

**TIMARU DISTRICT COUNCIL**  
**HISTORIC HERITAGE ITEM RECORD FORM**

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**HERITAGE ITEM NAME** former Winchester Flour Mill(s)  
**ADDRESS** 177 Temuka-Orari Highway, Winchester

**PHOTOGRAPH**



**Former District Plan Item No.** No.112      **HNZ LIST No. & CATEGORY** n / a

**LEGAL DESCRIPTION** Lot 3 DP 58663

**VALUATION NUMBER** 2470009900

**DATE OF CONSTRUCTION** 1872-73

**ARCHITECT/DESIGNER/  
BUILDER** Daniel Inwood, designer?; WG Rutland, builder

**STYLE** Industrial vernacular

**PHYSICAL DESCRIPTION**

Three-and-a-half storey building with rectangular footprint and gabled roof. Three-storey lean-to addition on south side. Multi-pane windows, loading doors at ground, first and second floors.

**MATERIALS/STRUCTURE**

Timber framing and weatherboard cladding; corrugated iron roofing and cladding.

**ADDITIONS/ALTERATIONS**

Millstones replaced by rollers (1887). Three-storey lean-to added; turbine replaced water wheel for motive power (1908). Shelter over main entry removed, additional windows installed in east elevation (date unknown). Grain store (1962, demolished) and two silos (1971) erected on the site.

**SETTING**

The former flour mill stands on the west side of the Temuka-Orari Highway (SH 1), in the vicinity of the intersection of that road with North and Erskine Streets. The property is bordered to the west and south-west by Dobies Stream, a tributary of the Waihi River. The extent of setting is limited to the immediate environs of the former mill, notwithstanding the potential archaeological values of the site as a whole.

## **HISTORY**

In 1872-73 a flour mill was built at Waihi Crossing by Daniel Inwood, whose family had flour-milling interests throughout Canterbury. Inwood (1804-78) gave the name 'Winchester' to his mill, which subsequently became the new name for Waihi Crossing. The mill was being operated by the millwright Daniel Slater by early July 1873; it was driven by a large over-shot wheel with water taken from Dobies Stream. The wheat was ground initially using three millstones, but these were replaced by rollers in 1887. Daniel Inwood's sons leased the mill to the Murray Brothers from 1879-82 inclusive, it was then run for a time by Walter Spurdon; the mill's management was later taken over by William Harrison in March 1888. Harrison (c.1854-1912) had emigrated to New Zealand from England in 1880 and worked on the Longbeach estate before gaining employment at the Winchester mill. In the mid-1880s he worked in mills in the United States and England before returning to New Zealand, marrying Hannah Buckley in 1886, and leasing the mill from the Inwood Brothers before purchasing it in 1906. In the early 20th century the mill, powered by a 32-horsepower turbine, was producing 2½ sacks of 'Reform' brand flour an hour. The mill was electrified in 1958. In 1962, when still in Harrison family ownership, a grain store was erected; in 1971 silos were built adjacent to the mill (these have since been removed but their bases remain in situ). The mill closed not long after it was bought by the Timaru Milling Company in 1974. In 1991 the site was subdivided to its current extent; the property is still in light industrial use but the mill building is unoccupied.

## **HISTORICAL AND SOCIAL SIGNIFICANCE**

The former Winchester Flour Mill has high historical significance for its association with Daniel Inwood, William Harrison and their heirs, as well as the history of flour milling in South Canterbury. The building is older than the later mill at Temuka and any of the surviving mill buildings in Timaru and is one of the district's key reminders of the importance of flour milling in its industrial history.

## **CULTURAL AND SPIRITUAL SIGNIFICANCE**

The former Winchester Flour Mill has cultural value as a demonstration of the way of life of its millwrights and their suppliers.

## **ARCHITECTURAL AND AESTHETIC SIGNIFICANCE**

The former Winchester Flour Mill has architectural value as a vernacular industrial structure built fit for purpose. Given his prior experience of building flour mills in Christchurch, including the first on the Canterbury Plains in 1850, it may be assumed the Daniel Inwood designed the Winchester mill.

## **TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE**

The former Winchester Flour Mill has high technological significance as one of the few large-scale 19<sup>th</sup> century timber flour mills to have survived in New Zealand. Walter Rutland (c.1841-1927) was a Temuka builder and undertaker, having settled there in 1870. Rutland also built the Volunteer Hall in Temuka (demolished) and was a Freemason and choir master.

## **CONTEXTUAL SIGNIFICANCE**

The former Winchester Flour Mill has contextual significance as a local historic feature, even though it is set back from the roadway. There is a cottage-style office on the site that may pre-date 1882 and the Harrison family gifted mill stones for inclusion in the Winchester Fallen Soldiers' Memorial in 1920.

## ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

As the former mill pre-dates 1900 its site has potential archaeological significance relating to the industrial development of the property and the operation of the mill.

## SUMMARY OF HERITAGE SIGNIFICANCE

The former Winchester Flour Mill(s) has high overall heritage significance to Winchester and Timaru district as a whole. The building has high historical significance for its century-long association with flour milling, and the Inwood and Harrison families, and cultural value as a demonstration of the way of life of those who owned and operated the mill. The former Winchester Flour Mill has architectural value as an industrial vernacular structure and high technological significance for its rarity as a mid-Victorian timber flour mill. The former Winchester Flour Mill has contextual significance as a local historic feature and its site has potential archaeological significance in view of the building's age.

## HERITAGE CATEGORY

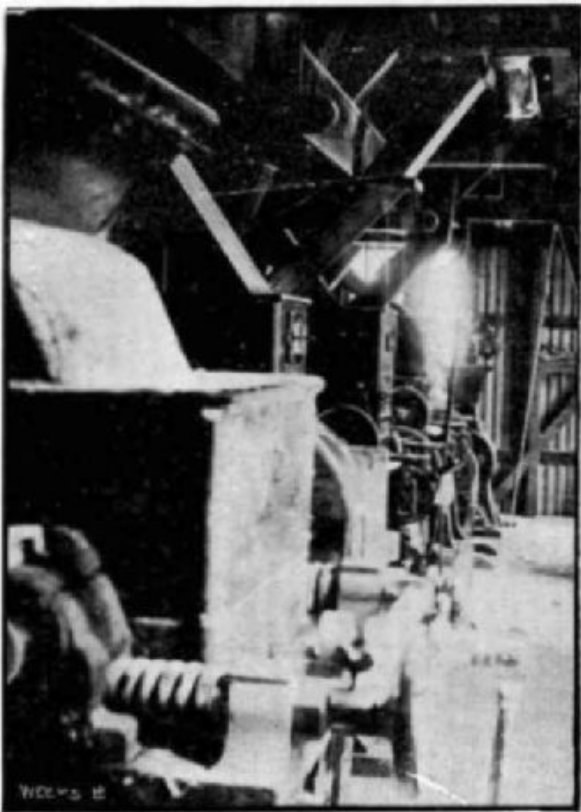
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## REFERENCES

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- *Temuka Leader* 2 October 1878, p. 1; 9 June 1887, p. 3; 20 May 1890, p. 1; 24 November 1906, p. 2; 22 December 1906, p. 3; 4 August 1908, p. 3; 22 January 1925, p. 3; 2 July 1927, p. 2.
- *Lyttelton Times* 2 January 1856, p. 1; 13 June 1860, p. 6; 16 May 1882, p. 1; 28 May 1884, p. 7.
- *Press* 18 May 1882, p. 3; 30 April 1912, p. 1.
- *Cyclopedia of New Zealand - Canterbury Provincial District* Christchurch, 1903 (available online).
- <https://teara.govt.nz/en/agricultural-processing-industries/page-5>
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- [http://sites.rootsweb.com/~nzlscant/Winchester flour mill N Guthrie2015.pdf](http://sites.rootsweb.com/~nzlscant/Winchester_flour_mill_N_Guthrie2015.pdf)



Extent of setting, limited to immediate environs, former Winchester Flour Mill, 177 Temuka-Orari Highway, Winchester.



**WINCHESTER ROLLER MILL: INTERIOR VIEW.** *Cyclopedia* 1903, p. 892.