepared for the cemetery according to accepted standard references.

Regular maintenance of the grounds and graves is one of the most effective conservation processes for the cemetery. A planned programme of systematic maintenance for the grounds (including fences, gates, foundations of Sexton's shed, layout) and monuments should be prepared and adopted. A maintenance plan should be monitored regularly and should be reviewed at least 5 yearly.

Currently there is a programme of mowing to keep the graves tidy. This is encouraged, so long as great care is taken to avoid cutting the grass too close to the ground and/or damaging the historic fabric of graves. Maintenance associated with heritage fabric involves a greater level of care than for non-heritage fabric.

Historic trees and shrubs are to be retained, where possible and practical, and it is recognised that there may be some undermining of graves as a result. Generally, however, historic vegetation should be managed to prevent further damage (eg advice should be sought on cutting back limbs where they are damaging graves). Other trees and shrubs are to be regularly cut back, or removed where damaging or threatening graves.

Intervention Policy 3

Stabilisation

Stabilisation of individual heritage items is undertaken to arrest the process of decay

Stabilisation would include such work as infilling of collapsed graves, applying fisholene to certain iron railings, propping up collapsed fences.

Intervention Policy 4

Repair

Required repairs/remedial work is carried out as soon as possible, in accordance with the priority rating range from Immediate to Desirable.

Where possible and practical, techniques used for repair should be founded in traditional technologies. Where modern technologies are employed, every effort should be made for them to be concealed.

Repair should be carried out *in situ* where possible and practical. Monuments/features should only be removed as an extreme measure if required to undertake conservation work or protect from serious harm to people and/or heritage values. Location and parts of removed fragments or structures should be carefully recorded to enable return to the original site as soon as circumstances allow.

Intervention Policy 5

Restoration

Restoration of elements of some headstones, memorials, monuments, vaults/slabs and railings are carried out, where such restoration is carried out on the basis of accurate evidence and where it will enhance heritage values and otherwise prevent deterioration.

In the case of some items, notably headstones and iron railings, restoration (reassembly or reinstatement of original fabric) enhances heritage values and makes the grave appear tidier and is less vulnerable to vandalism.

Monuments should not be moved from their original location, unless there is evidence to show that they have already been moved and ought to be reinstated in their original location.

Intervention Policy 6

Reconstruction

Reconstruction of grave elements is only carried out where there is sufficient evidence to show that the new material exactly replaces that which has been lost.

For the most part, reconstruction is not required at Addington Cemetery. An example where partial reconstruction may be desirable is the replacement of missing elements on iron railings around grave sites. In this case, there is sufficient evidence on which to pattern new material to reconstruct certain elements.

Original fabric should only be removed when there is no practical appropriate alternative, and only that which is absolutely necessary should be replaced. Any original materials removed should be recorded, catalogued and safely stored.

Original parts of grave sites should only be replaced with new material where:

- the original fabric is structurally unsound and/or is a hazard
- the fabric is causing deterioration of other original materials

Intervention Policy 7

Adaptation

Adaptation is not an appropriate conservation intervention, since the graves have a principal use not suited to adaptation.

Intervention Policy 8

Interpretation

Upgraded interpretation of Addington Cemetery is designed to maximise the quality of visitor understanding, enjoyment and support, while at the same time not detracting from the heritage values of the site itself.

General interpretation is currently provided on panels near the entrance to the cemetery. This is appropriate.

Where it has been identified that an individual grave is beyond repair and that any further intervention would compromise the significance of the grave, then consideration could be given to placing a suitable sign/plaque recording its details (carefully placed so as not to compromise the integrity).

It would be appropriate for the Council to produce a brochure to give to families on appropriate grave management, including plantings and signage.

It may be appropriate for additional historical information about individual graves to be put on metal plaques but this method should only be used with caution to avoid the cemetery being like a museum. If used, plaques should not be attached to the gravestones but should be freestanding and should be of a standard format/style, as least intrusive as possible.

3.9 Implementation Strategies and Recommendations

The following implementation strategies and recommendations for Addington Cemetery are a combination of best practice solutions guided by the National Trust of Australia, Historic Cemeteries Conservation Trust of New Zealand, and direct experience from Christchurch City Council cemetery staff. The table on pages 60-61 complements guidance provided in Appendix 1 (Implementation Examples) and Appendix 2 (Tabulated Guide to the Conservation of Monuments).

Strategies	Actions	Timeframe	Who to Undertake
Prevent future damage to graves by careful management of vegetation	Cut back or remove oaks and other non-historic trees damaging or threatening monuments and surrounds, cut back historic vegetation where required, carefully maintain all other vegetation and generally avoid future planting on graves. (refer to Appendix 4 for details of vegetation)	Removal of damaging trees within one year. General vegetation management on-going.	Tree removal under the guidance of an arboriculturalist. General management by Council staff.
Avoid future damage to graves and people	Gain structural assessment of monuments of dubious structural integrity and remedy (refer to Appendix 1 for implementation examples), prepare and implement disaster plan, carry out intervention in accordance with conservation policies above. Monitor the monuments and surrounds regularly, as they are more likely to need attention as they get older.	Structural remedy within one year (may need to isolate fault to avoid damage in interim). Disaster Plan within two years. Intervention as required, refer to Appendices 1 and 2.	Stone Conservators or Masons for structural correction. Council staff for Disaster Plan and Monitoring. Stone and Metal Conservators, Stone Masons, Council Staff and Volunteers, dependent on level of intervention (refer to Appendices 1 and 2)
Where possible and practical, consult with families of those buried	Advertise through public notices when intending to carry out major conservation work on individual monuments. Consider signage at entrance to cemetery guiding families on appropriate and inappropriate refurbishment of and planting on existing graves.	As required.	Council staff.
Undertake grave-by-grave and tree-by-tree inventory	Record individual graves, inscriptions on monuments, and ideally the condition of each grave.	Ideally to be completed within five years, but will be dependent on resources available.	Council staff and volunteers could undertake recording of individual graves. Detailed condition assessments of monuments and surrounds should ideally be

			undertaken by stone and metal conservators. Detailed condition assessments of trees to be carried out by Council arborist.
Carefully manage grave plantings	Generally further planting on graves is not recommended. However, if additional planting is deemed desirable by relatives of those buried, interest groups or the Council, only suitable small scale ornamental plants should be planted within plots. Unsuitable or 'out of scale' plants within plots should be selectively removed or pruned.	As required.	Council staff, volunteers.
Ensure archaeological requirements are met	Consult with Historic Places Trust Archaeologist to determine if an Authority to Damage, Modify or Destroy an Archaeological Site is required in any enhancement works eg any development works associated with the proposed walkway at the Baxter's Drain end of the cemetery.	As required.	Council staff to consult.
Record existing cemetery and any interventions (trees and monuments).	A photographic record using black and white photographs on archival quality paper is best practice. Files and photographs associated with the Cemetery should be ultimately be lodged with Archives New Zealand. Ideally information is kept in two locations – Council offices and Archives New Zealand.	As required, lodge records with Archives New Zealand after approximately 10 years in Council.	Council staff.
Ensure appropriate cyclical maintenance	Prepare and implement general maintenance plan.	One year.	Council staff with specialist input if required.

5.1.1 Recommendations for Future Work

- Once this plan is approved, any management proposals that are not within the scope of this plan, or that conflict with its policies, will require a change to the plan before they can be sanctioned.
- A future project for the cemetery should involve research on monumental masons working in Christchurch in the 19th and early 20th centuries.
- A future project for the cemetery should involve recording the text of individual headstones, should they deteriorate in future so that their text is not lost.
- In future planned work for Selwyn Street, Greenspace Unit liaise with the City Streets Unit with respect to making the cemetery more obvious and give consideration to creating kerb extensions in front of the footpath at the Selwyn Street entrance to the cemetery, rather than creating large signs or plantings/features within the cemetery.
- Consideration should be given to using an expert in ground penetrating radar to locate the position of unmarked graves.
- Enhancement proposals involving heritage rose plantings be amended to create a 'heritage rose garden' east of the proposed Baxter's Drain walkway, outside of the cemetery grounds, rather than have additional rose (and other) plantings on graves.
- Take practical steps to reduce vandalism, including maintaining cooperative working relationships with the police and neighbourhood groups.
- Where original locations of parts cannot be found, individual monuments/parts are to be placed in a section of the cemetery solely containing such monuments. A possible suitable area is the indented area by the foundations of the old Sexton's cottage, where there is a grassy patch where there are no obvious burials.
- Ideally, an inventory of the condition of each individual grave/memorial should be prepared. A maintenance plan for each grave/memorial could then be prepared and followed.

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7 Appendices

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Appendix 1

Implementation Examples

Following are some examples of conservation issues at Addington Cemetery. They include typical examples of common grave types, with recommended conservation interventions.

These examples complement guidance provided in Implementation Strategies and Recommendations in the main body of the conservation plan, as well as the Tabulated Guide to the Conservation of Monuments in Appendix 2.

The key for guiding timeframes for priority is as follows:

Immediate - as soon as possible

Urgent - required to prevent further deterioration (within three to six months)

Necessary - required to ensure good standard of maintenance (generally within one to three years, but could be a staged process covering up to five years or longer, given the scale of work at Addington Cemetery)

Desirable - whenever possible, or to enhance heritage values.

Photograph 1
Broken Headstone



Example – top part of headstone broken off

Issue – the stone surface lying against the earth can accelerate deterioration of the stone

Recommendation – insert pins and reinstate to upright position on base

Priority - Necessary

Who to Undertake – Stonemason

Additional Comments (for rejoining monuments):

- Rejoining should only be carried out by suitably qualified professionals.
- Broken headstone pieces may be rejoined using bronze or other non-ferrous dowels and appropriate adhesives such as acrylic or epoxy resins.
- Do not use Portland cement or Plaster of Paris.
- Do not use iron as it is potentially corrosive.
- Wash from lime mortar causes problems especially with sandstone or polished black granite.

Photograph 2
Broken Headstone



Example – headstone broken off and shattered in a number of places

Issue – the stone surfaces lying against the earth can accelerate deterioration of the stone, and the broken pieces could become separated and disassociated from the grave

Recommendation – Seek advice to have the broken pieces glued back together. If possible and practical, the headstone can also be pinned and returned to an upright position as with the recommendations with Photograph 1 above

Priority – Necessary

Who to Undertake - Stonemason

Photograph 3
Unstable Memorial



Example – unstable leaning monument (and broken and uneven concrete grave)

Issue – monument likely to topple and break, possibly damaging other graves or people in the process

Recommendation – Stabilise and reconstruct concrete slab, with sufficient reinforcing to secure the monument

Priority – Urgent to Necessary

Who to Undertake – Depending on the structure: Architectural Conservator, Engineer, Stonemason

Additional comments: A slight lean in a headstone is not in itself an issue and can add to the character of the historic cemetery. The issue is when it may collapse. There are a number of headstones/memorials at Addington Cemetery that are on a slight lean now and currently no intervention is required. They should be monitored however, and stabilised if the leans threaten their stability.

Photograph 4
Multiple Breaks



Example – Multiple breaks in relatively thin slabs

Issue – In many cases this is due to vandalism, and there is the risk that the broken pieces are removed and become disassociated from the grave.

Recommendation – glue pieces together and reinstate if possible. If not possible to reinstate, seek advice on resetting in a new concrete slab/desk.

Priority – Urgent/Necessary

Who to Undertake – Conservator/Stonemason

Additional Comments: Fragments of headstone could be set in concrete or some other way to present the fragments being removed. However, it is critical to ensure that if the fragments are set in concrete, they definitely belong to that burial/grave site.

Photograph 5
Collapse



Example – concrete slab/ vault distortion or collapse, generally due to compaction of grave fill (sometimes due to vandalism)

Issue – potentially unstable (and can make the headstones/monuments unstable), and it can appear unsightly

Recommendation –One option is to cover the cracked concrete area with gravel. This is an affordable, minimum labour option which has been endorsed by the Historic Cemeteries Conservation Trust of New Zealand. It has the advantage of retaining the original concrete below the gravel. In some cases, under professional guidance, it may be best to record then remove the broken stone, correct ground level and reset concrete

Priority – Immediate/Urgent where the stability of other elements of the grave (and safety of people) is being compromised. Generally the priority ranges from Necessary to Desirable.

Who to Undertake – Stonemason/conservator for correcting ground level and replacing concrete, but for infilling with gravel, Council staff may undertake.

Photographs 6 Railings



Example – bent wrought iron railing with some parts missing, rusting, broken

Issue – looks untidy, iron corroding, parts could become disassociated with the grave

Recommendation – For rusting iron, thoroughly hand clean to get loose rust off, then apply fisholene or if going to paint afterwards, apply anti-rusting guard and then paint with oil based paint. For broken, bent iron, parts of the concrete plinth of the rails could be reconstructed and rejoined. Where parts of the railing have been removed, they could be reinstated where original location is known.

Priority – Necessary to Desirable

Who to Undertake – Historic iron specialist

Additional Comments: Only paint where there is an indication of the original paint colour (often it was black). For the most part, rust on wrought and cast iron is not causing major problems at Addington Cemetery. The area where the iron joins the concrete plinth or the earth is where most corrosion is occurring and this is the main reason to apply fisholene or paint.

Note: Cast and wrought iron should be riveted, not welded.

Photographs 7

Delamination of Stone



Example – Delamination of stone

Issue – Parts of original stone is falling away and historic inscriptions are disappearing

Recommendation – Have assessed on a case by case basis. A possible solution is to clean off all moss/lichen/dirt, record the information inscribed, then apply a poultice over the entire stone to rid it of salts, then micro grout it solidify the loose bits. For some stone, such as the slate one in the above photo on the right, the delamination is exacerbated by frosts. One solution could be to put a breathable cover (such as straw) over the stone during heavy winter frosts.

Priority – Desirable, dependent on further information. For the most part addressing delamination is difficult.

Who to Undertake – Stone Conservator

Additional Comments: Delamination is where a hard outer crust forms on the stone and causes it to come away and fall off. In many cases, there is very little that can be done to address it. While a poultice may be a solution to get rid of the salts causing the hard outer crust, it would need to be done every 5-10 years since salts will continue to enter the stone through the ground. Micro grouting is a technique developed by the International Centre for the Study of the Preservation and Restoration of Cultural Property (ICCROM) for reattaching or consolidating heritage fabric such as fresco and stonework. Micro grouting involves drilling tiny holes in the stonework, flushing the holes with alcohol to clean them and then very gently injecting lime fly ash grout.

Photograph 8
Lead Lettering



Example - Lead lettering falling off

Issue – Heritage fabric is broken or lost and inscriptions become hard or impossible to read

Recommendation – Lettering can be re-leaded, although this may require extensive work. An alternative would be to record as much of the inscription as possible and photograph with the sun slanting across the face of the stone.

Priority – Medium

Who to Undertake – Re-leading only to be carried out by experienced professionals. Systematic recording can be carried out by Council staff or volunteers.

Photograph 9
Tree Roots



Example – tree growth adjacent to graves

Issue – roots are damaging graves and shade encouraging moss growth

Recommendation – Seek advice from arboriculturalist. Where the tree does not have historic value, carefully remove at just above the ground level, taking care to protect graves. This may involve removing limbs and then poisoning the stump and roots. Stabilisation or repair of the grave can then be carried out.

Priority – Urgent to Necessary, on a case by case basis

Who to Undertake – Council staff under the guidance of arboriculturalist.

Additional Comments: Trees that have high heritage value for the cemetery need to be treated differently. Some yew trees are likely to be well over 100 years old and are themselves part of the grave/memorial. Under the guidance of an arboriculturalist, identified limbs of trees could be removed or pruned to lessen the impact on the graves. In some cases, it may be necessary to remove historic trees, but this should only be done weighing up all the considerations. It may be possible to take cuttings of some trees to replant where their lineage is important.

Photograph 10



Example – historic trees within grave sites

Issue – the trees themselves are part of the memorial and have heritage value, but as they grow, the trees over time are damaging other historic features such as railings, headstones, vaults.

Recommendation – seek the advice of an arboriculturalist. One solution may be to take out the inner limbs of the trees but retain the height and form of the tree.

Priority - Necessary

Who to Undertake – Seek advice from arboriculturalist.

Photographs 11

New Oaks



Example – oaks planted in line in pathways between graves

Issue – while these trees are pleasant to look at presently, if left, they will grow to a substantial size and their roots will impact on the adjacent graves. In addition, the trees drop acorns (and will continue to do so), which may result in wilding oak seedlings. Finally, the shade created by the oaks is causing damp (and associated moss) on some headstones.

Recommendation – remove the line of young oaks, taking care not to damage the graves in the process.

Priority – Urgent/Necessary

Who to Undertake – arboriculturalist

Photographs 12 New Plantings



Example – invasive plantings/weeds (eg ivy in photographs above)

Issue – damages stone, ironwork, obscures inscriptions, invasive

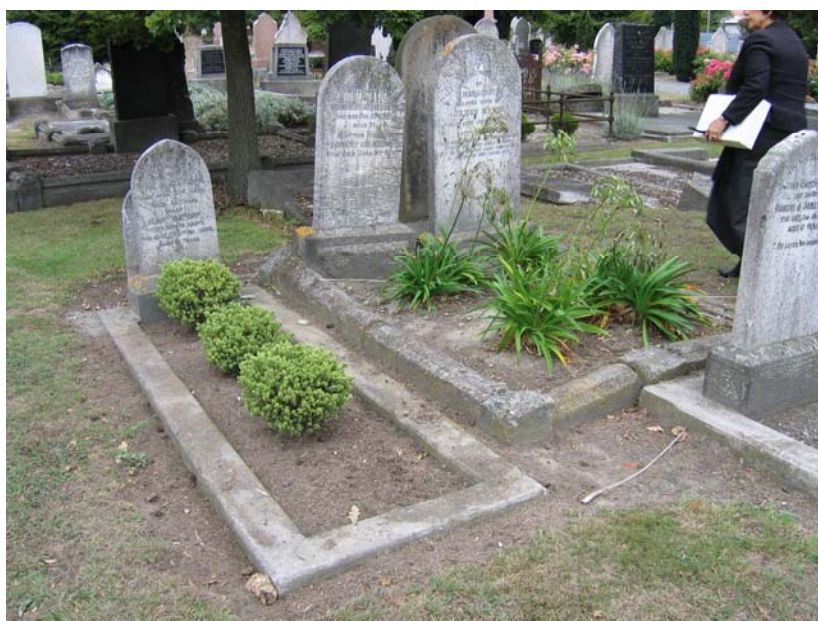
Recommendation – eradicate (eg by cutting at stem and leaving to die)

Priority – Necessary

Who to Undertake – Council staff

Photographs 13

Plantings on Graves



Example – Recent plantings on graves

Issue – If not carefully maintained, will obscure headstones and potentially damage stone and ironwork over time.

Recommendation – Carefully maintain recent plantings. For example, the roses should be trimmed hard with hedge cutter (post-flowering) and agapanthus, hebes etc should be pruned and thinned regularly.

Priority – Necessary

Who to Undertake – Council staff

Additional Comments: Avoid new plantings on graves.

Photograph 14
Recent Plantings on Burial Sites



Example – Recent tree plantings in areas of known and likely burials

Issue – While recent plantings, such as in the photograph above, are not necessarily a fault or issue, they have the potential to become so if they damage graves.

Recommendation – Avoid the use of woody trunked species, such as the native Rangiora shown in the photograph above (whereas the tussocks and ponga are smaller and less likely to cause damage). Consider relocating the recently planted species such as Rangiora to the proposed walkway area to the east of the cemetery. If ground penetrating radar shows no burials near the area of the foundations of the Sexton's shed, this may be another suitable alternative for the young native trees.

Priority – Necessary/Desirable

Who to Undertake – Council staff/Addington Bush Society

Photographs 15

Lichens and Mosses



Example – Biological Growth, notably mosses and lichens

Issue – Some growths are eating into stone, including obscuring inscriptions

Recommendation – Seek advice on a case by case basis as not all growth is causing damage. If removing biological growth, ensure this is done very carefully. In some cases, as with the photograph above, the main parts of the lichen can be scraped off carefully with a scalpel, then loose material gently brushed off the surface of the stone. In some cases it may be appropriate to use a biocide (see additional comments below).

Priority – Necessary/Desirable

Who to Undertake – Ideally a stone conservator, or an expert with experience in removing mosses/lichens on historic structures

Additional Comments: There is considerable discussion about the best way to deal with biological growth. English Heritage advises that most lichens, mosses and some wildflowers can be left on monuments so long as they do not obscure carved details, and do not recommend the use of chemicals. The National Trust of Australia's guide to conserving cemeteries cautions against removing biological growth and recommends expert advice if anything other than gentle brushing off is required. The HCCTNZ similarly cautions, but states that if it is necessary to remove biological growth, then use only preparations based on quarternary ammonium compounds eg benzylkonium chloride. For lichens, algae, fungi and moulds, the HCCTNZ recommends Kemsol "Mosskill".

For Addington Cemetery, the lichens and mosses are causing damage to the stone, including the inscriptions and in general should be removed. If a biocide is to be used, it is essential that it doesn't have soluble salts in it.

Note: Headstones at Addington Cemetery shows that different types of marble and stone have different types of lichens and mosses.

Photograph 16
Dirty Headstone



Example – Dirty headstone

Issue – Obscures historical inscriptions and can cause damage

Recommendation – *In general, do not clean* unless not cleaning will result in information loss (text/pictorial inscriptions) or dirt is hiding faults that need to be assessed/addressed

Priority – Potentially desirable, although non-intervention may be most appropriate in most cases

Who to Undertake – Stone conservator/stone mason or Council staff with appropriate training

Additional Comments: Do not clean headstones often, and do not clean unstable stones. Avoid acidic cleaners on marble or limestone. An effective gentle way to wash light soiling is washing with small quantities of water and natural fibre brushes. Never use wire brushes. Don't clean with water at a time when there is a risk of freezing temperatures before the stone dries out. Never sandblast or use high-pressure sprays on monuments.

APPENDIX 2

TABULATED GUIDE TO THE CONSERVATION OF MONUMENTS

The following notes are largely based on guidance provided in the National Trust of Australia's (NSW) Guidelines for Cemetery Conservation (Sagazio ed, and which guide is also available online at www.nationaltrust.org.au/cemsappb.html) with amendments based on guidance from Ian Bowman, Conservation Architect and from observations of specific issues at Addington Cemetery. They are intended as a general guide to recommended procedures in the conservation of cemetery monuments. The recommended solutions should be regarded as options and not as definitive answers as they will not apply in every case. It is recommended that professional advice be sought prior to the commencement of any Repair, Stabilisation, Reconstruction or Adaptation work.

Problem	Due to	Solutions	Additional Comment and reference to Implementation Examples, Appendix 1
1. Leaning and fallen monuments	Failure of footings and/or foundations because of:		
	normal compaction of grave fill	Wait to stabilize them. Re-bed monument on porous fill, e.g. sand.	
	vault distortion or collapse	Seek professional advice on stabilization or re—construction.	Cross Reference Photo 3
	water erosion	Correct drainage problem.	
	rabbit burrows	Fill holes with cobbles and earth.	Not currently a problem at Addington Cemetery
	tree roots raising one side	Chop off offending root.	In some cases, the entire tree will need to be removed.

			Cross Reference Photo 9, Photo 11.
	differential compaction, e.g. one side on rock and other on fill, or one side dry and the other side wet due to broken drain or hollow in ground	Check drainage, improve if necessary and re—bed in sand.	
	soil creep on hillside	Generally an intractable problem, however avoid the removal of local bushes and trees. It is sometimes caused by poor subsurface drainage, in which case an agricultural drain on the uphill side may help.	Not an issue at Addington Cemetery but Baxter’s Drain at the rear of the cemetery has the potential for drainage/creep issues.
	<p>soil slump, i.e. localised movements of land usually after heavy rain</p> <p>a)on river banks and gullies</p> <p>b)in slate and shale areas</p> <p>Note that a slight lean is not a problem unless the cemetery is subject to vandalism, in which case the lean will attract the attention of vandals, or unless the lean is causing the lettering to fret on the leaning side.</p>	<p>a) erosion control measures</p> <p>b) uphill drainage control.</p>	
2. Monuments disassembled but not broken	Vandalism or temporary removal to permit essential works.	Check top of plinth to ensure that it is level, rebed if necessary. Reassemble, avoiding Portland cement. For tall structures vulnerable to vandalism consider introduction of non ferrous dowels (e.g. bronze).	Cross reference Photo 1

<p>3. Broken Monuments</p> <p>(i) Breaks in sturdy stone monuments</p> <p>(ii) Multiple breaks in relatively thin slabs.</p>	<p>Accident and vandals; often involving heavy falls on masonry or iron surrounds or uneven ground.</p>	<p>In general, employ an experienced monumental mason to reset stone on plinth and dowel parts together using waterproof epoxy resin adhesive. It is important to avoid Portland cement.</p> <p>If re-erected they will be vulnerable to vandalism. The alternatives are:</p> <p>a) leave lying on ground.</p> <p>b) erect a solid slab, and pin the pieces to slab with bronze dowels and waterproof epoxy resin.</p> <p>c) pin pieces to horizontal or sloping slab (so that water will not lie on upper surface). e.g. Granites can be horizontal but limestones should have water thrown off.</p> <p>d) pin stones to a local structure(a last resort)</p> <p>e) prepare a facsimile for erection on site and remove original to museum.</p> <p>f) leave pieces on site, reproduce inscription on small stainless steel plate and erect inconspicuously on site.</p>	<p>Cross reference Photo 2, Photo 4</p>
<p>5. Monuments with cracked</p>	<p>Fall</p>	<p>Where mortise is damaged the options are:</p>	

or broken mortise in the plinth		<p>(a) replace plinth with a facsimile.</p> <p>(b) cut back existing plinth and remortise.</p> <p>(c) set stone in similar moulded concrete plinth with mortise, in the same way as original.</p>	
6. Masonry cracking	Pressure from the continuing process of iron rusting and expanding when damp	<p>(a) where iron clamps within the masonry have expanded replace with bronze clamps, and repair masonry.</p> <p>(b) where wrought iron rails posts and bars have expanded and cracked masonry:-</p> <ul style="list-style-type: none"> • remove iron from masonry • scrape away loose rust • treat as set out in 10. (hot dip galvanize if possible) • apply protective paint • repair masonry • lead-in prepared hole in masonry ensuring that no part of iron is in contact with stone • stop interstices in masonry to make watertight and ensure that water is diverted from area. 	

<p>7. Spalling, fretting and delamination of monuments</p>	<p>Rising damp particularly near the base of the stone)</p> <p>Salt accumulation (particularly under mouldings)</p> <p>Ponding of rainwater (particularly on shoulders and carving of monument)</p>	<p>Improve drainage at the base of the stone.</p> <p>Note that resetting stone monuments improperly in concrete will accelerate this deterioration and any work should be avoided unless under the guidance of a Stone Conservator.</p> <p>Where significant monuments are already so set and deteriorating, the concrete base should be broken off as carefully as possible and the monument rebedded.</p> <p>Stones should be reset vertically if they are leaning in such a way that the inscription or decorative side is inclined to the ground.</p> <p>Remove loose and flaking stone. Fill cracks with acrylic resin.</p> <p>Remove overhanging branches which trap airborne dust and salt particles and shed them upon the stone.</p> <p>Repair pointing to prevent entry of water if it is a compound monument. Ensure that water is thrown off monument.</p>	<p>Cross reference photos 7.</p> <p>A poultice may be a solution to get rid of the salts causing the hard outer crust, but it would need to be done every 5-10 years since salts will continue to enter the stone through the ground. Micro grouting is a technique developed by the International Centre for the Study of the Preservation and Restoration of Cultural Property (ICCROM) for reattaching or consolidating heritage fabric such as fresco and stonework. Micro grouting involves drilling tiny holes in the stonework, flushing the holes with alcohol to clean them and then very gently injecting lime fly ash grout.</p>
<p>8. Inscriptions fretting on monuments</p>	<p>See (7).Also abrasion by vegetation in a wind</p>	<p>Treat cause as in (7) above, but first record as much of inscription as possible and photograph with the sun slanting across the face of the stone. Lodge record with local History Society</p>	<p>Cross reference Photo 8</p>

		<p>and Society of Genealogists.</p> <p>As a general rule inscriptions and decorations in stone which are of interest because of their style and character should not be recut. In such cases a small stainless steel plate with punched inscriptions may be fixed to the rear of the stone with water-proof epoxy resin adhesive.</p> <p>In exceptional cases where the character of the inscription and detailing of the monument is of such significance that it must be preserved, it should be carefully removed to a prepared location in a local museum and a facsimile monument erected in its place.</p> <p>Other inscriptions may be recut provided:</p> <ul style="list-style-type: none"> • it is carried out by a competent letter cutter. • the precise character and mistakes of the original are meticulously retained. • the initials or symbol of the new cutter and the year are cut in an inconspicuous place. 	
9. Rusting of cast iron memorials and loss of	Exposure to elements	Rusting of cast iron surrounds is superficial and presents no structural problems.	

inscriptions			
10. Rusting of wrought iron memorials and surrounds	Exposure to damp	Rusting surfaces on most wrought iron is not seriously damaging unless it is flaking heavily. However where treatment is necessary the iron work should be dismantled, grit blasted back to a hard surface and rust inhibitor Alternatively the iron can be applied galvanized and painted.	Cross reference Photo 6
11. Iron monuments broken in parts	Vandalism	Parts can be joined if necessary by pin or splint.	Cross Reference Photo 6
12. Monuments astray from their original location		<p>Attempt to ascertain from documentary (cemetery surveys and registers) and oral sources (family) the correct location and reinstate.</p> <p>Where the original location cannot be found, place the monument in a group of strays.</p>	
13. Odd alignment of monuments	This is not a problem, such stones are usually early and date from a period before the cemetery was surveyed. As such they and their alignment are of particular interest and should be carefully preserved.		
14. Deterioration of leaded lettering on marble monuments	Frequently weathering of marble adjacent to letters	Can be re-leaded: may require extensive work.	

15. Red staining on white marble from lead lettering	Chemical attack on lead, mainly in industrial areas.	Partial removal by scrubbing with water and soft bristle brushes.	
16. Growth of mosses, lichens and fungus on monuments	Moisture and type of stone used. e.g. marble are liable to black mould and sandstones to lichen	These growths offer some physical protection to the stone and at the same time do slight damage. On balance they may be left unless they are unsightly or obscure the lettering. In such cases an organic poison should be applied and the growth allowed to dry and fall off over a period of time.	Although best practice advice is generally not to scrape off biological growth, this may be done carefully with a scalpel by or under the control of a stone conservator
17. Growth of disruptive vegetation on masonry	Lack of maintenance	Where sturdy shrub or tree seedlings take root on monuments and surrounds they should be poisoned and allowed to die and decay. They should not be pulled out where it will damage the masonry.	

Appendix 3

Historical Information

1. Copy letter from Joynt Andrews Cottrell and Dawson to Town Clerk, 25 January 1950.
2. Copy letter from Reserves Office CCC to Chairman and Reserves Committee CCC, 21 March 1947.
3. Certificates of Title and Plans (various dates)

Reserves Office,
Christchurch City Council,
21st March, 1947

The Chairman and Members of the
Reserves Committee,
Christchurch City Council,
CHRISTCHURCH

Lady and Gentlemen;

BARBADOES STREET AND ADDINGTON CEMETERIES

At the last meeting of the Reserves Committee, Mr. Broadhead reported that the Church Property Trustees again approached the Committee in respect to the proposition of the Council taking over the control of the Anglican portion of the Barbadoes Street cemetery. Mr. Broadhead briefly outlined the previous negotiations with the Council since August, 1945. He also stated that the Church Property Trustees had the power to legally transfer the cemetery grounds to the Council, but in such event the Council would be bound to maintain the cemetery as at present.

The Trustees were prepared to transfer to the Council a capital sum of £727.13. 0, and also the house occupied by the sexton. It would also grant a payment of £130. 0. 0 annually towards the cost of maintenance.

In respect to the question of the removal of headstones, the Trustees now asked that the City Council waive any obligation on the part of the Trustees to support an application to parliament to have a bill put through authorising such procedure. The Trustees felt that although permission may be given to remove headstones, a moral obligation remained to plot owners not to take such action for many years to come. The Trustees' real difficulty was the lack of sufficient funds to maintain the cemetery as it should be.

In answer to Councillor Sheppard, Mr. Broadhead stated that he had no doubt the Church Property Trustees would be prepared to hand over a sum sufficient to produce £130. 0. 0 per annum, in preference to making annual payment at a rate of £130. 0. 0 per annum.

In November, 1945, the following report by me, was submitted to the Reserves Committee:

'Further to the question of the Council taking over the control of the Anglican portion of the Barbadoes Street cemetery, the following report is submitted. The cemetery and buildings therein have been inspected and a plan of the grounds is laid on the table.

'The property comprises an area of approximately 5½ acres and for the purposes of this report has been divided into four sections.

'Section (a), or the southern portion between Barbadoes Street and Cambridge Terrace, is the oldest portion as far as interments are concerned and contains the graves of some of the earliest of the Canterbury settlers. This area also contains the chapel. As this area has buried therein many of those wellknown figures associated with the early history and development of Christchurch and of the province, any attempt to remove the headstones and to utilise the ground for other purposes would no doubt meet with strong opposition.

'Section (B), the north corner and facing Barbadoes Street, contains approximately half an acre, and has very few grave stones left therein. It may be possible to separate this section from the rest of the cemetery and to utilise it as playground provided, if course, consent could be obtained from the owners or next-of-kin.

'Section (C), the major portion of the cemetery facing Cambridge Terrace and north-east from the Barbadoes Street frontage. Interments in this area are of a much later date than those in section (A). Most of the headstones and kerbings are intact and any attempt to disturb them would meet with opposition.

'Section (D) comprises an area of approximately $\frac{3}{4}$ -acre situated at the eastern end of the cemetery. This section has never been used for interments, but situated thereon is the caretaker's residence. Apart from the kitchen garden most of the land is in a very rough state and has not been utilised for any purpose. If need be this area could be converted into a children's playground without encroaching on the cemetery proper in any way.

'Buildings. The caretaker's residence is a five-roomed building in a good state of preservation and is a fairly modern house.

'The chapel is badly infested with borer, particularly on the southern side, and if retained considerable renovations would be necessary.

'Trees. Many of the trees and shrubs on the property have been badly damaged during the winter storms of 1945, and several others are in a very debilitated state and would have to be removed.

'If taken over by the Council it is estimated that the annual maintenance would be at least £310. The cost of putting the grounds, buildings, fences, etc. into order at a rough estimate would be approximately £500.

ADDINGTON CEMETERY:

The following report is submitted on the proposal for the Council to assume control of the Presbyterian Addington cemetery in Selwyn Street.

The area of the cemetery is five acres. All of the area for interments has now been sold, so that revenue from this source has practically ceased. The average number of burials per annum varies from 50 to 60, but it must follow that this number will steadily decrease in the following years, and naturally the revenue from this source will decrease correspondingly.

In addition to the fees paid for the maintenance of plots in perpetuity, it is estimated that between £30 and £60 per annum is available for attention to plots on a yearly basis.

The annual cost of maintenance of the grounds is estimated at £362, and is made up as follows:

Wages, including insurance	-	£ 332
Tools, material etc.		30
		<u>£ 362.</u>

In addition to the above it is estimated that an amount of £60 will be required to put those plots in order that the St. Andrews Church authorities are committed to. At the present time most of the pathways are cut with a hand mower, and some are in an overgrown state. A motor mower would be necessary to cope with all the work. Cost of such implement is £200.

The fences are post and corrugated iron. This latter is in a perished condition and new fences will be required almost throughout, within a few years. Estimated cost £280.

The tool shed and office is in good condition, but the conveniences are totally inadequate, there being one small privy to serve both sexes. Such a condition of affairs would not be tolerated if the Council took over control.

Generally speaking, the plots are in that untended and overgrown state far too characteristic of most cemeteries.

Although the present authorities have maintained the cemetery out of revenue up to the present time, it must be realised that in the future, the income from investments will be insufficient to meet the required expenditure for upkeep.

The Trustees of the cemeteries state that the investments including a bank balance of approximately £300, total approximately £4,000. Although the cemetery has no doubt, been self-supporting in the past, from now on it must be recognised that the revenue from investments will be insufficient to cover the annual cost of maintenance. Further, it is predicted that in the case of both cemeteries, the public as a whole will demand greater service in respect to maintenance than has been given in the past. A number of years ago, the Council took over that portion of the Barbadoes Street cemetery occupied by the Roman Catholic and Methodist religions. The amount of money paid over by these Bodies at the time of the Council assuming control, was very small.

The points to be decided are:

Is there any obligation on the part of the Council to assume control of these cemeteries, and is it prepared to maintain them or partly maintain them out of rates. Both Linwood and Sydenham cemeteries are at present a drain on the cemetery funds, the revenue from them being insufficient to pay for maintenance.

The time is rapidly approaching when Bromley cemetery will be in a similar position, and the time will come when it will be necessary to provide for the maintenance of these cemeteries out of rates.

HOCKEY GROUND, SOUTH HAGLEY PARK

In respect to the deputations from the Hockey Association which waited on Committee at its recent meeting, asking for improved conditions to the Hockey Grounds situated in what was the Polo grounds in south Hagley Park, the following report is submitted:

The area covers approximately twenty acres. It is quite evident that throughout this area there are a number of shallow saucer-like depressions wherein surface water must accumulate during wet periods, thus rendering the ground unsuitable for play. To render the ground more suitable would necessitate considerable levelling and adequate drainage. Although the area was reported to have been drained by the Polo Club some years ago, no information is available as to where these drains are situated, and there is no indication of them functioning. A good outfall for the drains could be obtained into the open ditch parallel with Deans Avenue, but until levels are taken, no estimate can be furnished for the work involved. In the meantime improvements to the playing surface could be effected by close mowing and rolling. This work would, however, not overcome the difficulty of surface water accumulating in the depressions during wet periods.

COPY.

JOYNT. ANDREWS. COTTRELL & DAWSON. 25th January, 1950.

160 Hereford Street, Christchurch.

The Town Clerk,
Christchurch City Council,
Manchester Street,
CHRISTCHURCH.

Dear Sir,

Re Addington Cemetery.

We have to advise you that the necessary legislation transferring the Cemetery to your Council was included in Section 37 of the Local Legislation Act 1949. We enclose a copy of this Section herewith.

The following investments are now available to your Council:

Deposit Presbyterian Church Wellington as at 30/6/49-	£2206.	17.	0	At Call 2½%
Waitaki Electric Power Board.	200.	0.	0.	4½% 1/10/60
Christchurch Drainage Board.	500.	0.	0	4½% 30/6/62
Government Inscribed Stock	500.	0.	0	3% 15/6/54

£3406. 17. 0
=====

When negotiations were first entered into with your Council the Cemetery was unkept and not in good order. During the intervening period however, much work has been done and the sum of £1115. 6. 11 has been spent in bringing the grounds up to a good standard. The accounts for annual maintenance of plots have all been brought up to date and are returning a small annual revenue.

We would be pleased to confer with you as the Deacons' Court of St. Andrews Church are now ready to finalise the transfer.

Yours faithfully,

JOYNT. ANDREWS COTTRELL & DAWSON.
per, R. Cottrell.

Encl.

ARCHIVES NEW ZEALAND
Christchurch Office

SECTION 37

37. Whereas the land firstly described in subsection four of this section is vested for an estate in free-simple in the Presbyterian Church Property Trustees, by the Presbyterian Church Property Act 1885, for the purposes of a cemetery upon the trusts set out in a certain deed of declaration of trust bearing date of the third day of August, eighteen hundred and eighty-two: And whereas the said deed provides that the said land shall be under the control and management of the Deacon's Court of St. Andrews' Presbyterian Church, Christchurch: And whereas the land secondly described in subsection four of this section is vested in the Presbyterian Church Property Trustees for an estate in free-simple, and is used for the purpose of the cemetery office, store-room, and tool-shed: And whereas the land firstly described in subsection four hereof has now been fully utilized for burials and it is desirable that the future control and management of the cemetery should be vested in the Corporation of the City of Christchurch freed from any of the trusts of the said deed and subject to such burial rights as now exist, but neither the said Trustees nor the said Deacons' Court have power to transfer to the said Corporation the lands described in subsection four of this section: Be it therefore enacted as follows:

(1) The vesting of the land firstly described in subsection four of this section in the Presbyterian Church Property Trustees for an estate in free-simple for the purpose of a cemetery, and the vesting of the land secondly described in subsection four of this section in the Presbyterian Church Property Trustees for an estate in free-simple, is hereby cancelled, and those lands are hereby vested in the Corporation of the City of Christchurch for an estate in free-simple for the purposes of a closed cemetery, freed and discharged from the trusts affecting the said land as set out in the said deed but subject to such burial rights as now exist.

(2) The District Land Registrar for the Land Registration District of Canterbury is hereby empowered and directed to make such entries in the register books, to deposit such plans, and to issue such certificates of title or other documents, and generally to do all such things as are necessary to give effect to the provisions of this section.

(3) The said Trustees and the said Deacons' Court are hereby empowered to pay and transfer to the said Corporation all moneys or securities for money in their hands respectively arising out of the past management and control of the said cemetery, to be held and administered by the said Corporation for the future purposes of the cemetery as it thinks fit.

(4) The land to which this section relates is more particularly described as follows:-

Firstly all that parcel of land containing five acres more or less, situated in the City of Christchurch, being part of Rural Section 66 and being more particularly described in Conveyance Registered No. 39683 (67/133) and being all the land comprised and described in certificate of title, Volume 380 Folio 104 Canterbury Registry, limited as to parcels and title.

Secondly, all that parcel of land containing nine perches and seven-tenths of a perch, more or less situated in the City of Christchurch, being part Rural

CANCELLED

CANCELLED

27 210

NEW ZEALAND.

CERTIFICATE OF TITLE.

(C)
app. 3167



Register Book
Vol. XXVII Folio 210

CANCELLED

Charles Fraser of Christchurch in New Zealand Presbyterian Minister is now seized of an estate in fee simple subject nevertheless to such encumbrances liens and interests as are notified by decree under written or indorsed hereon in that piece of land situated in the district of Christchurch containing two roads more or less as delineated in the plan hereon and shown coloured green commencing at the extremity of a line five chains long drawn easterly at right angles from the western boundary of rural section number 66 from a point on such boundary distant eleven chains forty links from the North West corner of the said section thence from such starting point in continuation of the said line easterly one chain and back therefrom southerly in a rectangle enclosing a distance of five chains which said piece of land is part of the rural section marked 66 delineated in the Public Map of the said District deposited in the office of the Chief Surveyor at Christchurch originally granted the thirteenth day of November 1856 under the hand of Thomas Gore Browne Governor of New Zealand to John James Buchanan.

In witness whereof I have hereunto signed my name and affixed my Seal this third day of October one thousand eight hundred and

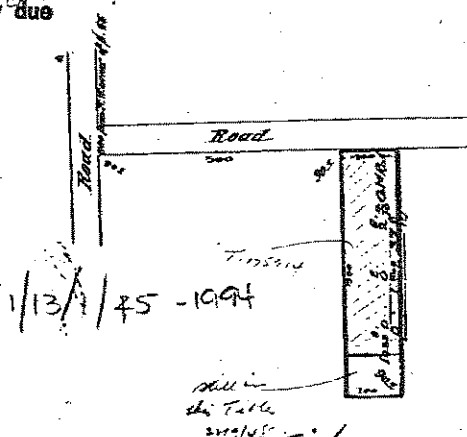
eighty seven

Signed in the presence of
J. Dixon
the 3rd day of October 1877



J. D. G.
District Land Registrar
of the District of Canterbury

Image Quality due
to Condition
of Original



Mortgage N: 4723
November 1877 at 11.12 am
Fraser to Trustees of Permanent Investment
and Loan Association of Canterbury
J. D. G. S. L. R.

X 1154 produced 27th August 1883 at 12.55 pm
X 1154 produced 27th August 1883 at 2.55 pm
X 1155

Considered 2953 produced 11 June 1888 at 1.50 pm Charles Fraser
to John Deans & Riccarton William Boag of Canterbury and David
Craig of Christchurch Gentlemen
M. L. G.

Transmission 6101 to the Presbyterian Church Property
Trustees incorporated under the Presbyterian Church
Property Act 1895 entered 22nd May 1907 at 10.55 am

OVER

27 210

27 210

27/210

Transfer 175229 produced 22 December 1926 at 2.40 pm
The Presbyterian Church Property Trustees to the
Mayor Councillors and Citizens of the City of
Christchurch of part for road purposes
In witness whereof
B.R.

Transfer 175914 produced 18 February 1927 at 2.10 pm The
Presbyterian Church Property Trustees to Sophia Piculla
Bulk of part
In witness whereof
B.R.

191/92

Part Cancelled.

0-1-37-C
THIS REPRODUCTION (ON A REDUCED SCALE)
CERTIFIED TO BE A TRUE COPY OF THE
ORIGINAL REGISTER FOR THE PURPOSES OF
SECTION 215A LAND TRANSFER ACT 1952.

A. L. R.
A.L.R.

Transfer A98111/1 to R E Morris Limited at
Christchurch - 22.2.1994 at 11.40am

[Signature]
for A.L.R.

Definition
PLAN No. 37486 LODGED 15/9/94
AND DEPOSITED 21/10/1994

OCT A140768/1 Cancelled and CT 39C/264
21.10.1994 issued for Lot 1 DP67486
herein

[Signature]
A.L.R.

CANCELLED DUPLICATE DESTROYED

27 210

LAND DISTRICT
CT Area 10-0-0
Plan Area 1-0-0

CITY OF CHRISTCHURCH

D.P. 11161

DISTORTED DIAGRAM

Deposited this 27 day of
November 1937
Attest
District Land Registrar
11161

27/10/37
W. S. Fuller
See letter to
Expedite with
S. P. Bull

C.T. 391/52
S. P. Bull
D. P.
11433

C.T. 27/210
The Presbyterian
Church Property Trustees

DIAGRAM

Approved
by Wilham Allen as
Habitual Civil Engineer
by Wm. H. Miller

PLAN OF PART R.S. 66

Comprised in C.T. 380/106 LTD. P. & T.

Surveyed by J. L. DAVIS Date: JULY 1937

SCALE: 50 LINKS TO AN INCH.

James Lawrence Davis
I, James Lawrence Davis, of Christchurch,
do hereby certify that this plan has been made from surveys conducted by me, that such plan and survey are
correct and have been made in accordance with the rules of the Survey Act and I make this solemn declaration conscientiously
believing the same to be true, and by virtue of the Provisions of the Justices of the Peace Act, 1927.
Declared at Christchurch, this 1st day of September, 1937
before me: *J. L. Davis*
Justice of the Peace.

Approved as to survey

L. J. Poff
L. J. Poff
25/11/37

Plan No.

FILE:
AUTHORITY:
PARENT PLAN:
REF. PLANS: 5046 BM201 A4899
Reserved: 57-10-37
Fieldbook: 68, Page 28
Coversheet: 74, Page 52
Examined: C. Holdsworth, 4. 11. 37.
Remarks:
Plan to order and
ready for approval.



COMPUTER FREEHOLD REGISTER
UNDER LAND TRANSFER ACT 1952
Limited as to Parcels

Historical Search Copy



R. W. Muir
Registrar-General
of Land

Identifier CB380/104
Land Registration District Canterbury
Date Issued 06 July 1926

Prior References
DI 1C/S585

Estate	Fee Simple
Area	2.0234 hectares more or less
Legal Description	Part Rural Section 66

Original Proprietors
The Presbyterian Church Property Trustees

Interests

NEW ZEALAND.

Land Transfer (Compulsory
Registration of Titles)
Act, 1984.
Reference: Deeds Index, 1% 535
Application No. C.2286



Register-book

Vol. 380, folio 104

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT.
LIMITED AS TO PARCELS AND TITLE.

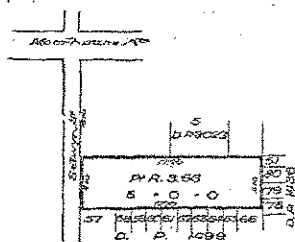
This Certificate, dated the Sixth day of July, one thousand nine hundred and Twenty-six,
under the hand and seal of the District Land Registrar of the Land Registration District of Canterbury,
Witnesseth that
THE PRESBYTERIAN CHURCH PROPERTY TRUSTERS, Incorporated under The Presbyterian Church Property Act 1934,
are holders of an estate in fee simple upon trust as a Burial Ground in connection with St. Andrew's Church

landed of an estate in fee simple (subject to such reservations, restrictions, encumbrances, liens, and interests as are notified by memorial under written
or endorsed hereon, subject also to any existing right of the Crown to take and lay off roads under the provisions of any Act of the General Assembly
of New Zealand) in the land hereinafter described, as the same is delineated by the plan herein ordered green, be the several admeasurements
a little more or less, that is to say: All that parcel of land containing THE ADRES or thereabouts situated in the City of Dunedin,
church being part of Burial Section 65, and being more particularly described in Conveyance Registered No.
39683 (67/0/83).

D. J. Thompson
District Land Registrar.

THIS REPRODUCTION (ON A REDUCED SCALE)
CERTIFIED TO BE A TRUE COPY OF THE
ORIGINAL REGISTER FOR THE PURPOSES OF
SECTION 215A LAND TRANSFER ACT 1982.

Thompson A.L.R.



METRIC AREA: 2.0234 ha

Scale 1:1000

Identifier

CB380/104

380/104

380/104





**COMPUTER FREEHOLD REGISTER
UNDER LAND TRANSFER ACT 1952**



Historical Search Copy


R.W. Muir
Registrar-General
of Land

Identifier CB39C/264
Land Registration District Canterbury
Date Issued 21 October 1994

Prior References
CB27/210

Estate Fee Simple
Area 246 square metres more or less
Legal Description Lot 1 Deposited Plan 67486

Original Proprietors
R.E. Morris Limited

Interests

Identifier

CB39C/264

Land and Deeds 69

References
Prior C/P 27/210

Transfer No.
N/C. Order No. A140768/1



REGISTER

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT

This Certificate dated the 21st day of October one thousand nine hundred and ninety four
under the seal of the District Land Registrar of the Land Registration District of CANTERBURY
WITNESSETH that R.E. MORRIS LIMITED at Christchurch ---

is a parcel of an estate in fee simple (subject to such reservations, restrictions, encumbrances, liens, and interests as are notified by
memorial underwritten or endorsed hereon) in the land hereinafter described, delineated with bold black lines on the plan hereon,
be the several measurements a little more or less, that is to say: All that parcel of land containing 246 square
metres or thereabouts being Lot 1 Deposited Plan 67486 ---



ASSISTANT LAND REGISTRAR

No. 39C/264

No. 39C/264

Ed

Transaction Id	
Client Reference	161/215/12

Land Transfer Office

Received
Title Ref

Referred to Draughtsman

Deposited this 9th day
of February 1948



41900 W. M. P.

25600 N. M. P.

25200 N. M. P.

42300 W. M. P.

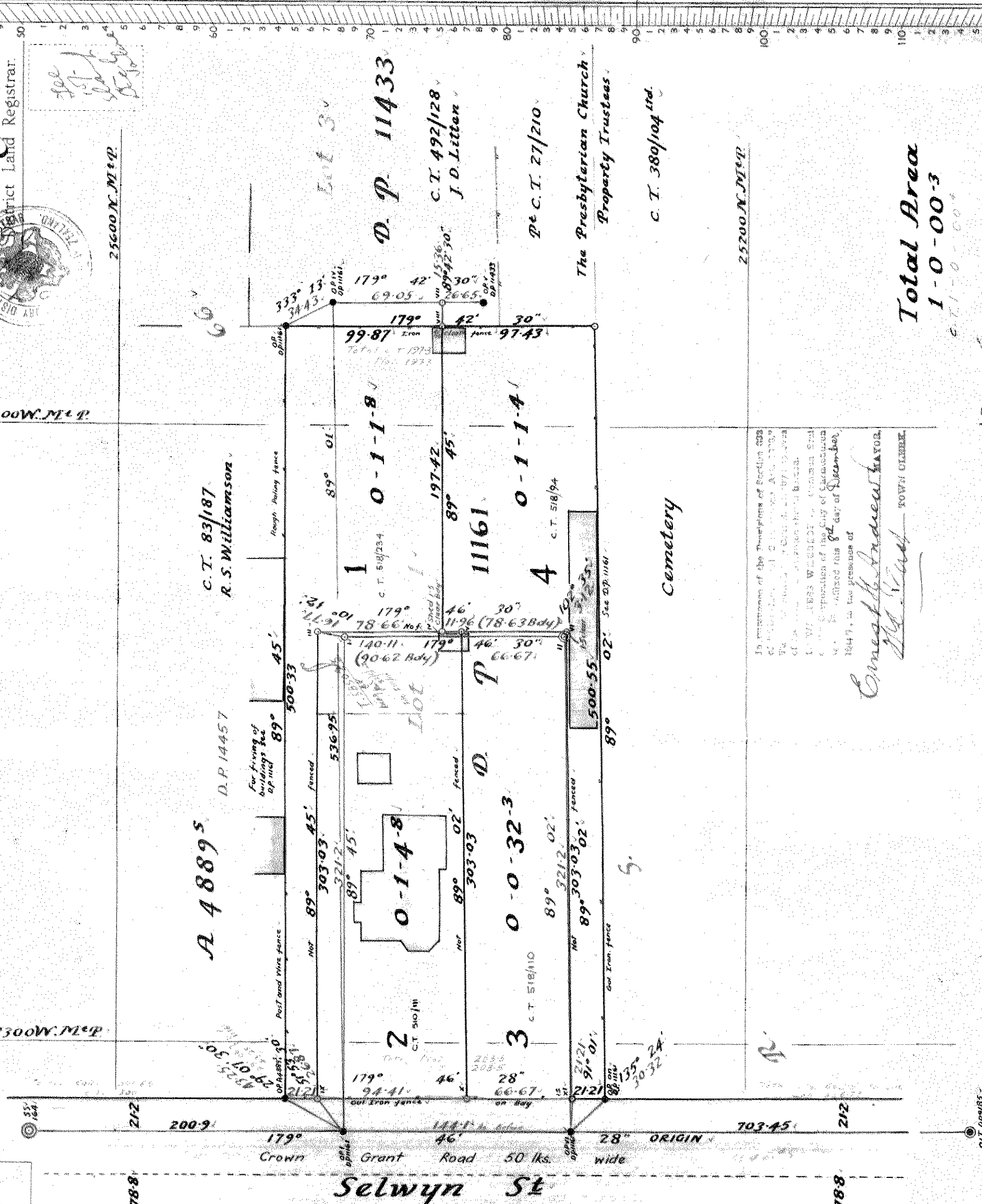
A 48895

C.T. 83/187
R. S. Williamson

D.P. 14457

Selwyn St

50 lks. widening out of R.S. 72 Deed 6's 310 Dedn 40819



Total Area
1-0-00-3

Ernest H. Braden
Mayor

In witness whereof the Registrar of Deeds has caused his name to be written at the City of Selwyn on the 8th day of December 1947, in the presence of

TOWN CLERK

Appendix 4

Addington Cemetery Plant List (March 2005)

Trees			Recommendation
Cabbage tree	<i>Cordyline australis</i>	Recent planting/wilding	Generally acceptable to retain
Totara	<i>Podocarpus totara</i>	Recent planting	Generally acceptable to retain
Yew	<i>Taxus baccata</i>	Original planting	Generally encourage retention, need to be managed
English oak	<i>Quercus robur</i>	Recent planting/wilding	Remove where inappropriately planted, remove wildings
Beech	<i>Fagus sylvatica</i>	Recent planting	Remove where inappropriately planted, remove wildings
Walnut	<i>Juglans regia</i>	Overhanging boundary	Monitor to see if overhanging is causing issues
Cedar	<i>Cedrus spp.</i>	Original planting	Monitor, probably needs careful management
Sycamore	<i>Acer pseudoplatanus</i>	Wilding	Remove
Irish Strawberry tree	<i>Arbutus unedo</i>	Original planting	Monitor, needs careful management – may need to be removed: seek advice from arboriculturalist
Cherry	<i>Prunus spp.</i>	Wilding?	Remove
Silver birch	<i>Betula pendula</i>	Wilding?	Remove
Mixed native plantings eg Rangiora, Ponga		Recent plantings	Consider relocating woody trunk species such as Rangiora to an area where there are no burials.

Shrubs			Recommendation
Bush and rambling roses	<i>Rosa spp.</i>	Recent planting	Generally can remain but careful and regular maintenance is required eg pruning. Consider not replacing should individual plants die.
Camellia	<i>Camellia spp.</i>	Original/recent	Generally can remain

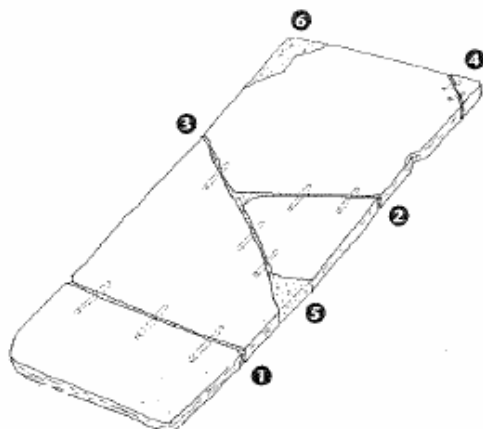
		planting	but careful and regular maintenance is required eg pruning
Escollonia	<i>Escollina 'hybrida'</i>	Original planting?	Generally can remain but careful and regular maintenance is required eg pruning.
Pittosporum	<i>Pittosporum spp.</i>	Recent planting	Generally can remain but careful and regular maintenance is required eg pruning. Consider not replacing should individual plants die.
Hebe	<i>Hebe spp.</i>	Recent planting	Generally can remain but careful and regular maintenance is required eg pruning. Consider not replacing should individual plants die.
Holly	<i>Ilex aquifolium</i>	Original planting	Generally can remain but careful and regular maintenance is required eg pruning
Lavender, rosemary and various perennials		Recent plantings	Generally can remain but careful and regular maintenance is required eg pruning. Consider not replacing should individual plants die.

Appendix 5

Examples of methods for repair (reproduced from *Conserving Our Cemeteries*, Celestina Sagazio ed, National Trust of Australia (Victoria), 2003: 15.

CONSERVING OUR CEMETERIES (ed Sagazio), 2003:15

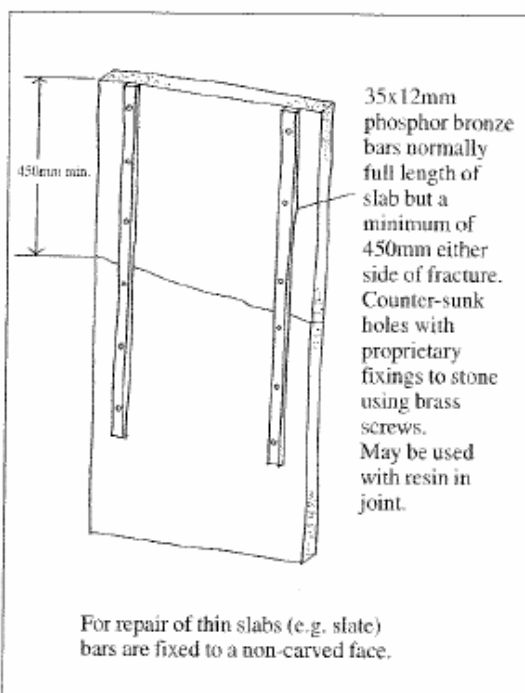
REPAIR SEQUENCE FOR A FLAT SLAB MARKER



1. Dowel together two bottom pieces of marker.
2. Dowel top of stone to triangular fragment.
3. Dowel top to bottom of stone.
4. Pin on fragment with a smaller dowel.
5. Pack in mortar on both sides of stone to fill cracks and complete mortar fills at missing portions.
6. This mortar fill is in a very vulnerable location and may not survive long here. While it would 'complete' the stone, it is probably best omitted.

This diagram is reproduced by permission from Tamara Anson-Carrwright, Landscapes of Memories: A Guide for Conserving Historic Cemeteries, Repairing Headstones, Ministry of Citizenship, Culture and Recreation, Ontario, 1998.

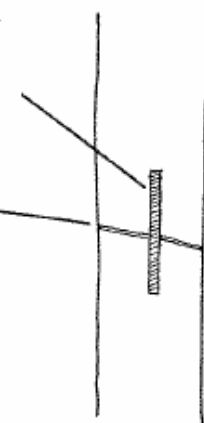
5 c.m. of concrete and the upper surface of the cement block should be well clear of the ground and slope away from the stone to shed rainwater. Generally concrete should not be used with sandstone.



Method of repair for a thin slab © Crown. Illustration reproduced by permission of Historic Scotland.

Non-ferrous dowels
12-20mm diam. –
project 75mm into
stone on either side
of fracture

Polyester resin
spread thinly,
kept back 10mm
from faces

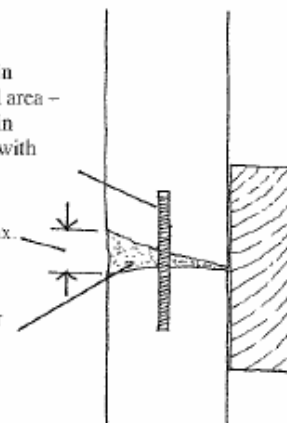


Repair of clean break
(polyester resin)

Polyester resin
around dowel area –
may be used in
combination with
dry pack

100mm max.

Lime mortar
dry pack



Repair where joint is uneven
(lime mortar joint)

Dowel repair methods for broken slabs © Crown. Illustrations reproduced by permission of Historic Scotland.

Appendix 6

Material from Historic Cemeteries Conservation Trust of New Zealand (HCCTNZ).

Further information about and by HCCTNZ is on www.cemeteries.org.nz.



Best Practice in Cemetery Conservation

Guidance for
Monumental Masons
Local Authorities
Family Members

The problems

[The Principles](#)
[Sources of Principles](#)
[Leaning Monuments](#)
[Broken Monuments](#)
[Cleaning Monuments](#)
[Coating Monuments](#)
[Reading Monuments \(lettering\)](#)
[Adding New Monuments](#)
[Wrought Iron, Cast Iron, and Wire](#)
[Grave Floors](#)
[Trees and Vegetation](#)
[Fences, Gates, Drains](#)

The principles

Do as much as necessary, but as little as possible

Understand and respect the existing fabric

Traditional techniques are preferred, but

Proven modern techniques are acceptable

Repairs will be identifiable on close inspection

New work should be readily identifiable

Inexperienced trades-people should not work in cemeteries.

Sources of Principles

National Trust of Australia NSW – Guidelines for the Conservation of Cemeteries

Sagazio (ed) – Conserving Our Cemeteries

David Young, Heritage Consultant, Canberra, Australia

NZ Master Monumental Masons Association Inc. Cemetery Planning Manual [top of page](#)

Leaning Monuments

Do as much as necessary, but as little as possible

Slight leans are part of the character of old cemeteries – leave them alone

Moderate and severe leans need to be corrected, to prevent damage due to gravity and their attraction to vandals.

The degree of subsidence below the foundation needs to be addressed

The accepted method is to provide a foundation of substance, usually by placing a plug of concrete in the subsided area, replace the stones. Sometimes it will be possible to lever the headstone upright in situ, hold, and plug foundation with concrete, then lower.

Broken Monuments [top of page](#)

Collect all pieces together.

Bore and pin all major pieces.

Use epoxy to hold pins in place.

Use epoxy along line of cracking to join broken faces.

TENAX is a recommended epoxy which has record of satisfactory use over many years.

Existing pins if any should be removed and holes extended in diameter and length if necessary and pins replaced with stainless steel pins.

Replaced elements should be mortared into place

If broken into too many small pieces these can be rearranged and placed on a desk with surround to hold in place.

Cleaning Monuments [top of page](#)

Before cleaning please appreciate:

Variations in appearance can be due to climate.

The appearance of biological growths is not necessarily harmful to the stone.

Staining patterns can be due to water flow down stone and over the lettering

Consider carefully whether there is a real need to clean

The possible need to clean to permit other conservation work to proceed

Removing biological growths

Remove only when:

Monuments are strongly disfigured

Sandstone is severely damaged

Lead lettering is being damaged

Inscriptions are obscured and unreadable

To enable other repairs e.g. repointing

If you MUST clean

Think again – does it really need it?

Is it really dirty or is it just dust adding to the patina of age.

Is the soiling due to dirt or soot?

Or is it biological growths – lichens, algae, fungi, moulds?
Use only soft bristle brushes with wooden handles and plenty of water.
A super-clean headstone looks out of place in an historic cemetery

Cleaning agents

For biological growths:

Use only preparations based on quarternary ammonium compounds
e.g. benzylkonium chloride.

We recommend:

For cleaning – Kemsol “Slik”

For lichens, algae, fungi, moulds – Kemsol “Mosskill”

Both these products are available from: Chemical Solutions Ltd, Box 23071, Hunters Corner, Papatoetoe, telephone 09 276 6414, fax 09 276 6493 or

Local branch of NZTS [top of page](#)

NEVER EVER use:

Steel wool, sanders, or other harsh abrasives
Wire brushes of any sort
Sand-blasting or high pressure water-blasting
Acids (e.g. spirits of salts)
Bleaches and mould removers (sodium hypochlorite or caustic soda)

Coating Monuments [top of page](#)

Do not use products designed to seal or waterproof, as they can do more harm than good. Do not use paint or sealers.

Remember: Do as much as necessary, but as little as possible

Even modern paint coatings can damage by trapping moisture

Reading monuments - Lettering [top of page](#)

Lead lettering erodes because of weathering of the mounting stone.

It is not possible to replace such lead lettering satisfactorily.

In new work, maintain style of existing lettering

The new work will be readily apparent from the dates

Re-leading, re-gilding, re-blackening are OK

Re-cutting of incised lettering is not favoured and is often not possible due to the eroded condition of the stone.

If clients want to have the readable record it is better to provide a new granite or bronze plaque on a desk in front of existing.

Adding new monuments [top of page](#)

New monuments should harmonise with their surroundings. This will be achieved if they vary only by one of the following factors:

Form (shape)

Scale (size)

Material and Colour

Finish (polished, unpolished, rough)

Ensure that new lettering matches original lettering.

The practice of screwing/gluing granite plaques on to existing monuments is discouraged. It is recommended that any new plaques be placed on desks on floor of gravesite in front of the original headstone.

Wrought Iron, Cast Iron, and Wire [top of page](#)

Physical damage, splits, breaks and bends, tree growth

Remember: Do as much as necessary, but as little as possible

Cause of damage should be removed/treated

Broken sections cannot easily be rejoined

Often concrete kerbs and bollards have moved and affected the alignment

of the wrought iron fence and this is very difficult to remedy

Any repair work should be entrusted to a qualified tradesman with experience in wrought and cast iron.

Most wrought iron and cast iron achieves a rusty appearance which is inactive corrosion and does not cause any long-term deterioration and should not be touched.

Where there is clearly active corrosion this needs to be treated with:

Fish Oil Corrosion Protection

Lightly brush away loose corrosion, dirt and dust using soft-bristled brushes (NOT wire brushes)

Flush out crevices with mineral turps

Brush on 50/50 dilution of fish oil (Watty! Fishoilene) and mineral turps

Apply a second coat

Use drop cloths to protect kerbs

Grave Floors [top of page](#)

Earthen

Remove weeds

Remove and/or poison tree roots.

Cut and lay weedmat

over with sympathetic stones (not road or drainage gravel)

Concrete covered If broken remove all of the cover material.

Fill in and compact cavities with crusher run gravel

Level and fill with 100mm concrete screeded level with fall to drain hole.

Plaster to match

Aim to end up with the shape of the original structure preserved.

Trees and Vegetation [top of page](#)

Trees cause great damage to gravesites (headstones and surrounds) and relatives should be persuaded not to plant on graves.

Roses should also be discouraged. While not as damaging, they need constant maintenance, and their under-storey provides a

nursery environment in which seeds of larger trees thrive.

Oversize family plantings should be pruned or removed.

Wilding trees and rubbish vegetation should be removed.

All trees and vegetation cut at base should be poisoned with "Vigilant" which prevents re-growth.

Fences, Gates, Drains [top of page](#)

Fences, hedges, gates and drains are all integral features of the historic landscape. Any conservation work must include these items.

Fencing is essential where livestock are in adjacent areas. Browsing stock can do major damage to headstones and gravesites.

Maintenance regimes must include hedges and fencing.

Removal or original fences and gates is not an option.

Reinstatement should be as per original. [top of page](#)

More information

Should you require more information on the Trust or be interested in furthering the work of the Trust please contact:

The Historic Cemeteries Conservation Trust of New Zealand

Stewart Harvey - Trust Chairman

65 Every Street, Dunedin

Phone 03 454 5384

Email alloway@xtra.co.nz

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Appendix 7

ICOMOS New Zealand Charter for the Conservation of Places of Cultural Heritage Value

ICOMOS New Zealand encourages the wide use of its Charter in conservation plans, heritage studies and other documents relating to the conservation of places of cultural heritage value. Inclusion of the Charter does not, however, constitute an endorsement of the report in which the Charter appears.



ICOMOS NEW ZEALAND CHARTER FOR THE CONSERVATION OF PLACES OF CULTURAL HERITAGE VALUE

PREAMBLE

New Zealand retains a unique assemblage of places of cultural heritage value relating to its indigenous and its more recent peoples. These areas, landscapes and features, buildings, structures and gardens, archaeological and traditional sites, and sacred places and monuments are treasures of distinctive value. New Zealand shares a general responsibility with the rest of humanity to safeguard its cultural heritage for present and future generations. More specifically, New Zealand peoples have particular ways of perceiving, conserving and relating to their cultural heritage.

Following the spirit of the International Charter for the Conservation and Restoration of Monuments and Sites (the Venice Charter 1966), this charter sets out principles to guide the conservation of places of cultural heritage value in New Zealand. It is intended as a frame of reference for all those who, as owners, territorial authorities, tradespeople or professionals, are involved in the different aspects of such work. It aims to provide guidelines for community leaders, organisations and individuals concerned with conservation issues. It is a statement of professional practice for members of ICOMOS New Zealand.

Each section of the charter should be read in the light of all the others. Definitions of terms used are provided in section 22.

Accordingly this charter has been adopted by the New Zealand National Committee of the International Council on Monuments and Sites at its meeting on 7 March 1993.

1. THE PURPOSE OF CONSERVATION

The purpose of conservation is to care for places of cultural heritage value, their structures, materials and cultural meaning. In general, such places:

- (i) have lasting values and can be appreciated in their own right;
- (ii) teach us about the past and the culture of those who came before us;

(iii) provide the context for community identity whereby people relate to the land and to those who have gone before;

(iv) provide variety and contrast in the modern world and a measure against which we can compare the achievements of today; and

(v) provide visible evidence of the continuity between past, present and future.

2. INDIGENOUS CULTURAL HERITAGE

The indigenous heritage of Maori and Moriori relates to family, hapu and tribal groups and associations. It is inseparable from identity and well-being and has particular cultural meanings.

The Treaty of Waitangi is the founding document of our nation and is the basis for indigenous guardianship. It recognises the indigenous people as exercising responsibility for their treasures, monuments and sacred places. This interest extends beyond current legal ownership wherever such heritage exists. Particular knowledge of heritage values is entrusted to chosen guardians. The conservation of places of indigenous cultural heritage value therefore is conditional on decisions made in the indigenous community, and should proceed only in this context. Indigenous conservation precepts are fluid and take account of the continuity of life and the needs of the present as well as the responsibilities of guardianship and association with those who have gone before. In particular, protocols of access, authority and ritual are handled at a local level. General principles of ethics and social respect affirm that such protocols should be observed.

3. CONSERVATION PRACTICE

Appropriate conservation professionals should be involved in all aspects of conservation work. Indigenous methodologies should be applied as appropriate and may vary from place to place. Conservation results should be in keeping with their cultural content. All necessary consents and permits should be obtained.

Conservation projects should include the following:

- (i) definition of the cultural heritage value of the place, which requires prior researching of any documentary and oral history, a detailed examination of the place, and the recording of its physical condition;
- (ii) community consultation, continuing throughout a project as appropriate;
- (iii) preparation of a plan which meets the conservation principles of this charter;
- (iv) the implementation of any planned work; and
- (v) the documentation of any research, recording and conservation work, as it proceeds.

GENERAL PRINCIPLES

4. CONSERVATION METHOD

Conservation should:

- (i) make use of all relevant conservation values, knowledge, disciplines, arts and crafts;
- (ii) show the greatest respect for, and involve the least possible loss of, material of cultural heritage value;
- (iii) involve the least degree of intervention consistent with long term care and the principles of this charter;
- (iv) take into account the needs, abilities and resources of the particular communities; and
- (v) be fully documented and recorded.

5. RESPECT FOR EXISTING EVIDENCE

The evidence of time and the contributions of all periods should be respected in conservation. The material of a particular period may be obscured or removed if assessment shows that this would not diminish the cultural heritage value of the place. In

these circumstances such material should be documented before it is obscured or removed.

6. SETTING

The historical setting of a place should be conserved with the place itself. If the historical setting no longer exists, construction of a setting based on physical and documentary evidence should be the aim. The extent of the appropriate setting may be affected by constraints other than heritage value.

7. RISK MITIGATION

All places of cultural heritage value should be assessed as to their potential risk from any natural process or event. Where a significant risk is determined, appropriate action to minimise the risk should be undertaken. Where appropriate, a risk mitigation plan should be prepared.

8. RELOCATION

The site of an historic structure is usually an integral part of its cultural heritage value. Relocation, however, can be a legitimate part of the conservation process where assessment shows that:

- (i) the site is not of associated value (an exceptional circumstance); or
- (ii) relocation is the only means of saving the structure; or
- (iii) relocation provides continuity of cultural heritage value.

A new site should provide a setting compatible with cultural heritage value.

9. INVASIVE INVESTIGATION

Invasive investigation of a place can provide knowledge that is not likely to be gained from any other source. Archaeological or structural investigation can be justified where such evidence is about to be lost, or where knowledge may be significantly extended, or where it is necessary to establish the existence of material of cultural heritage value, or where it is necessary for conservation work. The examination should be carried out according to accepted scientific standards. Such investigation should leave the maximum amount of material undisturbed for study by future generations.

10. CONTENTS

Where the contents of a place contribute to its cultural heritage value, they should be regarded as an integral part of the place and be conserved with it.

11. WORKS OF ART AND SPECIAL FABRIC

Carving, painting, weaving, stained glass and other arts associated with a place should be considered integral with a place. Where it is necessary to carry out maintenance and repair of any such material, specialist conservation advice appropriate to the material should be sought.

12. RECORDS

Records of the research and conservation of places of cultural heritage value should be placed in an appropriate archive and made available to all affected people. Some knowledge of places of indigenous heritage value is not a matter of public record, but is entrusted to guardians within the indigenous community.

CONSERVATION PROCESSES

13. DEGREES OF INTERVENTION

Conservation may involve, in increasing extent of intervention: non-intervention, maintenance, stabilisation, repair, restoration, reconstruction or adaptation. Where appropriate, conservation processes may be applied to parts or components of a structure or site.

Re-creation, meaning the conjectural reconstruction of a place, and replication, meaning to make a copy of an existing place, are outside the scope of this charter.

14. NON-INTERVENTION

In some circumstances, assessment may show that any intervention is undesirable. In particular, undisturbed constancy of spiritual association may be more important than the physical aspects of some places of indigenous heritage value.

15. MAINTENANCE

A place of cultural heritage value should be maintained regularly and according to a plan, except in circumstances where it is appropriate for places to remain without intervention.

16. STABILISATION

Places of cultural heritage value should be protected from processes of decay, except where decay is appropriate to their value. Although deterioration cannot be totally prevented, it should be slowed by providing stabilisation or support.

17. REPAIR

Repair of material or of a site should be with original or similar materials. Repair of a technically higher standard than the original workmanship or materials may be justified where the life expectancy of the site or material is increased, the new material is compatible with the old and the cultural heritage value is not diminished. New material should be identifiable.

18. RESTORATION

Restoration should be based on respect for existing material and on the logical interpretation of all available evidence, so that the place is consistent with its earlier form and meaning. It should only be carried out if the cultural heritage value of the place is recovered or revealed by the process.

The restoration process typically involves reassembly and reinstatement and may involve the removal of accretions.

19. RECONSTRUCTION

Reconstruction is distinguished from restoration by the introduction of additional materials where loss has occurred. Reconstruction may be appropriate if it is essential to the function or understanding of a place, if sufficient physical and documentary evidence exists to minimise conjecture, and if surviving heritage values are preserved. Reconstruction should not normally constitute the majority of a place. Generalised representations of typical features or structures should be avoided.

20. ADAPTATION

The conservation of a place of cultural heritage value is usually facilitated by it serving a socially, culturally or economically useful purpose. In some cases, alterations and additions may be acceptable where they are essential to continued use, or where they are culturally desirable, or where the conservation of the place cannot otherwise be achieved. Any change, however, should be the minimum necessary and should not detract from the cultural heritage value of the place. Any additions and alterations should be compatible with original fabric but should be sufficiently distinct that they can be read as new work.

21. INTERPRETATION

Interpretation of a place may be appropriate if enhancement of public understanding is required. Relevant protocol should be complied with. Any interpretation should not compromise the values, appearance, structure or materials of a place, or intrude upon the experience of the place.

22. DEFINITIONS

For the purposes of this charter:

adaptation means modifying a place to suit it to a compatible use, involving the least possible loss of cultural heritage value

conservation means the processes of caring for a place so as to safeguard its cultural heritage value

cultural heritage value means possessing historical, archaeological, architectural, technological, aesthetic, scientific, spiritual, social, traditional or other special cultural significance, associated with human activity

maintenance means the protective care of a place

material means physical matter which is the product of human activity or has been modified by human activity

place means any land, including land covered by water, and the airspace forming the spatial context to such land, including any landscape, traditional site or sacred place, and anything fixed to the land including any archaeological site, garden, building or structure, and any body of water, whether fresh or seawater, that forms part of the historical and cultural heritage of New Zealand

preservation means maintaining a place with as little change as possible

reassembly (anastylosis) means putting existing but dismembered parts back together

reconstruction means to build again in the original form using old or new material

reinstatement means putting components of earlier material back in position

repair means making good decayed or damaged material

restoration means returning a place as nearly as possible to a known earlier state by reassembly, reinstatement and/or the removal of extraneous additions

stabilisation means the arrest of the processes of decay

structure means any building, equipment, device or other facility made by people and which is fixed to the land

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