

**HERITAGE ASSESSMENT FOR SCHEDULED HERITAGE BUILDING:**  
**KAIKORAI PRESBYTERIAN CHURCH**



*Photo:DCC*

**PROPERTY INFORMATION**

Temporary 2GP Scheduled Heritage Building Reference No:	BX034
Address	127 Taieri Road, Kaikorai, Dunedin
Building Name	Kaikorai Presbyterian Church
Located within a Heritage Precinct	No
HNZPT List Reference & Description	N/A
Heritage Covenant	No
Building Use at Time of Record	Church
Condition of Property	Building not known to be at risk due to condition

**HERITAGE SIGNIFICANCE ASSESSMENT**

Historic/Social	Meets criteria
Spiritual/Cultural	Meets criteria
Design	Meets criteria
Technological/Scientific	Does not meet criteria

**RECOMMENDATION:**

The building meets one or more of the significance criteria from Policy 2.4.2.1.b and is recommended for inclusion in Appendix A1.1 of the 2GP.

## RECOMMENDED PROTECTION

[Tick]	Features	Details
✓	Building envelope	Entire external building envelope excluding the adjacent hall and link between the two buildings.
	External/ancillary elements	
	Internal elements and/or rooms	Not considered as part of this desktop assessment. Owner may nominate interior elements for protection.
✓	Excluded elements	Adjacent hall and link between the two buildings.

## STATEMENT OF SIGNIFICANCE

The Kaikorai Presbyterian Church has heritage significance to Dunedin. The building was erected to the design of JL Salmond, who designed over 20 churches in Otago, many of them for the Presbyterian church. The Kaikorai Presbyterian Church has historic and social significance for its association with the early 20<sup>th</sup> century growth and development of the church in Dunedin and spiritual and cultural significance as a place of worship and community since 1907. The Kaikorai Presbyterian Church has design significance as a Gothic Revival style building that retains a high level of exterior authenticity and integrity.

Kaikorai Presbyterian Church is comparable to scheduled heritage buildings within Dunedin of a similar type and period. When compared with other scheduled buildings, it meets the threshold to be included on the district plan heritage schedule.

## HISTORICAL SUMMARY

<b>Architectural Period</b>	Edwardian (1902-1914)
<b>Style</b>	Gothic Revival
<b>Era/Date of Construction</b>	1906-7
<b>Architect/Designer/Builder</b>	JL Salmond, architect; SS Aburn, contractor; RH Fraser of Smith & Smith's, 1908 stained glass windows
<b>Historic Use &amp; Cultural Associations</b>	Presbyterian church
<b>Primary Construction Materials</b>	Brick, plaster, corrugated iron, slate.
<b>Notable Architectural Characteristics</b>	Castellated tower with finials, buttresses, cusped lancet arched door, and window openings with hood moulds. Sculptural relief panels on tower and principal elevation. Corrugated iron clad sanctuary wall has projecting apse with flared roof. Stained glass windows.

### Previous site development

The Kaikorai Presbyterian Church began as a mission church of Knox Church. A site was gifted to the church in 1866 and a timber church and manse were built soon after on the subject site; the church opened in December 1866 and the 1869 manse was replaced by a dwelling at what is now 131 Taieri Road in 1901. The church was enlarged in 1879; this building was moved to the rear of the site when the new church was built and then later demolished when the new hall was erected.



*First church in c.1905.*

### Building design and construction

The foundation stone of the current church was laid by AC Begg, Mayor of Roslyn, on 14 November 1906. The new church opened on 1 December the following year. The proceedings of the latter event were overseen by the Rev RRM Sutherland, who had already served the church for 29 years.



KAIKORAI CHURCH [Architect, J. S. Selmond]

*Progress, 1 July 1908, Page 312*

Designed in a conventional Gothic Revival style, the new church has a Latin cross footprint and gabled roof forms. The tower on the principal, north-east elevation houses stairs to a gallery over the main entry. Somewhat unusually the rear wall of the church (south-west elevation) is clad in galvanised

corrugated iron. *Progress* featured a brief article on the completed church, noting it provided seating for 450 adults.

The stained-glass windows presented by the Sunday School Superintendent (JW Todd) and Scholars were unveiled on 18 October 1908.



*Sunday School Superintendent's and Sunday School Scholars' stained-glass windows, 1908.*

<https://digitalnz.org/records/45913521/sunday-school-superintendents-window-kaikorai-church>

Robert Glendining (of Roslyn Woollen Mills, and Ross and Glendining) presented the congregation with a new organ in 1908.

#### Later history and development

In April 1922 the church unveiled a stained-glass window commissioned in memory of those who lost their lives in World War One. The double window on the east transept was a figure of a knight in armour carrying a shield bearing the stars of the Southern Cross, the right-hand figure being that of a Red Cross knight. It was designed by John Brock. Rev RRM Sutherland unveiled the window, he himself having lost two sons in the conflict.



*War memorial window, 1922. New Zealand History (web site).*



*Myke Tymons, Memorial windows, Kaikorai Church. Presbyterian Research Centre, accessed 29/08/2023, <https://prc.recollect.co.nz/nodes/view/117609>*

The church remained the focus for the Kaikorai Presbyterian community throughout the twentieth century. The building was modified to suit the needs of the congregation, and to reflect changes in

worship practices: in c.1928 a small room with external access was added to the south corner of the church; c.1941 Miller and White reconfigured the sanctuary within the church, and in 1964, a new church hall was erected to the north-west of the church in 1964 to the design of Fraser, Oakley & Pinfold and extended to the south in 1968. Some seismic strengthening work took place in 2018.

In 1968, the Kaikorai Presbyterian Church merged with the Roslyn Methodist Church, the Congregational and Church of Christ Congregations to form the West Dunedin Union Parish centred on the Kaikorai Union Church. The union parish had 5000 people under pastoral care and 800 communicant members, reportedly the largest parish of its kind in New Zealand. The parish combined the former Presbyterian parishes of Halfway Bush, Kaikorai and Wakari, together with Roslyn Methodist Church. The Congregationalist Church, although they had no church in the area, also joined the union. Ministers and parishioners continued to worship at their own churches, with plans to introduce a unified form of service.<sup>1</sup>

The parish was dissolved in 1986, with Kaikorai church reverting to a solely Presbyterian congregation.<sup>2</sup> The church has served as a community centre and hub since 2016.

### **Notable people/Themes**

#### **Rev Robert Rose McKay Sutherland**

The Rev Robert Rose McKay Sutherland (c.1846-1931) was a Scottish-born minister who was educated at Edinburgh University and first arrived in New Zealand in 1862. Sutherland returned to Scotland in c.1868 and was ordained there in 1879. Returning to New Zealand Sutherland served as minister of the Kaikorai Presbyterian Church for 40 years. Of Robert and Catherine Sutherland's eight children, two died serving in World War I, one became a Presbyterian minister and two others (a son and a daughter) were missionaries in India at the time of their father's death.

#### **J Louis Salmond**

James Louis Salmond (known as Louis, 1868-1950) was a noted Dunedin-born architect who served his articles with RA Lawson and established his own practice in 1891. Salmond trained Basil Hooper and was briefly in partnership with Lawson between 1900 and Lawson's death in 1902. Both JL Salmond and his son Arthur were presidents of the NZ Institute of Architects. The firm was continued by Louis Salmond's son and grandson until it closed in 2008. The Hocken Library at the University of Otago has a large holding of Salmond Anderson Architects' records.

## **ASSESSMENT OF HERITAGE SIGNIFICANCE**

### **HISTORIC/SOCIAL**

The church demonstrates heritage values within this criterion. The Kaikorai Presbyterian Church has historic and social significance for its association with a church congregation that was formed in 1866 and

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<sup>1</sup> Press 12 January 1968, Page 10

<sup>2</sup> <https://www.methodist.org.nz/assets/Tangata/Property-Insurance/Part-Two-methodist-church-properties-in-cvs-in-decade-groupings.pdf>

has worshipped in the current church for 115 years. The building also has commemorative significance as the site of several war memorial items, including a Roll of Honour and stained-glass window.

## SPIRITUAL/CULTURAL

The church demonstrates heritage values within this criterion. The Kaikorai Presbyterian Church has been associated with the religious practice and culture of the local Presbyterian community in Dunedin for 115 years.

## DESIGN

The church demonstrates heritage values within this criterion. The building has design significance for its Gothic Revival design by JL Salmond, who was a noted local architect who also designed Presbyterian churches for Roslyn and North Dunedin.

## TECHNOLOGICAL/SCIENTIFIC

The building does not demonstrate heritage values within this criterion.

## REFERENCES

*Otago Daily Times* 12 October 1906, p. 8; 15 November 1906, p. 2; 16 February 1907, p. 5; 3 December 1907, p. 2; 14 May 1908 Page 8; 19 October 1908, p. 2; 24 April 1922 Page 4; 2 September 1938, p. 3; 8 October 1948, p. 4; 9 June 2014 & 18 September 2016 (available online).

<https://www.odt.co.nz/news/dunedin/church-building-be-closed> (3 Sept 2017)

*Evening Star* 7 April 1906, p. 6; 25 July 1906, p. 1; 18 September 1906, p. 1; 14 November 1906, p. 4; 30 May 1907, p. 7; 2 December 1907, p. 4; 17 October 1908, p. 8; 14 October 1920, p. 3; 9 July 1923, p. 2; 22 November 1927, p. 2.

*Otago Witness* 18 December 1907, p. 50.

*Pahiatua Herald* 28 December 1931, p. 6.

<https://prc.recollect.co.nz>

<https://nzhistory.govt.nz/media/photo/kaikorai-presbyterian-church-war-memorial-window>

[https://en.wikipedia.org/wiki/Kaikorai\\_Presbyterian\\_Church](https://en.wikipedia.org/wiki/Kaikorai_Presbyterian_Church)

<https://www.southernpresbyterians.nz/church/Kaikorai-Presbyterian-Church-and-Community-Hub>

<https://nzetc.victoria.ac.nz/tm/scholarly/Cyc04Cycl-fig-Cyc04Cycl0178a.html>

JL Salmond:

H Knight & N Wales *Buildings of Dunedin – An Illustrated Architectural Guide to New Zealand's Victorian City* John McIndoe, Dunedin, 1988, pp. 216-219.

<b>Date Assessment Completed</b>	14 December 2022	<b>Author</b>	AM
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Photographs: DCC, October 2022

