

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

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**2021 District Plan Item No.** HH078  
**HERITAGE ITEM NAME** 'Eyrewell', former Dixon homestead  
**ADDRESS** 2024 South Eyre Road, Eyrewell  
**PHOTOGRAPH**



(WDC)

**DISTRICT PLAN ITEM NO.** H098      **HNZ LIST NO. & CATEGORY** n / a  
(at time of assessment)

**LEGAL DESCRIPTION** RS 9952, 10118

**VALUATION NUMBER** 2170014400

**DATE OF CONSTRUCTION** c.1900?

**ARCHITECT/DESIGNER/  
BUILDER** Unknown

**STYLE** English Domestic Revival

**PHYSICAL DESCRIPTION**

Two-storey homestead with rectangular footprint and centre gutter hipped roof. Return veranda carried on timber posts with decorative brackets. Symmetrical façade has twin, cross-gabled bays with finials and solid gable ends; veranda broken by gabled porch sheltering entry. Double-hung sash windows.

**MATERIALS/STRUCTURE**

Timber framing and weatherboard cladding, corrugated metal roofing.

**ADDITIONS/ALTERATIONS**

Garage alterations (2002).

**SETTING**

The homestead is accessed via a long drive off the north side of South Eyre Road, east of its intersection with Downs Road. To the north is the Eyre River and, beyond the river, the settlement of West Eyreton. The extent of scheduling is the immediate garden setting of the homestead, rather than the land parcel as a whole, notwithstanding the potential archaeological values of the wider property.

## **HISTORY**

Eyrewell run was taken up in 1853 by Marmaduke Dixon (1828-95), an English immigrant who settled in New Zealand in 1852. Dixon lived in a whare on his run for five years and then built a house on the current homestead site. He married Eliza Wood (died 1905) in England in 1859 and on his return to Canterbury entered provincial politics. Marmaduke Dixon served on a number of local road boards, was an innovative farmer and enthusiastic advocate for irrigation; he and his wife gave the site for the Eyreton Anglican Church (H095, 1873-74). The Dixons' son James was the first burial (1880) in the churchyard; another son, Marmaduke (known as Duke, 1862-1918) took over the farm after his father's death and reputedly built the third homestead on the property, possibly to coincide with his marriage to Mabel Courage of Seadown, Amberley in 1897. The couple had six children and Duke Dixon was both a co-founder of the NZ Alpine Club and closely involved with the Waimakariri-Ashley water supply scheme. 'Eyrewell' remained in family ownership until 1961; more recently it has passed through a number of hands but remains in private residential use. The farm was converted to dairying in 2001.

## **HISTORIC AND SOCIAL SIGNIFICANCE**

'Eyrewell' has historical significance for its association with the pioneering Dixon family and, more generally, the farming history of North Canterbury. The house represents the changing fortunes and family circumstances of the Dixon family and demonstrates the way in which some of North Canterbury's colonial settlers combined farming with civic, political and commercial life.

## **CULTURAL AND SPIRITUAL SIGNIFICANCE**

'Eyrewell' has cultural value as a demonstration of the way of life of its former residents.

## **ARCHITECTURAL AND AESTHETIC SIGNIFICANCE**

'Eyrewell' has architectural significance as an English Domestic Revival style dwelling that is believed to date to the turn of the 20<sup>th</sup> century. The designer of the house is currently unknown.

## **TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE**

'Eyrewell' has technological and craftsmanship value for the evidence it provides of late Victorian construction methods and materials. The builder of the house is currently unknown.

## **CONTEXTUAL SIGNIFICANCE**

'Eyrewell' has contextual value for the contribution it makes to the historic character of the property. Although the homestead cannot be seen from the roadway, its presence is suggested by the entrance gates framed by picket fences and the tree-lined drive. The property is related to the Brown's Rock irrigation inlet and tunnel (H043) by virtue of both Marmaduke Dixons' involvement in the district's irrigation scheme.

## **ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE**

As the homestead site pre-dates 1900, the property has potential archaeological value.

## **SUMMARY OF HERITAGE SIGNIFICANCE**

'Eyrewell', the former Dixon homestead, has overall heritage significance to Eyrewell and Waimakariri district as a whole. The homestead has historical significance for its association with several generations of the Dixon family and cultural value as a demonstration of the way of life of its former inhabitants. 'Eyrewell' has architectural significance as an English Domestic Revival style dwelling and technological and craftsmanship value for its late

Victorian construction methods and materials. The homestead has contextual value for the contribution it makes to its rural setting and its site has potential archaeological value given the property's colonial development and use.

## HERITAGE CATEGORY

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## REFERENCES

- *Press* 20 September 1862, p. 4; 12 December 1863, p. 2; 23 November 1865, p. 2; 7 February 1868, p. 3; 27 February 1892, p. 4; 5 May 1893, p. 8; 16 November 1895, p. 5; 15 September 1897, p. 2; 30 March 1904, p. 1; 8 January 1910, p. 15; 13 December 1923, p. 2; 18 June 1924, p. 9; 31 December 1925, p. 2; 3 January 1926, p. 1; 4 October 1930, p. 15; 9 April 1932, p. 2; 20 September 1933, p. 5; 24 April 1934, p. 2; 12 September 1936, p. 20; 18 June 1941, p. 8; 16 December 1941, p. 1; 28 January 1942, p. 10; 18 November 1943, p. 2; 27 February 1945, p. 1.
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- JA Hendry & AJ Mair *Homes of the Pioneers* Christchurch, 1968.
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REPORT COMPLETED

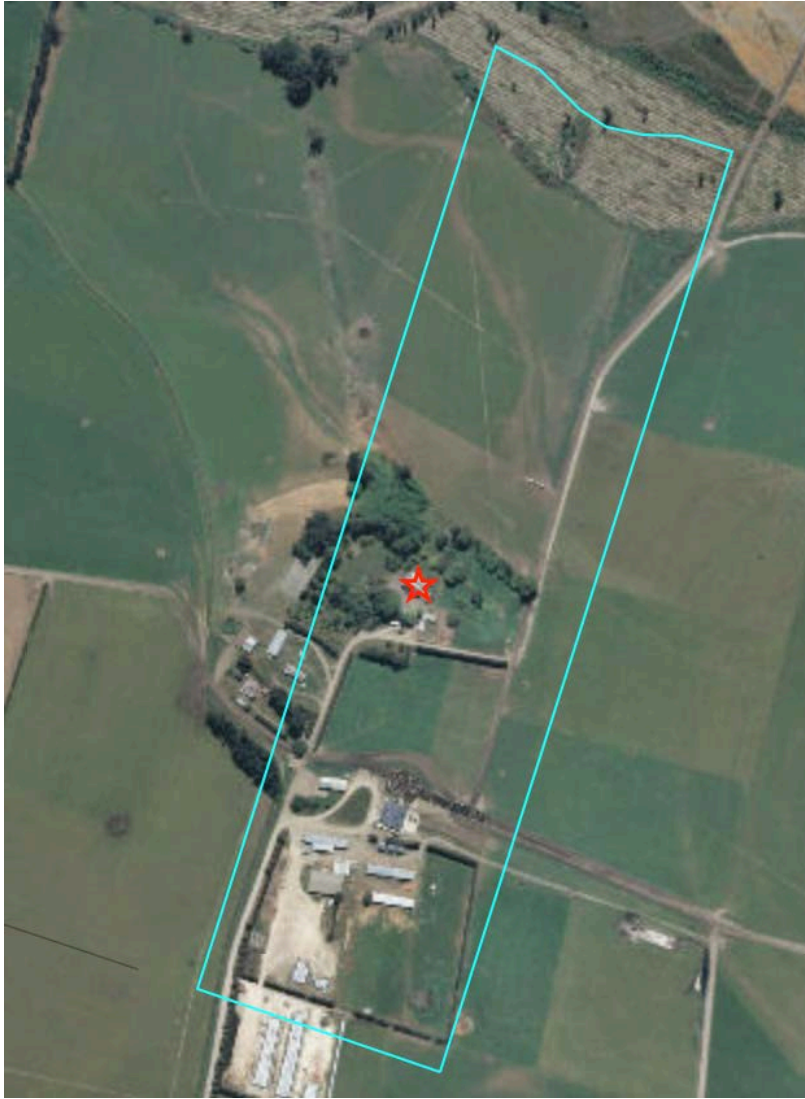
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AUTHOR

Dr Ann McEwan / Heritage Consultancy Services



Extent of scheduling, limited to garden setting, 'Eyrewell', 2024 South Eyre Road, Eyrewell.



Land parcel as a whole, homestead site marked by star.