

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

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**2021 District Plan Item No.** HH054  
**HERITAGE ITEM NAME** 'Coldstream', former Macfarlane homestead  
**ADDRESS** 11 Coldstream Road, Ashley, Rangiora

**PHOTOGRAPH**



(www)

**DISTRICT PLAN ITEM NO.** H054      **HNZ LIST NO. & CATEGORY** 3791 / 2  
(at time of assessment)

**LEGAL DESCRIPTION** Lot 1 DP 44383

**VALUATION NUMBER** 2159157400

**DATE OF CONSTRUCTION** mid-1860s? + 1892

**ARCHITECT/DESIGNER/  
BUILDER** Unknown + Frederick Strouts, architect

**STYLE** Villa

**PHYSICAL DESCRIPTION**

Two-storey dwelling with irregular rectangular footprint and hipped and gabled roof forms. Principal, north-facing elevation has a veranda and first floor balcony carried on paired posts with decorative frieze on the ground floor and infill panels between floors. Turned spindle balustrading and glazed ends on balcony; return verandas on east and west elevations and service wing at rear (south elevation). Faceted bay windows on both floors flank main entrance door and access to balcony; main entry having side- and fanlights. Double-hung sash windows with fanlights, bracketed eaves and corbelled chimneys.

**MATERIALS/STRUCTURE**

Timber framing and weatherboards, brick and corrugated metal roofing.

**ADDITIONS/ALTERATIONS**

Additions (1892).

**SETTING**

'Coldstream' stands on the south side of Coldstream Road; the property is bordered to the east by Smarts Road. The Ashley River is to the north and the township of Rangiora to the west. The house is set back from the road and is screened from view; its presence indicated by entrance gates, hedging and mature trees. The extent of scheduling is limited to the immediate garden setting of the house, rather than the land parcel as a whole and notwithstanding the potential archaeological values of the property.

## **HISTORY**

John Macfarlane (1817-84) emigrated from Scotland to Nelson in 1842 and later made a success of his farming concerns near Rangiora. He married Catherine Cameron in Wellington in 1848 and the couple had eleven children, ten born after they relocated to Loburn (named Lowburn by John Macfarlane) in 1851. In 1862 the Macfarlanes sold the Loburn run and acquired Rural Section 1636 south of the Ashley River near Rangiora. On this and a neighbouring section Macfarlane developed 'Coldstream Estate' from c.1867; in the intervening years the family had lived at their other property 'Whiterock', which was north of the Loburn run. 'Whiterock' was sold by the Macfarlanes in 1882. John Macfarlane gave land in Raven Quay for a reading room in Kaiapoi in 1864, was a supporter of the first Presbyterian church in Rangiora in 1872 and in 1876 was elected to the inaugural Ashley County Council. Macdonald chronicles John Macfarlane's farming activities at 'Coldstream' and other properties and writes of his success thus: 'so a second sheep farming dynasty was established, equalling or exceeding that of the Rutherfords'. Macdonald also records that John Macfarlane was the first settler to register his sheep brand in Canterbury. After her husband's death in 1884, at which time his estate was valued at £300,000, Catherine Macfarlane (died 1908) remained at 'Coldstream'; Christchurch architect Frederick Strouts was commissioned to enlarge the homestead in 1892. John and Catherine's eldest son Malcom (1849-1911) worked the farm until 1910, when the stock were sold and the property, divided into eight farms totalling 1282 acres, was put up for lease. The property was sold by the Macfarlane family in 1920-21 and, having passed through other hands, was subdivided to its current extent in 1981. The house became a guest lodge in 1986 but is now back in private residential use. The Coldstream Victorian Gardens are open by appointment.

## **HISTORIC AND SOCIAL SIGNIFICANCE**

'Coldstream' has historic significance for its association with John Macfarlane, his family and heirs and, more generally, the farming history of North Canterbury. The two-stage building programme of the homestead demonstrates the rising fortunes of the family, which was derived from their large-scale sheep farming interests.

## **CULTURAL AND SPIRITUAL SIGNIFICANCE**

'Coldstream' has cultural value as it demonstrates the way of life of its early owner-occupiers.

## **ARCHITECTURAL AND AESTHETIC SIGNIFICANCE**

'Coldstream' has architectural significance as an example, in part, of the work of notable Christchurch architect Frederick Strouts (1834-1919). Strouts designed Ivey Hall at Lincoln University (1878-81), Otahuna homestead for Sir Robert Heaton Rhodes (1895) and the Rhodes Convalescent Home in Christchurch (1885-87, demolished). He called tenders for additions to Coldstream in February 1892.

## **TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE**

'Coldstream' has technological and craftsmanship significance for the evidence it provides of Victorian construction methods and materials. The decorative detailing on the principal elevation of the homestead is of particular note.

## **CONTEXTUAL SIGNIFICANCE**

'Coldstream' has contextual value for the contribution it makes to the historic character of its rural property. The principal elevation is similar to that of 'Northwood' at Swannanoa, which was designed by Christchurch architects Collins and Harman in 1885.

## **ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE**

As the dwelling pre-dates 1900, its site has potential archaeological significance.

## SUMMARY OF HERITAGE SIGNIFICANCE

'Coldstream', the former Macfarlane homestead, has overall heritage significance to Ashley, Rangiora and the Waimakariri district as a whole. The homestead has historic significance for its association with John and Catherine Macfarlane and their family and cultural value as a demonstration of the way of life of its early owners and occupants. 'Coldstream' has architectural significance as an example, in part, of the work of noted Christchurch architect Frederick Strouts and technological and craftsmanship significance for its Victorian construction and decorative detailing. 'Coldstream' has contextual value as a local historic feature and its site has potential archaeological significance given the development of the property since the 1860s.

## HERITAGE CATEGORY

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## REFERENCES

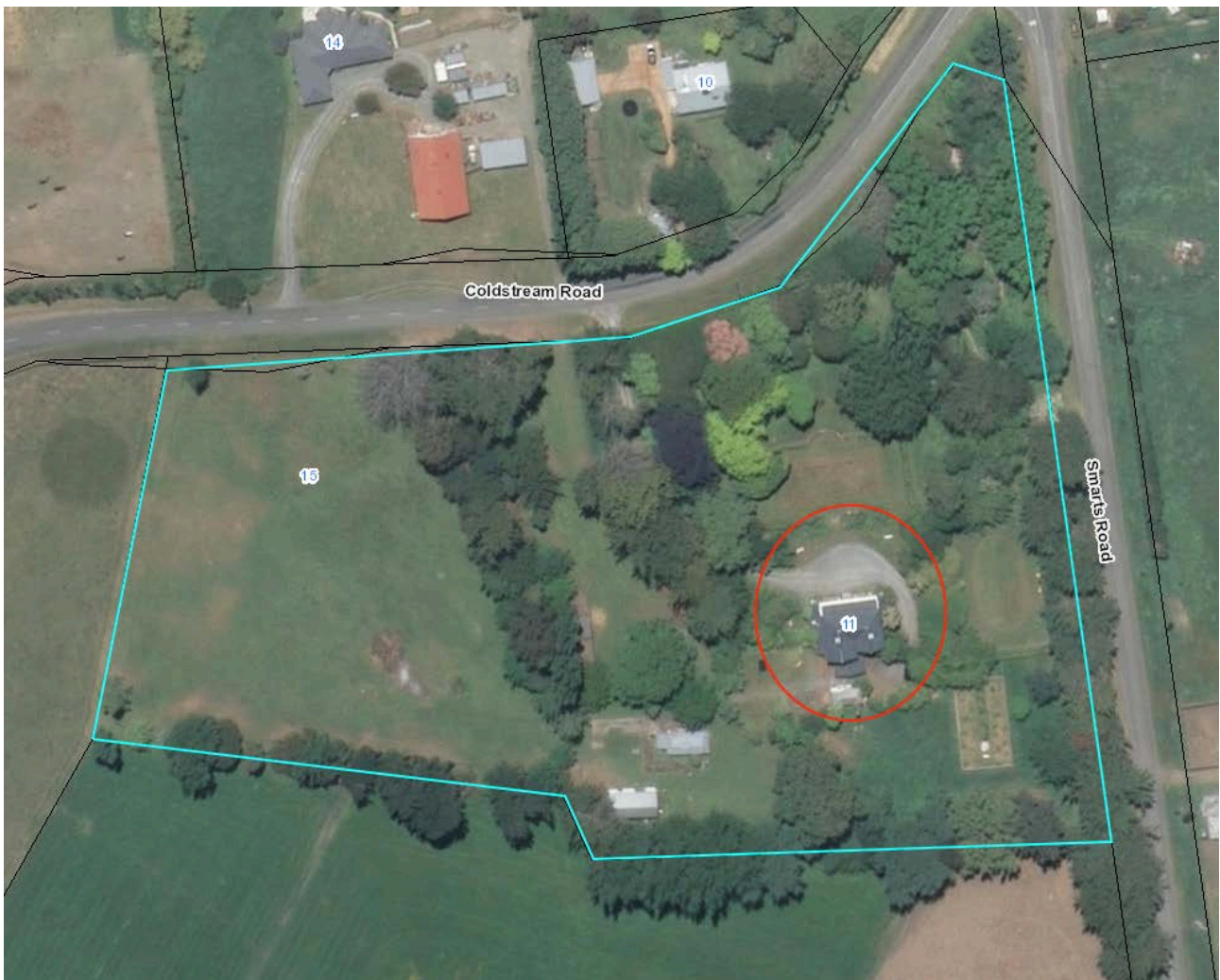
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REPORT COMPLETED

30 March 2019

AUTHOR

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Extent of scheduling, limited to the immediate garden setting, 'Coldstream', 11 Coldstream Road, Ashley, Rangiora.



*Tolpelt, photo.*      **MRS J MACFARLANE'S RESIDENCE.**      *Page 475,*

'Coldstream' before the 1892 alterations. *Cyclopedia of New Zealand*, available online.