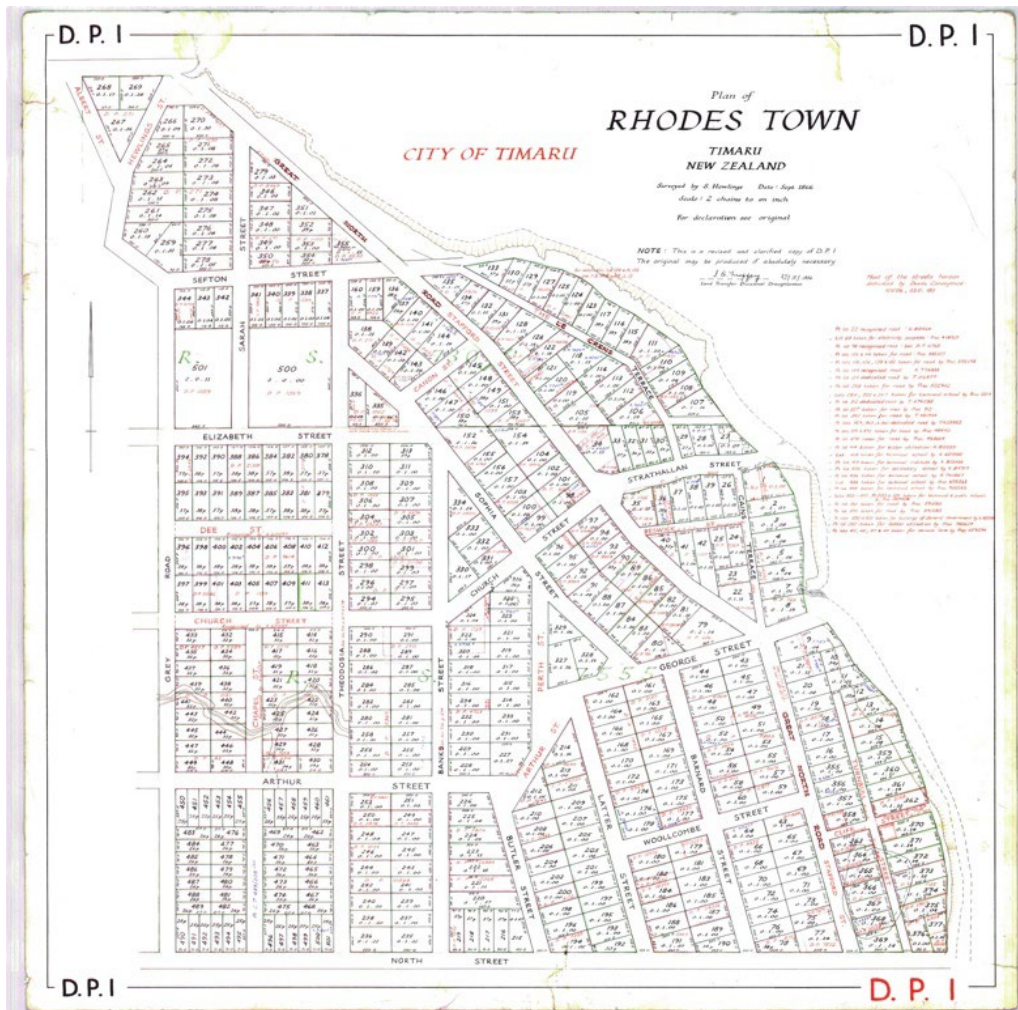


Timaru Central City Historic Character Area

In 1856 the Canterbury provincial government sent a surveyor to Timaru, which was to be the principal settlement of South Canterbury. Samuel Hewlings surveyed the 'government town' between what became North Street and Patiti Point; the expectation was that the town centre would develop in this area. Three years earlier, however, the Rhodes brothers had freeholded around 50 hectares north of Hewlings' 'government town' and they subsequently had Edward Lough lay out a rival settlement. 'Rhodes Town' was immediately behind the beach where immigrant landing sites became established and consequently it was here, not in the 'government town', that the commercial centre of Timaru developed and flourished after 1859.



DP 1 'Plan of Rhodes Town', Timaru. Surveyed September 1866, redrawn April 1972. LINZ.

Between the fire of 1868, which spurred the construction of masonry commercial buildings in the town centre, and the outbreak of World War I, Timaru grew significantly. The town's population in 1868 was around 1,000. Over the next ten years it trebled to 3,389. Between 1878 and 1901 the population nearly doubled again, to 6,424; then in a single decade, between 1901 and 1911, it almost doubled again, from 6,424 to 11,280. By 1914 the population had risen close to 12,000.

The building of the southern railway in the 1870s also contributed to Timaru's growth and increasing prosperity in the last two decades of the 19th century and the first half of the 20th century. Through these years the town acquired a large number of substantial commercial and public buildings. The former were concentrated on Stafford Street but also extended along several of the cross streets within the town centre.



South sides of Beswick Street [left] and Church Street [right].



View east along Strathallan Street.

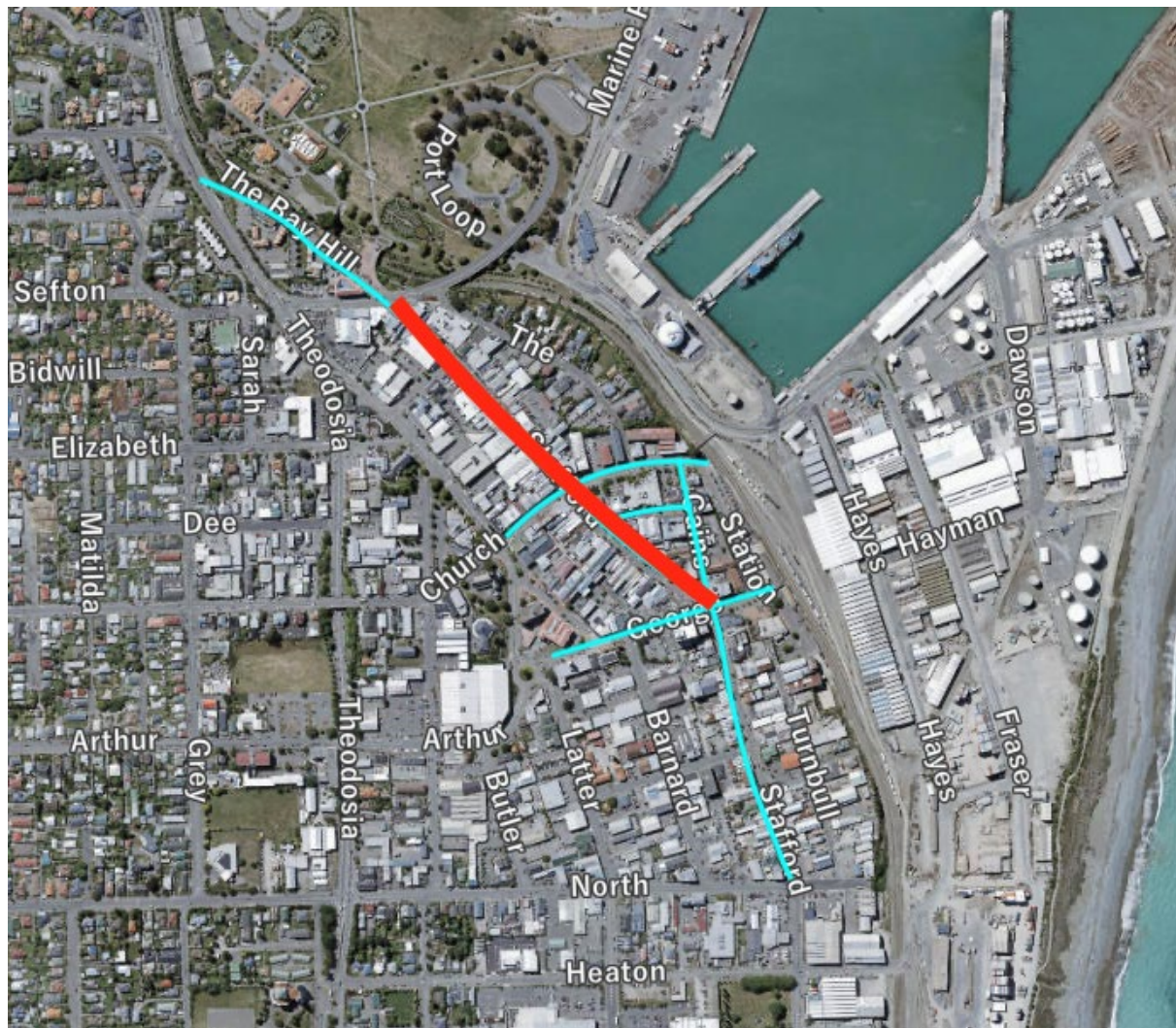
The combination of scheduled heritage items and historic character buildings within the Timaru Central City Historic Character Area, helps to give Timaru's central business district its distinctive identity and sense of place. With character-defining buildings dating from the early 1870s through to the early 20th century and a combination of typologies, including commercial, hospitality and entertainment, the historic character area embodies the development history of South Canterbury's principal urban centre.



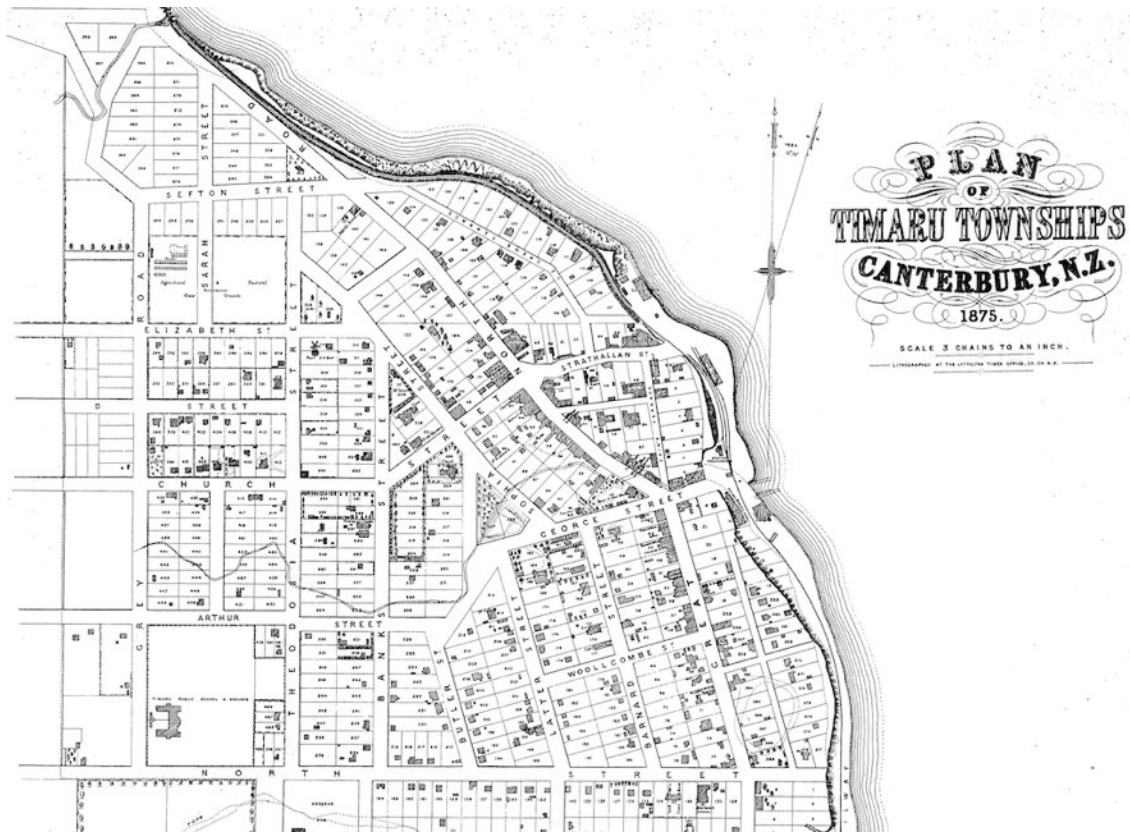
View north along Stafford Street from Woolcombe Street intersection.

The Timaru Central City Historic Character Area will identify and protect historic character features and values; create an alert layer for potential archaeological values; and manage the potential impact of future development upon notable historic character values. The area will also support the historic, architectural and contextual values of individual scheduled heritage items within it and create a wider context for the Stafford Street Historic Heritage Area.

The Timaru Inner City Heritage Audit of 1995, the 2004 Timaru District Built Heritage Inventory Report, and the 2019 historical overview and heritage assessment work undertaken by Heritage Consultancy Services as part of the district plan review, provide the basis for the scale of the historic character area, as well as the evidence to support its values.



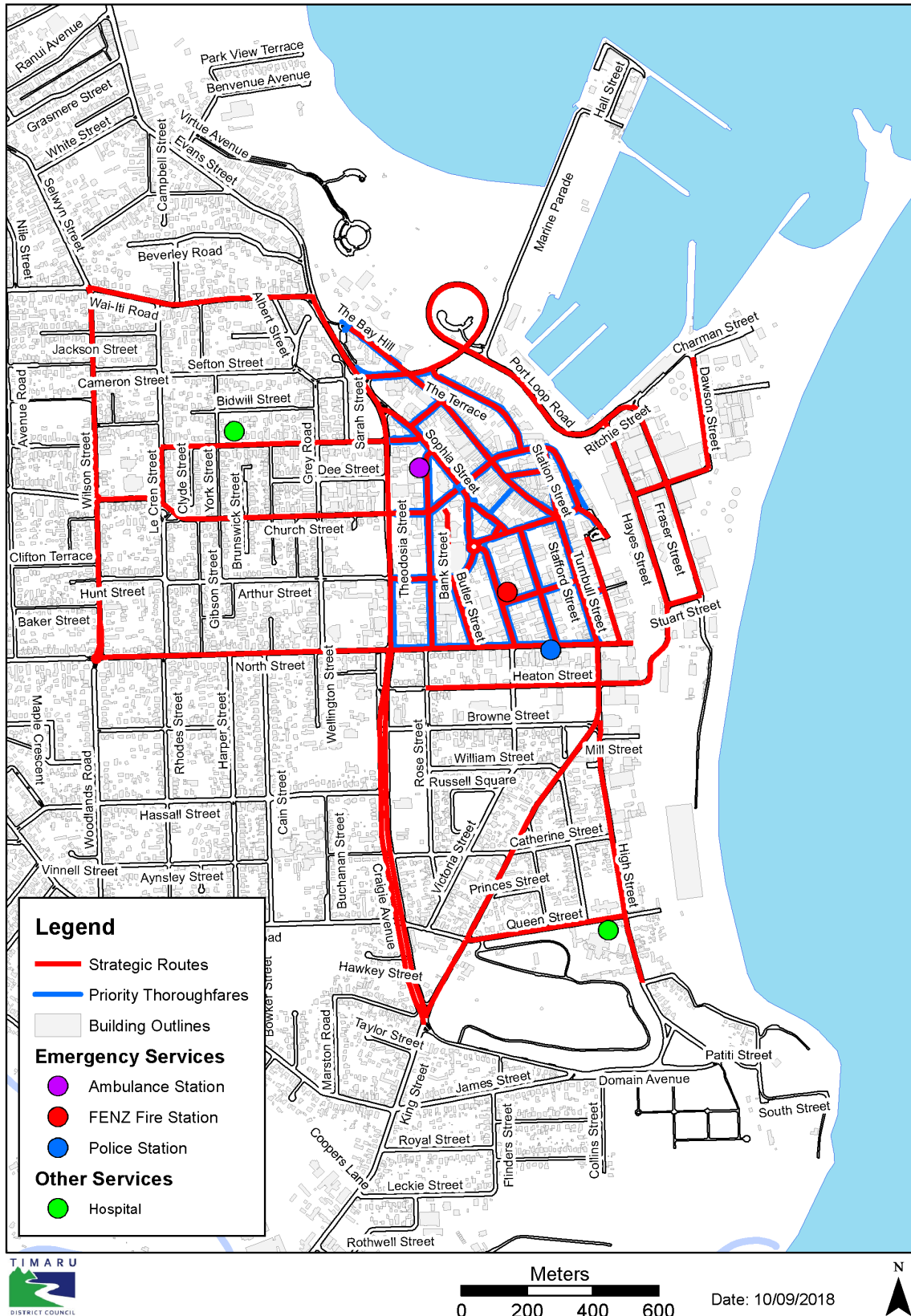
Spatial extent of area (marked in turquoise), encompassing the roadway and adjacent properties lining The Bay Hill, Stafford Street (between George and North Streets), Church Street (east of Sophia Street), Strathallan Street, George Street, Beswick Street and Cains Terrace. * Red line indicates the extent of the Stafford Street Historic Heritage Area.



Detail from 1875 plan of Timaru showing building development within 'Rhodes Town' (see DP 1 above). The most built-up areas were then on Stafford Street, from north of the Strathallan Street intersection through to Woolcombe Street, as well as on George Street and in the vicinity of Cains Terrace and Beswick Street. Development of the railway line, the Port of Timaru and Caroline Bay through the later 19th and early 20th century prompted further commercial development in the town centre from The Bay Hill through to North Street.



TDC Built Heritage Google Map. Brown pins mark structures of historic significance and/or character. Accessed 11 March 2020.



The historic character area encompasses many of the 'priority thoroughfares' within Timaru's strategic routes map.



Aerial view (c.1935-39) showing historic development pattern of the central city. Canterbury Maps.