



HERITAGE NEW ZEALAND
POUHERE TAONGA

New Zealand Heritage List/Rārangi Kōrero – Report for a Historic Place **Sawmill Cottage, ROBINSONS BAY (List No. 9979, Category 2)**



Sawmill Cottage, Robinsons Bay (Robyn Burgess, 20 December 2022, Heritage New Zealand Pouhere Taonga)

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EXECUTIVE SUMMARY

Purpose of this report

The purpose of this report is to provide evidence to support the inclusion of Sawmill Cottage, Robinsons Bay, in the New Zealand Heritage List/Rārangī Kōrero as a Category 2 historic place.

Summary

The one and a half storeyed timber cottage, Sawmill Cottage at 5 Sawmill Road, Robinsons Bay, built between 1855 and circa 1861, is a good representative example of a mid-nineteenth century colonial dwelling associated with an early Banks Peninsula sawmill and linked to several well-known settler families. The cottage survives from an early period when the valley was being used for sawmilling and its history is intimately connected to the role Banks Peninsula played in providing timber for construction, both on the peninsula and on the rapidly developing city of Christchurch on the Canterbury Plains. Sawmill Cottage has aesthetic, archaeological, architectural, historical and social significance or value.

Kākakaiau (Robinsons Bay) was considered one of the best bays in Akaroa Harbour for catching pātiki (flounders), its name originating from fish caught in the bay being threaded together with a bone needle, for ease of carrying. It became known as 'Robinson's Bay' in the early 1840s after police magistrate, Charles Robinson, purchased a large property there from the French Nanto Bordelaise company. Robinson left Akaroa in the mid-1840s but returned in 1850 on his ship, the *Monarch*, bringing a group of British settlers. Amongst them was the Pavitt family, John and Elizabeth with their eight sons and three daughters. The four eldest sons acquired 100 acres of Robinson's land in the bay and began clearing the virgin timber. At first the logs were laboriously pit-sawn by hand, but in 1854 with the help of their brother-in-law, Samuel Farr, a waterwheel was built to drive machinery. Unfortunately, the Pavitts' mill was destroyed by fire soon after and they had to start over. By the late 1850s, another player was milling in Robinsons Bay, Thomas Jackson Hughes. There is debate as to whether Sawmill Cottage was built by Messrs Pavitt after the fire or by Hughes. There were tensions between the Pavitts and Hughes, issues with land boundaries and, much to the exasperation of Hughes, blockages preventing him from readily transporting timber from his land to the shore. Regardless of who built it, what is clear is that Sawmill Cottage was constructed in these early days of sawmilling, for an owner or workers at the sawmill.

The cottage is located on the southern side of the valley that makes up Robinsons Bay, on 3,730 square metres of relatively flat land near the corner of Sawmill Road and Robinsons Bay Valley Road. It

comprises a small timber dwelling of one and a half storeys, sloping at the rear in a lean-to fashion, to which two rooms extend at the north-east rear side. The cottage is constructed of both pit-sawn and machine-sawn weatherboards with a cedar shingle roof and has a mix of sash and casement windows, with some multi-paned fixed windows. Its main façade faces west and has a central door flanked by two casement windows, set under a continuous verandah with paired verandah posts.

Coincidentally, both John Pavitt and Thomas Hughes died in 1865. In that year their lands were taken up by the partnership of George Saxton and Frederick Williams, who extensively upgraded the sawmill, bringing it into full productivity. After 1870 Saxton and Williams erected a separate building (later extended to join with the cottage) a few metres to the north-east of the cottage which functioned as a butcher shop and store, supplying provisions to workers. By the late 1870s, Robinsons Bay was logged out, the mill fell into disuse and Saxton and Williams turned to farming. Frederick Williams lived in Sawmill Cottage with his family until 1882, after he sold out to Saxton in 1881. Workers on Saxton's farm, Henry and Mary Ann Hayward, then moved into the cottage. It was sold in 1899 to Christopher Bodkin Thacker and John Archer Thacker, farmers from Okains Bay, who in 1910 sold it to Frederick Wynn Williams and Arthur Leslie Williams, sons of the former owner Frederick Walter Williams. The Williams family owned the property for the next 76 years until it was sold in 1986 again to the Thacker family. In 2000 the cottage was subdivided from the farmland onto a separate title of 3,730 square metres, and sold to Colin (John) Fernyhough, a descendant of John Pavitt. Fernyhough carefully restored the building and in 2003 transferred it to a family trust with the primary purpose being the continued preservation of the cottage. The Robinsons Bay community takes an active interest in the cottage, and it is used for community meetings and occasional open days when not being hired out as holiday accommodation.

1. IDENTIFICATION¹

1.1. Name of Place

Name

Sawmill Cottage

Other Names

Mill Cottage

Pavitt Cottage

Pavitt Mill House

¹ This section is supplemented by visual aids in Appendix 1 of the report.

1.2. Location Information

Address

5 Sawmill Road
ROBINSONS BAY

Local Authority

Christchurch City Council

1.3. Legal Description

Lot 1 DP 82749 (RT CB47D/511), Canterbury Land District

1.4. Extent of List Entry

Extent includes the land described as Lot 1 DP 82749 (RT CB47D/511), Canterbury Land District and the building known as Sawmill Cottage thereon, and the following chattel: Wynn Williams' painting of Robinsons Bay. (Refer to map in Appendix 1 of the List entry report for further information).

1.5. Eligibility

There is sufficient information included in this report to identify this place. This place is physically eligible for consideration as a historic place. It consists of a building fixed to land which lies within the territorial limits of New Zealand.

1.6. Existing Heritage Recognition

Local Authority and Regional Authority Plan Scheduling

Scheduled in Christchurch District Plan (Operative December 2017), Schedule of Significant Historic Heritage, Appendix 9.3.7.2: Heritage Item Number 1171, Dwelling and Setting – 5 Sawmill Road, Duvauchelle, Significant Heritage. Demolition is a non-complying activity.

New Zealand Archaeological Association Site Recording Scheme

This place has been recorded by the New Zealand Archaeological Association. The reference is N36/155, Pavitt or Mill Cottage.

2. SUPPORTING INFORMATION

2.1. Historical Information

Kākakaiau

Akaroa Harbour is a large, long harbour on the southern coast of Horomaka/Te Pātaka-a-Rākaihautū (Banks Peninsula).² Tuhiraki (Mount Bossu) is where the kō (digging stick) was planted by the famous Waitaha explorer Rākaihautū.³ The bays around the harbour were occupied by iwi such as Hāwea, Waitaha, Rapuwai, and Kāti Māmoe prior to the southern Kāi Tūhaitara migration to Canterbury. Te Ake was one of several Kāi Tahu tūpuna (ancestors) who claimed land during this migration, placing his tokotoko at the head of the harbour.⁴ The harbour continues to be a renowned mahinga kai (food-gathering area) for the local Kāi Tahu hapū based at the small kāika of Ōnuku which is located just to the south of Paka Ariki, Akaroa township.⁵ One of the many bays in the harbour is Kākakaiau (Robinsons Bay) which is the name for both the bay and the stream that flows into the it.⁶ Kākakaiau was considered one of the best bays in Akaroa Harbour for catching pātiki (flounders). The name Kākakaiau originates from fish caught in the bay being threaded together with a bone needle, for ease of carrying.⁷ A small oven feature at the head of the bay has been recorded as an archaeological site.⁸

Early Pākeha settlement

By the early nineteenth century, Akaroa Harbour had become a favourite port of call for whaling ships. French whaler, Jean François Langlois became involved in land transactions in the area in the late 1830s, which eventually lead to the founding of the Nanto-Bordelaise Company and ultimately, in August 1840, French (and some German) settlers from the *Comte de Paris* landing at Paka Ariki/Akaroa.⁹ By the time they had arrived, however, the

² Ngāi Tahu Kā Huru Manu, URL: <https://www.kahurumanu.co.nz/atlas> (accessed 29 Apr. 2021)

³ Akaroa Historical Overview, p. 9; Ngāi Tahu Kā Huru Manu, URL: <https://www.kahurumanu.co.nz/atlas> (accessed 29 Apr. 2021).

⁴ Ngāi Tahu Kā Huru Manu, URL: <https://www.kahurumanu.co.nz/atlas> (accessed 29 Apr. 2021).

⁵ Ngāi Tahu Kā Huru Manu, URL: <https://www.kahurumanu.co.nz/atlas> (accessed 29 Apr. 2021); the Māori name for at least part of French Bay in Akaroa is Paka Ariki (Andersen, *Place Names of Banks Peninsula*, 1927, p. 148, mentioned in Akaroa Historical Overview, pp. 8-9.

⁶ Ngāi Tahu Kā Huru Manu, URL: <https://www.kahurumanu.co.nz/atlas> (accessed August 2022); Mahaanui Iwi Management Plan 2013, p. 289.

⁷ Ngāi Tahu Kā Huru Manu, URL: <https://www.kahurumanu.co.nz/atlas> (accessed August 2022)

⁸ NZAA site record number N36/105 (Māori Midden/oven); Justin Maxwell and Jennifer Huebert, 'Archaeological Assessment of Lot 1 DP 827/49, Robinsons Bay, Canterbury', for the Pavitt Family Trust, Sunrise Archaeology Report No. 2020-3, May 2020, p. 9.

⁹ Peter Tremewan, *French Akaroa: An Attempt to Colonise Southern New Zealand*, 2018.

Treaty of Waitangi had already been signed earlier in the year, with the British claiming sovereignty over all New Zealand. To ensure this annexation was made clear to the French settlers and their naval support when they arrived, British representative, lieutenant-governor William Hobson, sent the British naval ship *H.M.S. Britomart* from the Bay of Islands to Akaroa Harbour, in July 1840. The *Britomart* was captained by Owen Stanley, and on board was magistrate, Charles Barrington Robinson, selected to work alongside Lavaud in the organisation of the settlement in and around Akaroa.¹⁰ Robinson was one of the magistrates who hoisted the Union Jack in the name of Her Majesty the Queen Victoria at Green's Point on 11 August 1840 and held courts in and around Akaroa.¹¹ Nevertheless, an agreement was reached and the French settlers were allowed stay on, and French naval personnel carried out a detailed survey of the area.

Robinson and William Watkins Wood purchased a 100-acre section of land at the head of Akaroa Harbour from the Nanto-Bordelaise Company on 3 June 1842.¹² The section encompassed much of the valley flat from behind the foreshore inland, and Robinson had already built a dwelling near to the beach to the south-east of the stream, as was required for property purchases at the time.¹³ Indeed, 'Baie Robinson' was first named in a map of Akaroa Harbour drawn by Captain Lavaud and the officers of the *Aube* in 1841, indicating Robinson's connection prior to the official purchase through the deed of sale.¹⁴ After the Nanto-Bordelaise Company sold its land interests to the New Zealand Company in the late 1840s, the Crown decided that freehold landowners, such as those at Robinsons Bay – Robinson, Wood and also Sir Michel le Fleming – could keep their prior land purchases.¹⁵

Robinson had not spent much time at his land in Robinsons Bay and by late 1840s he was in England as part of a settlement endeavour to bring immigrants to New Zealand.¹⁶ In November 1849 he began a return journey to New Zealand on his barque, the *Monarch*.¹⁷

¹⁰ Tremewan, 2018, pp. 107, 122-124.

¹¹ S. C. Farr, 'Peninsula and Plain, 1840-1851', *Canterbury Old and New 1850-1900: A souvenir of the Jubilee*, 1900, p. 44; Tremewan, 2018, pp. 122-123.

¹² Maxwell and Huebert, 2020, p. 11; Tremewan, 2018, p. 261.

¹³ Maxwell and Heubert, 2020, p. 11.

¹⁴ Tremewan, 2018, pp. 223 and 226 (referencing Service hydroaphique et océanographique de la Marine, Brest, portefeuille, 32, division 5).

¹⁵ They were eventually registered in land section purchase records for Canterbury Province in 1863 - Maxwell and Heubert, 2020, p. 6 and p. 11; Ogilvie, 2007, pp. 14-19.

¹⁶ *Akaroa Mail and Banks Peninsula Advertiser*, 19 Nov. 1889, p. 2.

¹⁷ *New Zealander*, 1 Jun. 1850, p. 2; H.C. Jacobson, *Tales of Banks Peninsula*, 1914, pp. 257-258.

Although bound for Auckland, major issues involving the *Monarch's* rudder meant a perilous latter part of the journey requiring the vessel to anchor in Akaroa Harbour in April 1850, whereupon its 50 passengers disembarked.¹⁸ The majority stayed on in the Akaroa area rather than travelling further north.¹⁹ Among these *Monarch* passengers were John Pavitt and his large family of eight sons and three daughters.²⁰ It also included architect and engineer, Samuel Farr, who had become engaged to one of the Pavitt daughters, Mary Ann, before leaving England, and whom he married shortly after arriving in Akaroa.²¹

In Robinsons Bay, Wood had sold his interests in 1854 and in October 1856 Robinson sold what would become Rural Section 579 to John Pavitt's sons, Frederick, Henry, Francis and Alfred, who had already begun milling in the bay by early 1855, in partnership with Samuel Farr.²²

Banks Peninsula Timber

Canterbury Association surveyor, Charles Torlesse, remarked on Banks Peninsula's exceptionally good soil, the heavy bush covering a large part of the Peninsula and the wonderful crops of fruit that the early French settlers grew in small clearings.²³ The bush, which arose in many places almost directly from the water's edge and stretched over the hills toward the plains, included fine specimens of kahikatea, mataī, and tōtara.²⁴ Early settlers described the bush as primeval and with an abundance of bird life.²⁵ While there was said to be less falling and burning of the bush to clear land for agriculture and grazing compared to other parts of New Zealand, there was still a considerable amount of timber felling for milling

¹⁸ *New Zealander*, 1 Jun. 1850, p. 2; Jacobson, 1914, p. 257.

¹⁹ *New Zealander*, 1 Jun. 1850, p. 2; Jacobson, 1914, p. 257.

²⁰ *Lyttelton Times*, 15 Jun. 1910, p. 9; *Star*, 15 Jul. 1918, p. 5; Maxwell and Heubert, 2020, p. 11; Jessie Mould, *The Old Waterwheel*, 1991, p. 10; Henry Brett, *White Wings, Vol. II, Founding of the Provinces and Old-Time Shipping: Passenger Ships from 1840 to 1885*, 1928, pp.75-76.

²¹ *Lyttelton Times*, 15 Jun. 1910, p. 9; *Press*, 15 Jun. 1910, p. 1; *Star*, 15 Jul. 1918, p. 5; Maxwell and Heubert, 2020, p. 11; Mould, 1991, p. 10; S. C. Farr, 'Peninsula and Plain, 1840-1851', *Canterbury Old and New 1850-1900: A souvenir of the Jubilee*, 1900, p. 47.

²² W. David McIntyre (editor), *The Journal of Henry Sewell 1853-7*, Vol. II, p. 132 has Sewell's entry dated 21 February 1855 whereby Sewell describes a Saw Mill set up in one of the bays by a man and his seven sons and then on 26 February 1855 he describes walking to Robinsons Bay to look over the Saw Mills he had just mentioned. Electoral rolls shows that the Pavitt brothers had already settled in Robinsons Bay by August 1855; Leach and George, 'Where was the Pavitt Mill in Robinsons Bay', 2012, p. 1; Maxwell and Heubert, 2020, p. 12; Farr, 1900, p. 56.

²³ Arthur F. Clark, 'Canterbury's Native Bush', *New Zealand Journal of Forestry*, 1926.

²⁴ Arthur F. Clark, 'Canterbury's Native Bush', *New Zealand Journal of Forestry*, 1926.

²⁵ '... parakeets abounded everywhere, red heads and yellow heads and pigeons were there in large numbers', in Timber on Banks Peninsula: the saw milling days', *Akaroa Mail and Banks Peninsula Advertiser*, 21 May 1937, p. 4.

purposes in Canterbury as well as loss through accidental fires.²⁶ There was also wastage, as only the best part of the giant trees was sawn up while the refuse lay about until the flooded stream carried it down to the sea.²⁷ As the bush was removed, rainfall was diminished and the creeks dwindled in size.²⁸

The sawmilling industry on Banks Peninsula from 1850 to 1890 was an important industry in the district.²⁹ Valuable timber milled included tōtara, stumps of which remain in many places throughout the peninsula. Timber milled on Banks Peninsula was largely connected with the development of the city of Christchurch.³⁰ There were numerous timber mills on the peninsula, some of the main ones being at Little River, Barry's Bay, Duvauchelle, Le Bons Bay, Okains Bay, Little Akaloa, Pigeon Bay, and Robinsons Bay.³¹ The early timber mills initially started out using basic pit-sawing techniques.

Sawmilling at Robinsons Bay

Robinsons Bay ('Robinson's Bay') was considered one of the best timbered bays on the peninsula and its tōtara trees were said to be particularly large, commonly with a 50 foot (15 metre) barrel (main stem) and bole (trunk) of six feet (1.5 metres) in diameter.³² By 1855, the Pavitts and Samuel Farr had erected an overshot waterwheel-driven sawmill in the valley, the first of its kind in Canterbury.³³ There are various recollections from those involved in its early days of the first mill there. Farr recalled: *'Messrs Pavitt had bought 100 acres of land in Robinson's Bay. About three-fourths of it were covered with a dense primeval forest. The trees – black and white pine, totara, manuka, kowhai, koanini – were most of them of large size, and they resolved to erect a sawmill if possible. ... I joined with them in a formal partnership, and we began in earnest, week in, week out, some sawing timber for the mill, some forming a reservoir, others clearing a track and digging a viaduct.'*³⁴ John Pavitt's son,

²⁶ Clark, 1926; *Lyttelton Times*, 1 Nov. 1856, p. 7; S. C. Farr, 1900, p. 54.

²⁷ Timber on Banks Peninsula: the saw milling days', *Akaroa Mail and Banks Peninsula Advertiser*, 21 May 1937, p. 4.

²⁸ Timber on Banks Peninsula: the saw milling days', *Akaroa Mail and Banks Peninsula Advertiser*, 21 May 1937, p. 4.

²⁹ *Akaroa Mail and Banks Peninsula Advertiser*, 21 Sep. 1926, p. 12.

³⁰ Arthur F. Clark, 'Canterbury's Native Bush', *New Zealand Journal of Forestry*, May 1926.

³¹ *Akaroa Mail and Banks Peninsula Advertiser*, 21 Sep. 1926, p. 12.

³² *Akaroa Mail and Banks Peninsula Advertiser*, 21 May 1937, p. 4 referring to Frederick Wynn Williams, son of Frederick Walter Williams, account.

³³ Farr, 1900, p. 56; Andersen, 1927, p. 191; Mould, 1991, p. 6; Justin Maxwell and Jennifer Huebert, 'Archaeological Assessment of Lot 2 DP 82749, Robinsons Bay, Canterbury', for Robinsons Bay Ratepayers Association, Sunrise Archaeology Report No. 2022-06, May 2022, p. i. and p. 7.

³⁴ Farr, 1900, pp. 56-57.

Augustus Reid Pavitt (1840-1937), confirmed this work at their Robinsons Bay sawmill: '*Most of the work was done by hand, but we afterwards installed a water-wheel which drove a circular saw with a radius of about 12 inches, and all the flitching had to be done with pit saws. When fifteen years of age I was working in the pit doing a man's work. There were no labour laws then and no time restrictions, and we worked in summer from six in the morning till six at night. A great deal of the timber was used in building houses in Christchurch, being brought up from Akaroa in small vessels (of which we owned three), and unloaded at the old steam wharf on the Heathcote.*'³⁵ It was Farr who designed the sawmill, first making a miniature model as a test.³⁶ Augustus cited St Andrew's Presbyterian Church 'and other large buildings' in Christchurch as being constructed from timber sawn at the Robinsons Bay mill.³⁷

The mill had been successfully working when a devastating fire came down through the bush, devouring the mill and sawn timber.³⁸ By the late 1850s, the mill had been rebuilt, and on 10 August 1859 the *Lyttelton Times* described the Messrs Pavitt's sawmill in Robinson's Bay as in 'full work'.³⁹ It was advertised for sale as 'nearly new, in good working order, and capable of cutting ten thousand feet of timber per week' in the *Lyttelton Times* on 1 December 1860.⁴⁰

Around this time Thomas Hughes was also entering the milling business at Robinsons Bay, transferring circular saws to his Robinsons Bay site in 1860, and by May 1861 his mill was in operation.⁴¹ There is some debate about how many sawmills there were at Robinsons Bay – one or two - and the exact location of the first Pavitt mill.⁴² It may have been that both

³⁵ Henry Brett, *White Wings, Vol. II, Founding of the Provinces and Old-Time Shipping. Passenger Ships from 1840 to 1885*, 1928, pp.75-76, note erroneously states Augustus was son of Edward Pavitt instead of John Pavitt; *Timaru Herald*, 1 Oct. 1937, p. 6.

³⁶ Farr, 1900, p. 56; Helen M. Leach and Brent R. George, 'Where was the Pavitt Mill in Robinsons Bay?', 25 February 2012; *Press*, 15 Jun. 1910, p.8.

³⁷ *Press*, 15 Jul. 1918, p. 7 and 30 Sep. 1937, p. 12.

³⁸ *Akaroa Mail and Banks Peninsula Advertiser*, 19 Nov. 1889, p. 2; Farr, 1900, p. 57. William Cottrell, 'Architectural Forensics: establishing a date for the construction of Pavitt Cottage, Robinson's Bay, Bank's Peninsula' in *AHA: Architectural History Aotearoa*, Vol. 9, 2012, p. 107 suggests the fire was likely to be 1854 based on a drop in shipments of timber on the Pavitt's own ship or that it may have been 1857-1858. There was also a fire of late October 1856, as described in the *Lyttelton Times*, 1 Nov. 1856, p. 7 which destroyed the Pavitt house and agricultural buildings doesn't specifically mention the mill. The mill was rebuilt and was described as nearly new in December 1860 (*Lyttelton Times*, 1 Dec. 1860, p. 5).

³⁹ *Lyttelton Times*, 10 Aug. 1859, p. 4.

⁴⁰ *Lyttelton Times*, 1 Dec. 1860, p. 5.

⁴¹ Letter dated November 1861 from Thomas Hughes to W. Moorhouse, Superintendent of Canterbury, Session XX, No. 52, Return of Correspondence between Mr Thomas Hughes and the Provincial Government in reference to the Okains Bay Road, Archives New Zealand (copy provided by Jack Tregear to Heritage New Zealand in 2007, held in HNZPT file 12013-1499); *Lyttelton Times*, 27 Mar. 1861, p. 1 and 30 Jul. 1862, p. 1.

⁴² Helen M. Leach and Brent R. George, 'Where was the Pavitt Mill in Robinsons Bay?', 25 February 2012;

Hughes and Pavitt were milling at the same time at different mills, or at the same together, or the Pavitts may have ceased at the time that Hughes started up.⁴³ Hughes may have taken over Pavitts mill. Uncertainties around land tenure and pre-emptive rights mean these matters remain unclear.⁴⁴



Figure 1. 'Robinson's Bay, N.Z.', Theodore Octavius Hurt, 1868, Alexander Turnbull Library, Ref: E-501-f-007. Watercolour from Theodore Octavius Hurt's New Zealand views sketchbook.

Thomas Jackson Hughes was a colourful character, having been deported from England to New South Wales, Australia as a convict in 1829.⁴⁵ He was released in 1835 and married Mary Ann Barton that year, and the following year he was pardoned.⁴⁶ In 1840 Hughes and his wife moved to Petone, New Zealand and he became active in building roads and bridges in the wider Wellington area.⁴⁷ In the late 1840s he came to Lyttelton and was involved in early Canterbury construction projects for the Canterbury Association. He also became active

⁴³ *Akaroa Mail and Banks Peninsula Advertiser*, 19 Nov. 1889, p. and 21 May 1937, p. 4.

⁴⁴ Helen Leach and Brent George, 'Uncertain Boundaries in a Canterbury Rural Section of the 1850s' and 'Pre-emptive Rights and Wrongs', 10 November 2010.

⁴⁵ Research by Jack Tregear, including his unpublished typescripts, 'The Makers of Early Christchurch Mid 1949 to late 1950, with special reference to Thomas Hughes also known as Thomas Jackson Hughes', 14 September 2010, and 'Achieved but Unclaimed: the incredible story of Thomas Jackson Hughes 1810-1865' circa 2010, HZNPT File 12013-1499.

⁴⁶ Research by Jack Tregear, including his unpublished typescript, 'The Makers of Early Christchurch Mid 1949 to late 1950, with special reference to Thomas Hughes also known as Thomas Jackson Hughes', 14 September 2010, HZNPT File 12013-1499.

⁴⁷ Research by Jack Tregear, held on HZNPT File 12013-1499.

in the Akaroa area in the early 1850s and, amongst his many activities, had built and ran several schooners that transported timber for Messrs Pavitt. In the 1850s, he had acquired pasture rights to land in Robinsons Bay, which secured his pre-emptive rights to the property.⁴⁸ This would have prevented the Pavitts from extending their holdings in the valley, and may explain how tensions developed between the Pavitts and Hughes.⁴⁹ One explanation is that some of the Pavitt structures (mill and/or cottage) may have been on Hughes' newly acquired section.⁵⁰ Whatever the situation, issues had emerged by 1862 when Hughes claimed to have no way of shifting his milled timber to the bay as he did not have an agreement to pass through the Pavitts' land.⁵¹

A road was eventually built (existing today as Robinsons Bay Valley Road) and the labour for it was done by a group of mainly ex-goldminers known as the 'Barracouta Gang', hired by Hughes' agent in 1863, many of whom later settled in the valley.⁵² However, there was a dispute regarding the road between Hughes and the Canterbury Provincial Government, who sided with the Pavitts in obstructing easy access for Hughes' milled timber across their land.⁵³ The reason for the tension between the neighbours is not entirely clear but it may relate to a misinterpretation of land entitlement by the Pavitts, and potentially any structures or dwellings that they might have erected on land that was not strictly theirs.⁵⁴

As well as building a homestead at Robinsons Bay, the extended Pavitt family were thought to have built a number of dwellings in the valley. A fire had destroyed their property in October 1856 but was soon rebuilt and known as 'Woodlands'.⁵⁵ Between 1860 and 1864 the Pavitts attempted to sell 'Woodlands', advertising on multiple occasions the property for sale, consisting of 118 acres freehold land, saw mill, three dwelling houses, gardens, orchards,

⁴⁸ Maxwell and Huebert, 2020, p. 16.

⁴⁹ Letters to and from the Canterbury Provincial Secretary regarding Hughes show a growing discontent between Hughes and the Provincial Council, and between Hughes and his neighbour the Pavitts; Session XX, No. 52, Return of Correspondence between Mr Thomas Hughes and the Provincial Government in reference to the Okains Bay Road, Archives New Zealand.

⁵⁰ Helen M. Leach and Brent R. George, 'Where was the Pavitt Mill in Robinsons Bay?', 25 February 2012;

⁵¹ Maxwell and Huebert, 2020, pp. 30-31; Session XX, No. 52, Return of Correspondence between Mr Thomas Hughes and the Provincial Government in reference to the Okains Bay Road, Archives New Zealand.

⁵² Maxwell and Huebert, 2020, p. 31; Session XX, No. 52, Return of Correspondence between Mr Thomas Hughes and the Provincial Government in reference to the Okains Bay Road, Archives New Zealand.

⁵³ Session XX, No. 52, Return of Correspondence between Mr Thomas Hughes and the Provincial Government in reference to the Okains Bay Road, Archives New Zealand.

⁵⁴ Helen Leach and Brent George, 'Uncertain Boundaries in a Canterbury Rural Section of the 1850s' and 'Pre-emptive Rights and Wrongs', 10 November 2010 and 'Where was the Pavitt Mill in Robinsons Bay?', 25 February 2012.

⁵⁵ In October 1856 a fire at the Pavitt residence destroyed the house and most of its contents, a barn, a large quantity of stores and agricultural implements (*Lyttelton Times*, 1 Nov. 1856, p. 7).

sawyers' huts etc.⁵⁶ The three dwelling houses were described as a 'splendid marine residence' comprising ten rooms, a four-room house and a two-roomed cottage, along with extensive orchards and gardens.

Although no sale of Woodlands resulted, some of the Pavitt family sold out their interest in 1862 and other family members may have moved further down the valley.⁵⁷ Around this time, land around the Pavitts sections were being purchased by others, probably as investment property. Some purchases were subject to pre-emptive rights, such as trader and land speculator, John Jenkins Peacock, who in 1857 purchased RS 882, 20 acres that adjoined RS 579 on the southern border, though he did not reside in the valley.⁵⁸

Sawmill Cottage

Sawmill Cottage was directly associated with the sawmill. Its exact date of construction has not been ascertained, and whether it was built by the Pavitts or Thomas Hughes has been a source of debate by their descendants. One suggestion is that it was built in circa 1860 by Thomas Hughes shortly before he began his Robinsons Bay milling operation in 1861.⁵⁹ Another suggestion is that it was built several years earlier by the Pavitt family, potentially after the 1856 fire, beside the sawmill and a short distance outside the boundary of their Rural Section 579 property.⁶⁰ After the fire, the Pavitt family residing in the valley expanded as several Pavitt brothers were wed.⁶¹ However, extensive archival research has not conclusively determined who built the cottage, other than to confirm the existing structure was built sometime between 1855, when the first powered sawmill was in operation, and circa 1861.⁶²

In 1865 two key figures associated with the area died. Thomas Hughes died 'At the Saw Mills, Robinson's Bay, Akaroa' in March 1865 and John Pavitt died shortly after, in April 1865.⁶³

⁵⁶ *Lyttelton Times*, 22 Dec. 1860, p. 6.

⁵⁷ Maxwell and Huebert, 2020, p. 14 quoting Deeds Index Record 4601/10D 668, 21 January 1862).

⁵⁸ Maxwell and Huebert, 2020, p. 16.

⁵⁹ In his Will, dated 7 November 1859, Thomas Hughes outlines his intention to build a cottage on his land and Jack Tregear uses this as part of his evidence supporting his view that Hughes would have built the cottage.

⁶⁰ Leach and George, 'Uncertain Boundaries in a Canterbury Rural Section of the 1850's, 10 Nov. 2010.

⁶¹ Some of the Pavitts had families of their own by this point, would likely have built dwellings in the valley which could have included a house by their sawmill (Maxwell and Huebert, 2020, p. 14 referencing Helen M. Leach and Mary Browne, 'Was the Pavitt Cottage built by the Pavitt family or by Thomas Jackson Hughes?', Pavitt Cottage Press, May 2008); Mould, 1991, p. 22.

⁶² Maxwell and Huebert, 2020, p. 17.

⁶³ *Press*, 7 Mar. 1865, p. 2 and *Lyttelton Times*, 11 Mar. 1865, p. 4 and 13 May, 1865, pp. 5-6; *Akaroa Mail and Banks*

When Thomas Hughes' estate was put up for sale, it was advertised as follows: *'That well-known property of the late Thomas Hughes, situated in Robinson's Bay, Akaroa, adjoining Mr Pavitt's estate. Consisting of – One hundred and twenty acres, more or less, of first-class bush land, well timbered and watered; about three acres of orchard, well stocked with fruit trees; together with two comfortable well-built houses, and one of the finest saw-mills in the province, in first-class working order'*.⁶⁴

On John Pavitt's death in April 1865, his property was once again put up for sale, as it had not sold when previously advertised between 1860 and 1864. Initially, the 1865 advertisements describing John Pavitt's estate of 100 acres included the 10-room house and outbuildings but made no mention of the two cottages previously described between 1860 and 1864.⁶⁵ However, by September when son F. Pavitt advertised the property (by this time it is described as 94 acres), it does specify the two cottages are included along with the 10-roomed house, bakehouse, stable, orchard and about 15,000 feet of standing timber.⁶⁶ Why the two cottages weren't mentioned in the April 1865 advertisements is not clear, nor can it be confirmed if one of the cottages might have been the one known now as Sawmill Cottage (or Pavitt Cottage) at 5 Sawmill Road.

Saxton and Williams Partnership

The large area of land that had been the Hughes estate and the John Pavitt estate was taken over by the partnership of Frederick Walter Williams and George Saxton in 1865.⁶⁷ Very soon after taking over the Hughes and Pavitt portions of land, in December 1865, Saxton and Williams advertised their want to purchase a ten or twelve horse-power steam engine suitable for a saw mill.⁶⁸ They must have been successful in securing one because by May

Peninsula Advertiser, 21 May 1937, p. 4.

⁶⁴ *Press*, 7 Mar. 1865, p. 2 and 24 Jun. 1865, p. 3.

⁶⁵ Maxwell and Huebert, 2020, p. 18; *Lyttelton Times*, 28 Jan. 1864, p. 7 and 29 Apr. 1865, p. 8.

⁶⁶ *Lyttelton Times*, 14 Sep. 1865, p. 8.

⁶⁷ *Akaroa Mail and Banks Peninsula Advertiser*, 31 Aug. 1900, p. 2. The Deed record for the Pavitts main landholding, including Woodlands on RS 579, shows it was leased to Saxton and Williams in November 1865 (Deeds Index Record 15061/30D 180) and at the same time Saxton and Williams purchased RS 1763 and 1764 from Thomas Hughes' estate Deeds Index Record 13611/25D 393 – purchased from the mortgage holder who probably assumed ownership upon Hughes passing (Maxwell and Huebert, 2020, p. 18); Saxton and Williams leased the Pavitts' section for almost a decade and then finally purchased it in January 1874 (Deeds Index Record 40578/67D 596). *Akaroa Mail and Banks Peninsula Advertiser*, 21 Dec. 1888, p. 2 states 'Messrs Hughes and Pavitt, who had previously started the saw-mill in Robinson's Bay, sold out to Messrs Saxton and Williams, who carried on the business for 10 or 12 years until the bush was cleared off the property, which had been gradually acquired, until it reached an area of over 2000 acres.' *Akaroa Mail and Banks Peninsula Advertiser*, 25 Sep. 1914, p. 3 notes that Saxton and Williams bought the land from Mr Pavitt in Robinsons Bay and *Akaroa Mail and Banks Peninsula Advertiser*, 31 Aug. 1900, p. 2 states that the partnership bought from Hughes.

⁶⁸ *Lyttelton Times*, 11 Dec. 1865, p. 3; Timber on Banks Peninsula: the saw milling days', *Akaroa Mail and Banks Peninsula*

1866 the partnership was advertising for 'a Man to take charge of a portable steam engine'.⁶⁹ When Saxton and Williams converted the mill to steam-driven engine power, it was renamed 'Robinsons Bay Steam Sawmill' or 'Matlock Sawmill'.⁷⁰ The timber waterwheel was replaced by a boiler that drove two vertical saws and that the output of the mill averaged a million feet (304,800 metres) of timber each year.⁷¹ It was a successful and busy place – over 40 men were employed cutting down trees, driving bullock teams or working at the mill – and many who later went onto farming gained their wealth from the sawmilling industry.⁷²



Figure 2. 'Logging totara, Robinson's Bay, Akaroa', William Mathew Hodgkins, March 1868, Alexander Turnbull Library Ref. A-027-006 [Showing part of the three-kilometre long tramway carrying tōtara logs down the valley past two workmen's cottages to the Matlock Mill]

Advertiser, 21 May 1937, p. 4.

⁶⁹ *Lyttelton Times*, 17 May 1866, p. 4.

⁷⁰ *Lyttelton Times*, 15 Dec. 1888, p. 2; Ogilvie, 2007, p. 169.

⁷¹ *Akaroa Mail and Banks Peninsula Advertiser*, 19 Nov. 1889, p. 2; Frederick Wynn Williams, son of Frederick Walter Williams of the original Saxton and Williams partnership, described this in 'Timber on Banks Peninsula: the saw milling days', *Akaroa Mail and Banks Peninsula Advertiser*, 21 May 1937, p. 4.

⁷² 'Timber on Banks Peninsula: the saw milling days', *Akaroa Mail and Banks Peninsula Advertiser*, 21 May 1937, p. 4.



Figure 3. Painting of Robinsons Bay, signed in the bottom right corner by Wynn Williams (hanging in Sawmill Cottage)⁷³ The painting shows the valley looking down to towards the bay, providing a wide view of the valley floor and millworks, as it is thought to have appeared around 1870. Sawmill Cottage, with smoking chimney, is at the centre of the painting. To its left is the sawmill, flume, and waterwheel. A stream, with spillway, runs near the cottage and to the mill. Other small buildings are present, one may be a schoolhouse. In the foreground are stumped of milled trees.

In around 1870, Saxton and Williams built a butcher shop and store as a separate building to the north-east of the mill cottage, supplying groceries to mill workers.⁷⁴ The cottage and former butcher/store remained separate buildings in the early twentieth century, as shown in a photograph circa 1906 showing the old waterwheel with cottage and store behind.

⁷³ A copy of this painting is reproduced on the back cover of Ogilvie, 2007. This image is very similar, but not quite identical, to another painting of Robinsons Bay sawmill and mill cottage, circa 1870, that is reproduced in various publications (for example, Mould, 1991, p. 7, Maxwell and Huebert, 2020, front cover) and it has been surmised that the Wynn Williams painting is a copy of the earlier one.

⁷⁴ Timber on Banks Peninsula: the saw milling days', *Akaroa Mail and Banks Peninsula Advertiser*, 21 May 1937, p. 4. The Wynn Williams painting of Robinsons Bay assumed to show the site in the circa 1870 shows the cottage in the middle foreground but does not show the later butcher/store building (later wing). Ogilvie, 2007, p. 170.



Figure 4. Photograph showing Sarah and Maggie Hayward standing in front of mill waterwheel, with Sawmill Cottage at left in the background and the butcher/store at right is still a separate structure. This image thought to have been taken around 1906.⁷⁵ (Photograph reproduced courtesy of Marie Rhodes).

The waterwheel remained a point of interest for many years. In 1913 'Canterbury Times' photographer, Mr Hinge, took images of 'the old water-wheel at Robinson's Bay used by Messrs Saxton and Williams for their saw mill'.⁷⁶ The water wheel remained in place for many years but no longer survives.⁷⁷

London-born Frederick (Fred) Walter Williams (d.1888) sailed to Lyttelton in 1858 and with his shipmate, George Henry Saxton, first went saw milling in Le Bons Bay and then set up and worked another mill at the 'Head of the Bay' for John Pawson.⁷⁸ Whilst working for Pawson, Williams married and then, in 1865, in partnership with Saxton, he bought the properties of Hughes and Pavitt in Robinsons Bay where they ran the Matlock Sawmill.⁷⁹ Williams and his wife had 12 children and they lived in Sawmill Cottage.⁸⁰ In 1874 partner George Saxton bought the Pavitt's Woodlands where he planted English trees, including a walnut plantation

⁷⁵ Mould, 1991, p. 37.

⁷⁶ *Akaroa Mail and Banks Peninsula Advertiser*, 7 Feb. 1913, p. 2.

⁷⁷ Mould, 1991, p. 42.

⁷⁸ *Lyttelton Times*, 15 Dec. 1888, p. 2.

⁷⁹ *Lyttelton Times*, 15 Dec. 1888, p. 2.

⁸⁰ *Lyttelton Times*, 15 Dec. 1888, p. 2; The exact date when Frederick Walter Williams and family moved into the cottage is not certain.

and a large orchard.⁸¹ After the bush was exhausted in circa 1877, the land was stocked with sheep.⁸² In total, the partnership had 2,038 acres. Saxton continued sheep farming on the property and bought Williams out when the partnership was dissolved in August 1881.⁸³

After Frederick Walter Williams moved to Christchurch in 1882, Henry and Mary Ann Hayward and their family lived in Sawmill Cottage (and three of their children were born there).⁸⁴ Henry Hayward worked for Saxton on his farm and in his orchard.⁸⁵ In circa 1898, the Saxton family left Robinsons Bay and the land was subdivided into 19 lots and auctioned.⁸⁶ John and Christopher Thacker bought the greater portion of that land including the mill site and cottage but in 1910 that area was sold to Frederick Wynn Williams and Arthur Williams (sons of Frederick Walter Williams, the earlier mill owner). Henry Hayward moved into a different house nearby and Frederick Wynn Williams, wife Mary Jane and eight offspring moved into mill cottage, starting another chapter for the Williams family residing in Sawmill Cottage.⁸⁷ To create more bedroom space for the Williams children, at least one of the attic rooms was divided into even smaller spaces.⁸⁸ It is likely around this time that the separate building at the rear was extended to join the lean-to portion of the original cottage.

Frederick Wynn Williams' wife, Mary Jane, died in 1930, but Frederick and three of his bachelor sons - Frederick James, Percival Leslie and Orville Henry Tosswill - remained in the cottage.⁸⁹ The Thackers had retained a mortgage on the property, and after Frederick Wynn Williams death in 1946, the cottage and farm were held by the New Zealand Insurance Company until the three sons were able to purchase it back again on a somewhat smaller title.⁹⁰ Their sister, Daphne, visited once a week to clean and cook for her brothers, and

⁸¹ Ogilvie, 2007, p. 170.

⁸² *Lyttelton Times*, 15 Dec. 1888, p. 2; *Akaroa Mail and Banks Peninsula Advertiser*, 21 May 1937, p. 4.

⁸³ *Akaroa Mail and Banks Peninsula Advertiser*, 7 Oct. 1881, p. 3.

⁸⁴ Mould, 1991, p. 37; Ogilvie, 2007, p. 170.

⁸⁵ Mould, 1991, p. 37; Ogilvie, 2007, p. 170.

⁸⁶ Auction notice, in Mould, p. 40.

⁸⁷ Frederick Wynn Williams and Mary Jane (née Wilson) had six sons and two daughters (Letters of Administration, in the Estate of Frederick Wynn Williams of Robinsons Bay near Akaroa in New Zealand, Farmer, deceased, Supreme Court Files 11 Nov. 1946, Archives New Zealand Ref CAHX 2989); Mould, p. 24; Ogilvie, 2007, p. 171 states that the Hayward home was over the road from the old mill cottage and was built in 1910 by Samuel Tizzard, but Jack Tregear in a typescript dated 16 Jan. 2013 surmises from conversations with Nancy Duxbury and Rona Mackintosh that the building was nineteenth century (HNZPT File 120113-1499, Vol. 2)

⁸⁸ Sisters Daphne and Wylva shared an attic room made smaller than exists now by a wall at right angles to the door (Sal McPherson (Williams descendant), pers. comm., 9 June 2023).

⁸⁹ *Star*, 4 Jan. 1930, p. 2; Sal McPherson pers. comm. to Suky Thompson.

⁹⁰ New Zealand Cemetery Records, Duvauchelles Bay Cemetery – Mary Williams (d. 3 Jan. 1930 aged 60, Frederick Wynn

another sister, Wylva, lived in the nearby cottage on the Robinsons Valley Road.⁹¹ Daphne, her daughter, Betty (and, later, granddaughter, Sal), would prepare meals for the men, preserve fruit from the two orchards, make cheese, and shell walnuts. Bottled fruit, jam and individually wrapped apples were stored in the attic of the former store part of the cottage.⁹²

Percival Leslie Williams died at Robinsons Bay in 1971, and Frederick James in 1974, but Orville remained living at the cottage for another ten years until he moved to Christchurch in 1984 as an elderly man.⁹³ Before he moved, Orville sought to create a scenic and historic reserve offering the cottage, the mill site and 10 surrounding acres. This plan did not eventuate, and he moved to Christchurch before his death in 1986.

The Williams family had the longest association with the place – first in circa 1860s through until 1882, and then more generations living there for 76 years from 1910 until 1986. In 1986 the property was bought by Murray and Luis Thacker, ending many decades of association of the Williams family at the cottage but rekindling the Thacker family association. Around this time, renewed interest in the wider sawmill site and cottage resulted in the New Zealand Historic Places Trust Canterbury Branch Committee and Lands and Survey Department erecting an interpretation board further along Sawmill Road in 1987.⁹⁴

The first edition of Gordon Ogilvie's *Banks Peninsula: Cradle of Canterbury* came out in 1990, with a chapter on Robinsons Bay and its milling history. In 1991, Jessie Mould's book, *The Old Waterwheel*, was published. In 2000, the Thackers sub-divided the small parcel of land containing Sawmill Cottage from the farmland onto a separate title of 3,730 square metres and it was purchased by Colin (John) Fernyhough, a descendant of the original Pavitt settlers, who carried out restoration of the cottage between 2001 and 2002.

Williams, d. 12 Jun. 1946, aged 78)

⁹¹ Press, 14 Jun. 1946, p. 1; Sal McPherson (Williams descendant) pers. comm. to Suky Thompson; Letters of Administration, in the Estate of Frederick Wynn Williams of Robinsons Bay near Akaroa in New Zealand, Farmer, deceased, Supreme Court Files 11 Nov. 1946, Archives New Zealand Ref CAHX 2989

⁹² Sal McPherson, pers. comm., 8 June 2023.

⁹³ Wills of Frederick James Williams, Robinsons Bay Farmer, dated August 1966 is in Archives https://ndhadeliver.natlib.govt.nz/delivery/DeliveryManagerServlet?dps_pid=IE70759363 He died in 1974 at Robinsons Bay. His brother, Orville Henry Tossill Williams is beneficiary.

⁹⁴ Mould, 1991, p. 42.



Figure 5. Interpretation signage on Robinsons Road, to the south of the creek boundary of Sawmill Cottage. The top right image in the interpretation panel shows Saxton and Williams' Robinsons Bay Steam Sawmills (Matlock Mill), enlarged detail at right (from Mould, p. 6).

In January 2003, when the cottage first opened after the restoration, it hosted a very large community fundraising event to raise money for the Robinsons Bay Reserve, wharf and foreshore areas.⁹⁵ Billed as 'A Splendid Afternoon' at the Pavitt Mill House, 'the historic heart of Robinsons Bay', the event was organised by Dame Ann Hercus, who arranged for an auction to be conducted by Banks Peninsula Mayor, Bob Parker, and opera singing by Chris Doig.⁹⁶ Ownership was transferred in 2003 to some Pavitt descendants for use by their families and friends.⁹⁷ Since then, Pavitt Family descendants have gathered at the property for annual working bees and reunion events. Since 2016, the cottage has been used for Robinsons Bay community meetings and several well-attended Open Days have been held at the cottage, including Heritage Week 2020 and the Inside Out House and Garden Tour in

⁹⁵ 'A Splendid Afternoon' at The Pavitt Mill House', pamphlet for fundraiser for the restoration of the wharf, reserve and foreshore areas, 19 January 2003, copy on HNZPT file 12013-1499.

⁹⁶ 'A Splendid Afternoon' at The Pavitt Mill House', pamphlet for fundraiser for the restoration of the wharf, reserve and foreshore areas, 19 January 2003, copy on HNZPT file 12013-1499; Suky Thompson, email to HNZPT, 7 Feb. 2023.

⁹⁷ On 28 February 2003 its ownership was transferred to a trust made up of Pavitt family descendants, namely Andrew Mark Bax, Colin John Fernyhough, Edward John Fernyhough, Stephen Wayne Parker, Ian Frank Pavitt, Leone Stewart, Nancy Margaret Tichborne. This changed slightly the following year, 18 April 2004, when Richard Frank Fernyhough's name was added in place of Colin John Fernyhough, who had died in February 2003 (RT CB47D/511). Ownership was initially as Pavitt Cottage Trust, but this soon changed to Pavitt Family Trust. As at April 2023, the co-trustees of the Pavitt Family Trust are Richard Frank Fernyhough, Andrew Mark Bax, Jacqueline Helen George, Dougal James Pavitt and Stephen Wayne Parker, but the Record of Title CB47D/511 has yet to be updated (Email from Dick Fernyhough to HNZPT, 21 April 2023).

2022.⁹⁸ Community members have also been involved in multiple working bees to carry out maintenance at the cottage and grounds.⁹⁹ Since the early 2020s, the cottage has been available to hire as holiday accommodation by the general public.

2.2. Physical Information

Current Description

Robinsons Bay is one of the many sheltered inner harbour bays on Banks Peninsula. The cottage is located on the southern side of the valley that makes up Robinsons Bay, on 3,730 square metres of relatively flat land near the corner of Sawmill Road and Robinsons Bay Valley Road. The grounds at 5 Sawmill Road include mature walnut trees, a washhouse/garage/shed, situated to the south of the cottage and a toilet outbuilding which was added several metres to the north-east of the cottage in circa 2015.¹⁰⁰ A stream runs along the south boundary of the property. There is some archaeological evidence of nineteenth century milling activities on the large land parcel to the north and east of the cottage.¹⁰¹

The cottage consists of two combined parts. The older, built circa 1855 to 1861, is a small timber dwelling of one and a half storeys, sloping at the rear in a lean-to fashion. A later (circa 1870), originally separate, two room wing of one storey and an attic adjoins at the north-east rear side. The cottage is constructed of timber weatherboards with a cedar shingle roof and has a mix of sash and casement windows, with some multi-paned fixed windows. Its main façade faces west and has a central door flanked by two casement windows, set under a continuous verandah with paired verandah posts.

⁹⁸ Suky Thompson, email to HNZPT, 7 Feb. 2023.

⁹⁹ Suky Thompson, email to HNZPT, 7 Feb. 2023.

¹⁰⁰ New Zealand Archaeological Site Record N36/155 work associated with excavations for outside toilet; Pavitt Cottage Press, Summer 2016/17, URL: <https://www.pavitt.co.nz/images/Pavitt%20Cottage%20Press%202016.pdf> (accessed February 2023).

¹⁰¹ Maxwell and Huebert, 2020, p. 5 and Justin Maxwell and Jennifer Huebert, Archaeological Assessment of Lot 2 DP 82749, Robinsons Bay, Canterbury, Sunrise Archaeology Report No. 2022-06, prepared for the Robinsons Bay Ratepayers Association, May 2022.



Figure 6. Sawmill Cottage, showing older cottage at front and extended wing at rear, Robyn Burgess, 20 December 2022, Heritage New Zealand Pouhere Taonga. (The very old tōtara fencepost in the foreground was originally at the south-east corner of the original RS579 section and was relocated to this position in front of the cottage as a symbolic 'Pavitt Pou').

The long wing to the rear was constructed as a butcher shop and store and was originally a separate building but is now an extension of the original dwelling. The linking of the two buildings happened in the twentieth century, sometime after 1906. A pulley used to hoist goods into the attic store can be seen in the gable of the east elevation, above an aperture which now functions as a window, but which originally may have been a door. On the south side of the rear wing is a meat safe. Spouting and downpipes are handcrafted of cedar as part of the 2001-2002 restoration, based on the one original tōtara guttering that survives above the back wall of the kitchen. A cobbled pathway along the back of the kitchen leads to a rear door.



Figure 7. Cobbled paving at south-east corner of original cottage leading to back door into wing extension. Robyn Burgess, 20 December 2022, Heritage New Zealand Pouhere Taonga

Current Floor Plan



Figure 8. Cottage floor plan, fig. 7-5 of Maxwell and Huebert, 2020 (courtesy of Justin Maxwell and Jennifer Huebert).

The older front portion has a roughly square footprint, comprising four rooms on the ground floor (two front rooms and the lean-to with kitchen and bathroom – the latter probably originally another bedroom), with two small bedrooms upstairs in the peaked cavity. A blocked doorway off the landing on the south side of the first floor indicates that at one point the bedroom on the southern side was divided into two even smaller bedrooms.



Figure 9. Blocked doorway (left) and open door to south-east attic room, Robyn Burgess, 20 December 2022, Heritage New Zealand Pouhere Taonga

Entry through the front door leads directly to the south-west room, the parlour. The north-western front room functions as a bedroom. The upper floor is accessed from the north part of the parlour, via a narrow timber staircase. Near the landing are remnants of early wallpaper, covered in protective Perspex. This preserved wallpaper sample was a blue and light grey block printed 'Moorish' diaper pattern, a style popularised in the mid-1850s, laid directly over rough sawn lining board. A cupboard on the north-east side of the north-west room (parlour) is lined with newspaper including one of the *Press* from May 1901, showing the lining was added a considerable time after the cottage was built.

The original structure incorporates machine-sawn framing as well as pit-sawn boards. Original interior surfaces show hand planing and finishing, as well the utilisation of tapering nails known to have been predominately manufactured in the 1850s.¹⁰² Some exterior wall

¹⁰² William Cottrell, *Architectural Forensics: establishing a date for the construction of Pavitt Cottage, Robinson's Bay, Bank's Peninsula* in *AHA: Architectural History Aotearoa*, Vol. 9, 2012, p. 108.

boards were cut on a circular saw, although several of the lower tōtara weatherboards on the southern wall are slightly narrower in width and appear to have been vertically cut.¹⁰³ Later paint obscures some details but it is possible that these apparent pit-sawn boards with their irregular vertical kerf impressions are in fact marks from the vertical or reciprocating saw of circa 1854 as described by Farr.¹⁰⁴ Nail patterns appear to be consistent to both board types, which suggests they are contemporary.¹⁰⁵ Most doors, interior roof linings, scotias and exterior bargeboards are characterised by half-round reeds or bead edge mouldings, seemingly hand-planed.¹⁰⁶

Nails in the cottage are of slice and stamped or sheet cut types, conforming to a 'Ewbank' pattern that date to any time between late 1830s and 1869.¹⁰⁷ Blunt and pointed screws of a type manufactured before 1858 are found in the older part of the cottage.¹⁰⁸ Windows are mostly small multiple pane side-hinged patterns, of a type commonly documented in Canterbury to have been in its first years of settlement, 1850-1851, and even earlier in other regions.¹⁰⁹

East wing Addition

The rectangular wing now comprises a large lounge/dining area and bedroom and above is a spacious attic (accessed through a small opening off the landing by the stairs of the original cottage). Whereas a significant amount of timber in the older cottage was hand finished, interior timbers in the east wing were only machine-planed.¹¹⁰ It is asserted therefore that mechanised moulding available for that east wing would have occurred after 1865 when Saxton and Williams converted the mill to steam.¹¹¹

Restoration and Repair

Restoration and repair work was undertaken by Akaroa builder, Kevin Templeton, on behalf of John Fernyhough between 2001 and 2002.¹¹² This included removing corrugated iron

¹⁰³ Cottrell, 2012, p. 107.

¹⁰⁴ Cottrell, 2012, p. 107.

¹⁰⁵ Cottrell, 2012, p. 107.

¹⁰⁶ Cottrell, 2012, p. 109.

¹⁰⁷ Cottrell, 2012, p. 111.

¹⁰⁸ Cottrell, 2012, p. 112.

¹⁰⁹ Cottrell, 2012, p. 108.

¹¹⁰ Cottrell, 2012, p. 108.

¹¹¹ Cottrell, 2012, p. 108.

¹¹² Jacqui and Brent George, email to HNZPT, 2 May 2023.

roofing to reveal remnants of the original cedar roof covering, adding a new Canadian cedar shingle roof, installing modern foam plastic insulation in the wall cavities, installation of replica timber guttering matching the v-shape pattern of the one original piece of solid tōtara guttering that survives above the back wall of the kitchen, and installation of timber downpipes.¹¹³ All windows except for the downstairs original drawing room (south-east room) were replaced with window frames of identical dimensions to the originals.¹¹⁴



Figure 10. Left: Work on the north elevation of the rear wing, circa 2001-2002 (URL: <https://www.pavitt.co.nz/house.html>). Right: Plaques on west front elevation of the building (Robyn Burgess, 20 December 2022, Heritage New Zealand Pouhere Taonga)

Interior work included repiling and relevelling, replacement of floors in two rooms downstairs and one room upstairs (the remaining timber flooring is original), installation of gas fires in the main lounge area and in the small living room on the ground floor, and installation of kauri sink benches in the kitchen and bathroom.¹¹⁵ Curtains and wallpaper throughout the house are modern reproductions of known nineteenth century papers, except at the top of the stairway where the remnant of early wallpaper survives. The claw-foot bath is thought to date from around 1900 and may have been in the house since that time. The pull-chain toilet within the house was installed at the time of the 2001-2002 restoration.

¹¹³ John Fernyhough, <https://www.pavitt.co.nz/house.html> (accessed January 2023).

¹¹⁴ John Fernyhough, <https://www.pavitt.co.nz/house.html> (accessed January 2023).

¹¹⁵ John Fernyhough, <https://www.pavitt.co.nz/house.html> (accessed January 2023).

Construction Professionals

Not known

Construction Materials

Timber, iron, glass

Key Physical Dates

Circa 1855-1861	cottage constructed
Circa 1870	separate butcher shop and store constructed to the rear
After 1906	Former butcher shop and store building extended to join with rear of cottage to make a single building
2001-2002	Restoration of the cottage

Uses

Accommodation – House

Forestry – Forestry mill camp/settlement/housing (Former)

Trade – Shop (Former)

2.3. Chattels

This List entry includes a chattel that contributes to the heritage significance of the place.



Figure 11. Wynn Williams' Painting of Robinsons Bay. Undated.

This framed painting, signed at the bottom right corner by Wynn Williams, was donated to the cottage in August 2020 by Sal McPherson, great great granddaughter of Frederick Walter Williams and his wife, Rosina (née Breitmeyer) who were owners of the cottage and mill from 1865 until 1882. The painting appears to be a copy of an original (reproduced on page 7 of Jessie Mould's *The Old Water Wheel*) that is thought to have been created around 1870 (possibly by May Williams, daughter of Rosina and Frederick Walter Williams, and later was in the possession of Wynn Williams).¹¹⁶ The name Wynn Williams occurs frequently in the generations, but one suggestion is that the painting donated to the cottage was created by Wynn Williams, son of Walter Cecil Williams and Essie McGee who was born around 1930.¹¹⁷ This painting appears to have remained in the Williams family and was previously owned by Orville Williams.¹¹⁸

2.4. Sources

Sources Available and Accessed

There is plenty of material available relating to this place and Robinsons Bay and discrepancies in detail or interpretation regarding exactly when and by whom the cottage was built have been the source of considerable research and reports in the early twenty first century. Much of this material has been accessed and referenced in the report. It includes Jack Tregear's research between 2007 and circa 2014 which summarises information he has gathered, including from Archives New Zealand, which he believes points to his ancestor, Thomas Jackson Hughes having built the cottage ('The Makers of Early Christchurch Mid 1949 to late 1950, with special reference to Thomas Hughes also known as Thomas Jackson Hughes', Jack Tregear, 14 September 2010, HZNPT File 12013-1499). Papers prepared by Helen Leach and Brent George, including 'Uncertain Boundaries in a Canterbury Rural Section of the 1850s' and 'Pre-emptive Rights and Wrongs', arguing that the Pavitts can still have built the cottage, even if it was not technically on the land that they owned, have been accessed.

William Cottrell's paper analysing materials to date the cottage (published as 'Architectural Forensics: establishing a date for the construction of Pavitt Cottage, Robinson's Bay, Bank's Peninsula' in *AHA: Architectural History Aotearoa*, Vol. 9, 2012, pp. 106-115) was accessed. It provides a detailed look at a range of elements including timber surfaces and mouldings,

¹¹⁶ Sal McPherson, pers. comm. to Suky Thompson, 7 Feb. 2022 – Sal has sighted three of May Williams' other paintings. Jessie Mould, p. 7 reproduces the earlier painting and captions it being in the collection of Wynn Williams.

¹¹⁷ Sal McPherson, pers. comm. to Suky Thompson, 7 Feb. 2022.

¹¹⁸ Gordon Ogilvie, 2007 back cover.

window patterns, and window and door furniture to conclude the cottage was built between 1857 and 1862, with rear wing being post 1870. The paper narrows down the period of construction, but this does not help in establishing who built the original cottage – the Pavitt Brothers in 1856-1858 or Thomas Hughes in 1860-1861.

A key source summarising these various elements of research has been the report prepared by archaeologists Justin Maxwell and Jennifer Huebert, Archaeological Assessment of Lot 1 DP 82749, Robinsons Bay, Canterbury, for the Pavitt Family Trust, Sunrise Archaeology Report No. 2020-3, May 2020. A subsequent report prepared by Maxwell and Huebert for the adjoining property, Archaeological Assessment of Lot 2 DP 82749, Robinsons Bay, Canterbury, for the Robinsons Bay Ratepayers Association, Sunrise Archaeology Report No. 2022-06, May 2022, made publicly available through Te Pātaka o Rākaihautū Banks Peninsula Community Board meeting 16 May 2022, has also provided valuable additional contextual information.

Peter Tremewan's 2018 updated reprint of his book, *French Akaroa: An Attempt to Colonise Southern New Zealand*, provides a useful account of the unique settlement of the Akaroa Harbour, including details about Charles Robinson and the settlement of Robinsons Bay.

Primary information, including titles and deeds, and letters between Thomas Hughes and the Canterbury Provincial Government, held at Land Information New Zealand and Archives New Zealand have been accessed either online or through copies made available in the research by others (for example, Helen Leach and Brent George, and Jack Tregear). The Will (dated 7 November 1859) and probate information for Thomas Jackson Hughes, relating to his death in March 1865, is available online at Archives New Zealand and have been sighted.

Newspaper articles and advertisements have been sourced through *PapersPast*, URL: <https://paperspast.natlib.govt.nz/>

Much of the information about the Williams family, the cottage's longest-standing residents, was supplied for this report in June 2023 by Sally (Sal) McPherson, great great granddaughter of Frederick Walter Williams and Rosina Breitmeyer. Sal spent considerable time visiting the cottage in the second half of the twentieth century and recalled information her grandmother, Daphne (daughter of Frederick Wynn Williams and Mary Jane (née Wilson)) told her about growing up in the cottage. Even after she had left home, Daphne and her daughter Betty (and, from 1952, granddaughter Sal) would return on weekends and holidays to help the Williams men still in the cottage. Daphne's brothers were involved in shearing,

fencing, and trapping pests. Percival Leslie Williams had moved 'home' to the cottage following World War I and subsequent widowing. Orville, in particular, wanted to protect land, streams and trees (including oaks planted by Saxton) and preserve the legacy of the sawmilling, dairy and cheese factory and memory of cocksfoot cutting Robinsons Bay in the Depression.

Another source of information about Frederick Wynn Williams sighted are the Letters of Administration in the Estate of Frederick Wynn Williams of Robinsons Bay near Akaroa, deceased, Supreme Court Files 11 Nov. 1946, Archives New Zealand Ref CAHX 2989 – URL: https://ndhadeliver.natlib.govt.nz/delivery/DeliveryManagerServlet?dps_pid=IE67650037 (accessed March 2023).

Further Reading

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3. SIGNIFICANCE ASSESSMENT¹¹⁹

3.1. Section 66 (1) Assessment

This place has been assessed for, and found to possess aesthetic, archaeological, architectural, historical and social significance or value. It is considered that this place qualifies as part of New Zealand's historic and cultural heritage.

Aesthetic Significance or Value

Sawmill Cottage has aesthetic value. It has qualities considered to be especially pleasing, notably in terms of visual appeal as a modest small-scale cottage, set within a vast rural landscape, and the patina of age shown in building fabric. Paintings and photographs have been made of the place, ranging from a well-known painting depicting the early days of the cottage within the wider sawmill landscape in circa 1870 through to more recent watercolours created by renowned artist and Pavitt descendant, Nancy Tichborne.

The aesthetic qualities are demonstrably valued, by the extended Pavitt family descendants who have owned and maintained the property since 2000, numerous visitors, as well as the Robinsons Bay residents who keep a watchful eye and help with open days and private stays. These communities generally advocate for the place as part of the wider mill site cultural landscape and in 2021-2023 lobbied against a proposal for wastewater ponds or holding tanks adjacent to the sawmill and cottage site, not least because it would affect the aesthetics of the cultural landscape. These communities could be expected to experience a sense of loss if the qualities which evoke the aesthetic value were no longer there.

Archaeological Significance or Value

Sawmill Cottage has archaeological significance. It provides physical evidence of human activity that could be investigated using archaeological methods and contribute to an understanding of colonial settlement and expansion of the valley, including potential information about the extension of the cottage to include the store and butchery. Full archaeological analysis of the standing building, taking into account previous assessment of materials and building techniques, could further provide an understanding of the sequence of construction and alterations.

¹¹⁹ For the relevant sections of the Heritage New Zealand Pouhere Taonga Act 2014 see Appendix 4: Significance Assessment Information.

The cottage sits within a wider archaeological landscape that is directly related to its construction and use. Archaeological investigation of other features on the land parcel, including a systematic survey of the surrounding areas to identify and record above-ground features such as the shed to the south of the cottage as well as features associated with milling in Robinsons Bay, and, where appropriate, systematic excavation to analyse below the ground, has potential to elucidate more about the place and might provide more clues about former occupants and activities taken place.

Architectural Significance or Value

Sawmill Cottage has architectural value. It represents a typical form of architecture that is generally recognised as being characteristic throughout New Zealand for its time. It's method of construction, utilising locally sawn timbers largely from the on-site mill with pit-sawn and machine-sawn marks, demonstrates usage of timber milled using laborious pit-sawing techniques as well as the water-wheel driven circular saw. While there are others like this still surviving on Banks Peninsula, Sawmill Cottage is a particularly good representative example of a well-restored and functioning early settler's dwelling. Restoration and repair in the early 2000s replicated elements gone or rotten such as V-shaped timber guttering and cedar shingles and, where fabric was not known, carefully selected decoration of the period was chosen including nineteenth century wallpaper designs based on other known places in Canterbury. Original elements have been carefully preserved *in situ*, including remnants of early wallpaper at the top of the narrow staircase and the cobbled path leading to the back door. Both the original and replica fabric provide a high level of architectural authenticity.

Historical Significance or Value

Sawmill Cottage has historical significance, particularly through its association with the first powered sawmill in Canterbury representing the point in time when the change from pit-sawing to machine power sawing greatly accelerated the transformation of the Peninsula landscape from virgin native forest to a farmed pastoral landscape, and provided timber for construction in the rapidly developing colonial city of Christchurch. Sawmill Cottage's place within the context of milling timber contributes towards an understanding of New Zealand's history of mass clearance and timber usage, as well as inherent wastage, of native forest. It demonstrates colonial attitudes to the environment, whereby trees were valued for milling and the land for clearing for farmland. The Banks Peninsula sawmilling industry was important for the region, employing large numbers of men and keeping ports busy.

The cottage, itself constructed of timbers milled on site, fits into this story of colonial endeavours and settlement on Banks Peninsula, as a standing survivor directly associated with a (no longer extant) sawmill complex, built either by first sawmilling family in Robinsons Bay – the Pavitts – or by another early and energetic settler turned sawmiller – Thomas Jackson Hughes. The cottage would have provided accommodation for those associated with the mill, including Frederick Walter Williams and his family once the partnership of Saxton and Williams took over milling in the mid-1860s. Later, for much of the twentieth century, it accommodated further members of the Williams family, who have long resided as farmers in the valley. An early addition, first standalone and later extended to join onto the rear of the cottage, operated as a store and a butcher shop, for the convenience of the workers and residents in the valley.

Social Significance or Value

Sawmill Cottage has social significance. It represents ‘a way of life’ of the small number of families that have lived in the cottage in this rural setting. Strong bonds have been created at this place, both in the past and present. Family connections are especially evident. In 1984, Orville Williams (of the Williams family, longest-standing occupants of the cottage) made efforts to protect and preserve the cottage, hoping it might become part of a scenic and historic reserve. Since 2000, it has been owned and restored by a trust made up of descendants of early settlers in Robinsons Bay, the Pavitts. Descendant of Thomas Jackson Hughes, Jack Tregear, has also taken considerable interest in the cottage, carrying out research to try to establish its provenance. Ongoing research and debate about just who might have built the cottage – Messrs Pavitt or Thomas Hughes – reflects a deep genuine interest in the place’s history. The Robinsons Bay community has demonstrated that it values the place to a significant degree, irrespective of who actually built it, and, when not in use for holiday accommodation, since 2016 it is used regularly for community meetings and open days, including working bees.

3.2. Section 66 (3) Assessment

This place was assessed against the Section 66(3) criteria and found to qualify under the following criteria: a, b, e, and k. The assessment concludes that this place should be listed as a Category 2 historic place.

(a) The extent to which the place reflects important or representative aspects of New Zealand history

Sawmill Cottage reflects aspects of New Zealand's history of clearing land for settlement and timber milling in order to progress building construction as towns and cities were being established. Sawmills provided employment for many in the district and dwellings required for owners and workers. The cottage represents the requirement for living spaces for families associated with an early sawmill on Banks Peninsula, and in this sense is representative of housing built on sites where the timber was directly milled all around. Those residing in the cottage were directly associated with the mill and later sheep farming. The wing now joining the rear of the cottage represents further aspects of New Zealand's agricultural history, as it functioned as a butcher shop and store to supply provisions for local mill workers. The place also covers a turning point, where the sawmill was no longer viable after only two decades, and farming was more profitable. This trend occurred in many places in New Zealand, and was especially the case for Banks Peninsula, where dairying, sheep farming, production of cocksfoot grass seed, and cheesemaking were all early endeavours which grew to become the main focus. Sawmill Cottage also saw these activities change over time - decreasing numbers of residents, an increase in pastoral activities, the ending of dairying and town milk supply, devaluing of wool and move to meat, especially beef – mirroring patterns elsewhere in New Zealand's rural sector by the twenty first century.

(b) The association of the place with events, persons, or ideas of importance in New Zealand history

To some extent, Sawmill Cottage is associated with both events and persons of importance in New Zealand history. The first Pākeha landowner (before the cottage was built) was Charles Barrington Robinson, a key early figure in Akaroa settlement in 1840 who, as Akaroa Police Magistrate raised the Union Jack at Green's Point and held court to demonstrate British Sovereignty to the French. These events surrounding Akaroa's colonial settlement history differ from elsewhere in New Zealand and British presence there was to ensure French settlers understood British sovereignty over the lands. Robinsons acquired land near Akaroa, at Robinsons Bay, which is named after him.

Three early settler family names associated with Robinsons Bay are Messrs Pavitt, Samuel Charles Farr and Thomas Jackson Hughes, and to a greater or lesser degree their early

involvement in milling at Robinsons Bay associates them with Sawmill Cottage. Exactly who built the cottage in the mid nineteenth century remains unclear – Pavitts or Hughes.

Robinson did not have much to do with the land he owned at Robinsons Bay, but he did bring out an immigrant ship from England, the *Monarch*, in 1850. On board was John Pavitt and his extended family, along with Samuel Charles Farr, who married Mary-Ann Pavitt upon arrival in Canterbury. Messrs Pavitt were the first to start sawmilling in Robinsons Bay. Farr, an architect and engineer, joined in partnership with his Pavitt brothers-in-law's Robinsons Bay mill and it was Farr who designed an overshot waterwheel to drive a circular saw at the mill. Farr had also helped design the Haylock overshot flour mill in Akaroa and later on he was architect a range of buildings, including the Normal School in Christchurch as well as many of Canterbury Presbyterian churches.

Thomas Jackson Hughes had been involved in early Canterbury construction projects for the Canterbury Association and, amongst his many activities, had built and ran several schooners that transported timber for Messrs Pavitt. In the 1850s he had acquired pasture rights to land in Robinsons Bay. By 1860 he set up a twin line sawmill and was actively milling there, but there were tensions around access across neighbouring Pavitt-owned land and between Hughes and the Canterbury Provincial Council.

Regardless of whether it was Pavitt or Hughes who built Sawmill Cottage, it relates to the valley's early colonial settlement history of sawmilling and fits into the role Banks Peninsula played in providing timber for construction both on the Peninsula and on the rapidly developing city of Christchurch on the Canterbury Plains.

For much of its life the cottage was occupied by various members of the Williams family, first Frederick Walter Williams, who was in partnership with George Saxton in running the revamped sawmill from 1865. In the late nineteenth century, the Haylock family occupied the cottage, but between 1910 and 1986 it was back with the Williams family. This family is representative of others in the valley, arriving for the sawmilling then turning to farming.

(e) The community association with, or public esteem for, the place

There is strong community association and wider public esteem for Sawmill Cottage. It has been a source of pride for Robinsons Bay residents especially since the interpretation

sign was erected in the late 1980s and Jessie Mould's book was published on The Old Waterwheel in 1991. Many people from all over come to see the place. It now functions as bookable holiday accommodation.

Gatherings are also held at the cottage. In early 2003, when it first opened after being restored, a big community fundraising event was held at the place, organised by Dame Ann Hercus, with Chris Doig singing opera. The cottage has been used for community meetings since 2016, and the community has hosted several well attended Open Days since 2020, including Heritage Week in 2020 and the Inside Out House and Garden Tour in 2022. Purchase and restoration of the cottage in the early 2000s by Pavitt descendent, John Fernyhough, and ongoing working bees held at the cottage by family and community members, demonstrate genuine care for this place.

(k) The extent to which the place forms part of a wider historical and cultural area

The cottage, archaeological features of nearby sawmill site, and surrounding area are associated with two historically important industries in Banks Peninsula: sawmilling and shipbuilding. As such, Sawmill Cottage forms part of a wider historical and cultural area relating to early colonial settlement and expansion in Banks Peninsula, Canterbury, and New Zealand as a whole. The cottage, built between 1855-1861, is the oldest standing structure in the area and provides a focal point for the historical landscape.

Summary of Significance or Values

Sawmill Cottage is a particularly good representative example of a well-restored and functioning early settler's dwelling, of the type found throughout Banks Peninsula. Its specific history associated with a mid-nineteenth century sawmill in Robinsons Bay, is part of the story of the transformation of the Banks Peninsula landscape, mass clearance of native forest, demonstrating the value of the trees for milling and the land for clearing for farmland. While the exact history of who built the house is not certain – Messrs Pavitt or Thomas Hughes – what is significant is that the cottage survives from an early period when the valley was being used for sawmilling and its history is intimately connected to the story of the clearing, milling and subsequent farming of the area.

4. APPENDICES

4.1. Appendix 1: Visual Identification Aids

Location Maps

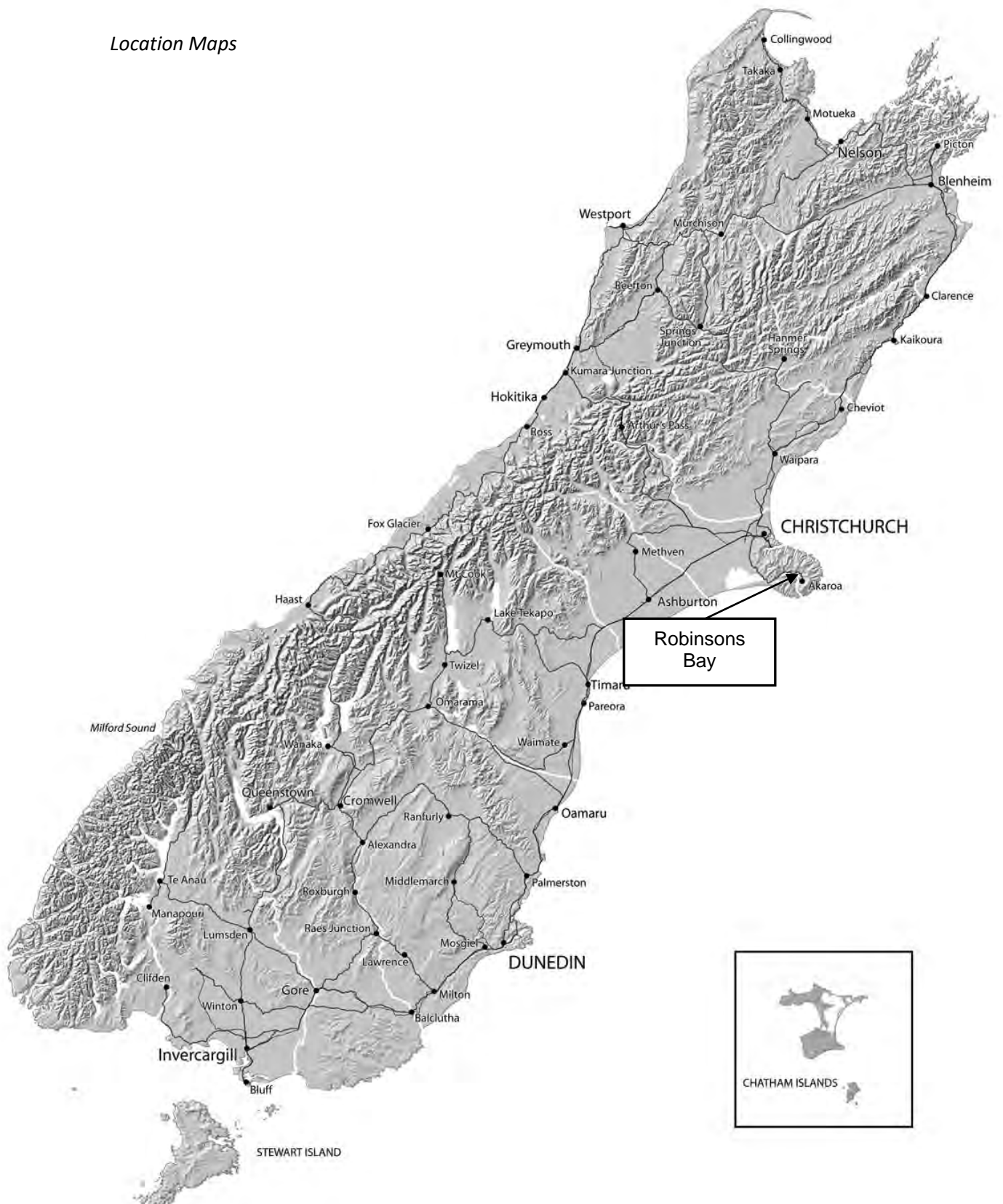




Figure 12. Aerial view with red arrow marking Robinsons Bay on Banks Peninsula (Land Information New Zealand)

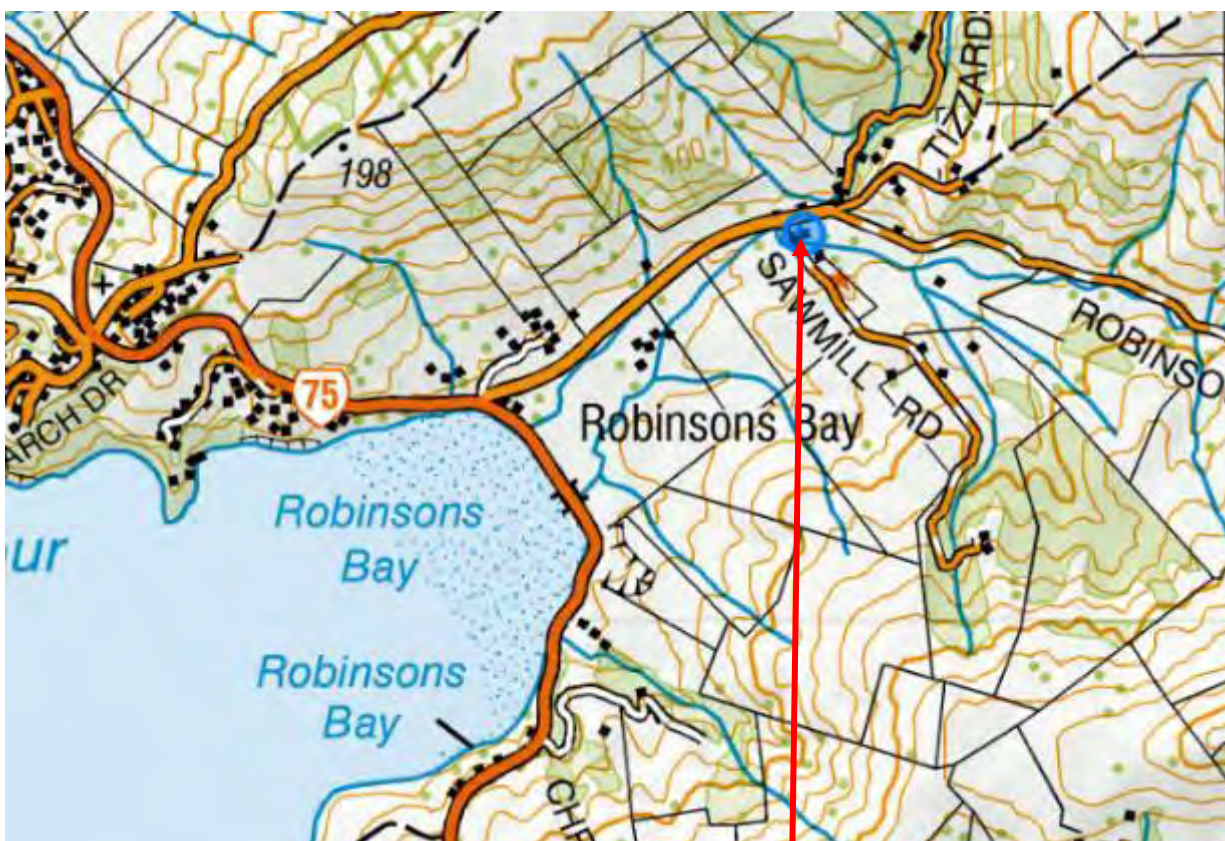


Figure 13. Topographic map with red arrow marking the location of 5 Sawmill Road, Robinsons Bay (Land Information New Zealand)

Maps of Extent

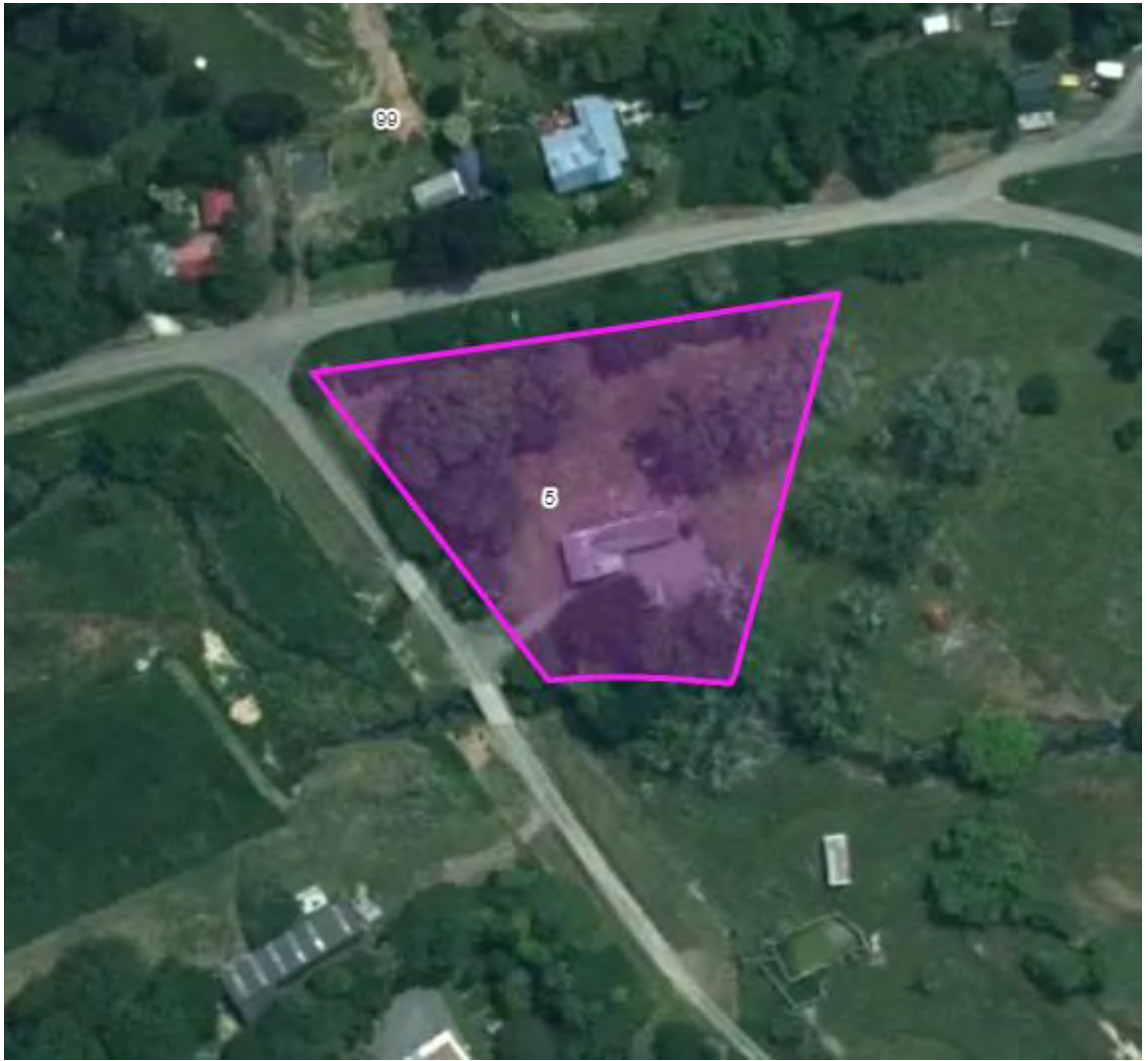


Figure 14. Land parcel Lot 1 DP 82749 (RT CB47D/511) Canterbury Land District, Land Information New Zealand



**RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Search Copy**



R. W. Muir
Registrar-General
of Land

Identifier CB47D/511
Land Registration District Canterbury
Date Issued 17 May 2000

Prior References
CB571/35

Estate Fee Simple
Area 3730 square metres more or less
Legal Description Lot 1 Deposited Plan 82749

Registered Owners

Andrew Mark Bax, Edward John Fernyhough, Stephen Wayne Parker, Ian Frank Pavitt, Leone Stewart, Nancy Margaret Tichborne and Richard Frank Fernyhough

Interests

A458153.1 Easement Certificate specifying the following easements - produced 15.5.2000 at 12.04 pm and entered 17.5.2000 at 9.00 am

Type	Servient Tenement	Easement Area	Dominant Tenement	Statutory Restriction
Convey water	Lot 2 Deposited Plan 82749 - CT CB47D/512	A DP 82749	Lot 1 Deposited Plan 82749 - herein	

The above easement will be subject to Section 243 (a) Resource Management Act 1991 when created
Fencing Covenant in Transfer A472154.1 - 31.8.2000 at 9.00 am

Search Copy Dated 24/08/22 9:02 am, Page 2 of 2
Register Only

4.2. Appendix 2: Visual Aids to Historical Information

Historical Photographs



Figure 15. Aerial detail of cottage in early 1980s (1980-1984, Canterbury Maps)



Figure 16. Sawmill Cottage (Pavitt Mill House), 1990, Jessie Mould, The Old Water Wheel, 1991, p. 15.

4.3. Appendix 3: Visual Aids to Physical Information

Current Photographs of Place



Figure 17. South side of Sawmill Cottage, showing eastern butcher shop/store wing addition (Robyn Burgess, 20 December 2022, Heritage New Zealand Pouhere Taonga)



Figure 18. Detail showing pulley above gable window (east elevation), Robyn Burgess, 20 December 2022, Heritage New Zealand Pouhere Taonga



Figure 19. South-west front room. Note Wynn Williams painting above fireplace. Robyn Burgess, 20 December 2022, Heritage New Zealand Pouhere Taonga.



Figure 20. Stairs to upstairs rooms, and back centre is open front door, Robyn Burgess, 20 December 2022, Heritage New Zealand Pouhere Taonga)



Figure 21. View from first floor landing looking back down the narrow staircase, and showing early wallpaper with protective glazing (Robyn Burgess, 20 December 2022, Heritage New Zealand Pouhere Taonga) [Note lining board behind the wallpaper which shows circular sawn kahikatea, attached with sheet-sliced nails as found throughout the rest of the house].¹²⁰

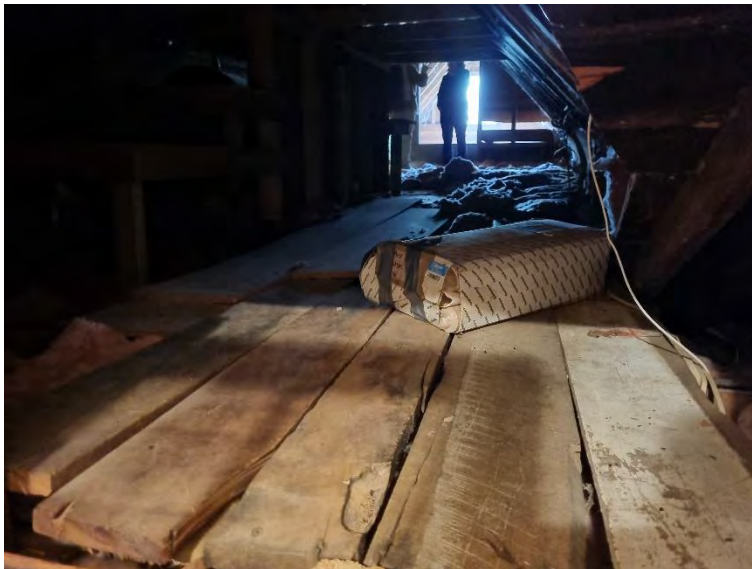


Figure 22. Attic, looking east, Robyn Burgess, 20 December 2022, Heritage New Zealand Pouhere Taonga

¹²⁰ Cottrell, 2012, p. 110.

4.4. Appendix 4: Significance Assessment Information

Part 4 of the Heritage New Zealand Pouhere Taonga Act 2014

Chattels or object or class of chattels or objects (Section 65(6))

Under Section 65(6) of the Heritage New Zealand Pouhere Taonga Act 2014, an entry on the New Zealand Heritage List/Rārangī Kōrero relating to a historic place may include any chattel or object or class of chattels or objects –

- a) Situated in or on that place; and
- b) Considered by Heritage New Zealand Pouhere Taonga to contribute to the significance of that place; and
- c) Proposed by Heritage New Zealand Pouhere Taonga for inclusion on the New Zealand Heritage List/Rārangī Kōrero.

Significance or value (Section 66(1))

Under Section 66(1) of the Heritage New Zealand Pouhere Taonga Act 2014, Heritage New Zealand Pouhere Taonga may enter any historic place or historic area on the New Zealand Heritage List/Rārangī Kōrero if the place possesses aesthetic, archaeological, architectural, cultural, historical, scientific, social, spiritual, technological, or traditional significance or value.

Category of historic place (Section 66(3))

Under Section 66(3) of the Heritage New Zealand Pouhere Taonga Act 2014, Heritage New Zealand Pouhere Taonga may assign Category 1 status or Category 2 status to any historic place, having regard to any of the following criteria:

- a) The extent to which the place reflects important or representative aspects of New Zealand history
- b) The association of the place with events, persons, or ideas of importance in New Zealand history
- c) The potential of the place to provide knowledge of New Zealand history
- d) The importance of the place to tangata whenua
- e) The community association with, or public esteem for, the place
- f) The potential of the place for public education
- g) The technical accomplishment, value, or design of the place
- h) The symbolic or commemorative value of the place

- i) The importance of identifying historic places known to date from an early period of New Zealand settlement
- j) The importance of identifying rare types of historic places
- k) The extent to which the place forms part of a wider historical and cultural area

Additional criteria may be prescribed in regulations made under this Act for the purpose of assigning Category 1 or Category 2 status to a historic place, provided they are not inconsistent with the criteria set out in subsection (3)

Additional criteria may be prescribed in regulations made under this Act for entering historic places or historic areas of interest to Māori, wāhi tūpuna, wāhi tapu, or wāhi tapu areas on the New Zealand Heritage List/Rārangi Kōrero, provided they are not inconsistent with the criteria set out in subsection (3) or (5) or in regulations made under subsection (4).

NOTE: Category 1 historic places are 'places of special or outstanding historical or cultural heritage significance or value.' Category 2 historic places are 'places of historical or cultural heritage significance or value.'