

Report commissioned by Mr. W and Mrs. J Bradshaw

VIDAL HOUSE



291 Te Mata Road

HAVELOCK NORTH

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1 PURPOSE OF THIS REPORT

Mr. & Mrs. Bradshaw purchased the house at 291 Te Mata Road Havelock North from the Vidal family in 1991-as a family home. They are now seeking the inclusion of their home ('Vidal House') in the Proposed District Plan as a listed heritage building.

The purpose of this report is to provide an assessment of Mr. & Mrs. Bradshaw's house against the District Plan Criteria for listing heritage items in the District Plan.

2 LEGAL DESCRIPTION

The house is located at 291 Te Mata Road Havelock North being lot 1 DP3257 an area of 4.0620 hectares more or less. The certificate of title is HBC3/981 and the property is Fee Simple. A copy of the title for the land is attached as Appendix 1 of this report.

3 SITE DESCRIPTION, SITE HISTORY

The site is situated on Te Mata Road approximately 270 meters to the east of the Havelock North Residential Zone. The land falls away from Te Mata Road towards Albany Lane at a gradual rate. Refer to the location plans attached as Appendix 2 along with a soil map of the area.

The site was part of the Bernard Chambers Te Mata holding and in 1904 he added to the 2.5 hectares of vineyard he had planted by extending onto the Terrace and other surrounding areas. This land was a raised terrace of friable red metal soils to the west of the original Te Mata homestead. Refer to Appendix 4 for historic Chambers photo, survey plans of the Terrace and an old soil map.

The wine industry came under threat from the temperance movement prior to the planting of the Terrace and the industry became difficult to function with stringent restrictions brought into place and in 1916 the property in question was sold to Norman Johnson, farmer of Hunterville with other parts of the wine business purchased by a Wellington company which included Reginald Collins, a wine and spirit merchant with a shareholding retained by Bernard Chambers.

Anthony Vidal had established as a winemaker in Hastings dating back to 1905 and he leased seven acres of the Terraces in 1917 and later purchased this land. Refer to chapter 6 for further information.

The house is located in the South Western corner of the house nearest to Te Mata Road. In 1994 a new garage, office and laundry was built in the same form as the house and at the same time alterations were carried out on the house to create a first floor bathroom, form a balcony and line the walls with Gib Board. A new winery and cellar door was erected to the east of the house and completed in 1996.

The original garage on the western boundary was removed in 1999 and this area is now used as an outdoor living space.

Mr. & Mrs. Bradshaw, planted 400 lime trees in front of the house in 2016 and in 2017 planted a further 400 with the view to produce limes for sale or further processing . Refer to site plan in Appendix 3 for the layout of the site.

The immediate surrounds of the house have been landscaped to enhance the house and to provide a degree of privacy.

The effect of the garage complex and the landscaping has been to soften the house into the surrounding landscape.

The site is located in the Hastings District Plan Te Mata Special Character Zone. Refer to Appendix 3 for the District Plan Map N°47 for this area and the District Plan Appendix 49, Heritage Buildings, Te Mata Special Character Zone. The Zone contains the outstanding natural features and landscape area – Te Mata Peak and a Significant Amenity Character Area, the foothills of Te Mata Peak and is section 8.4 of the District Plan.

The special zoning requires that the areas be treated with particular care to ensure the ongoing protection of their special landscape qualities.

District Plan 8.4.2 “Anticipated Outcomes” states: It is anticipated that the following outcomes will be achieved.

TMAO4 Protection of heritage buildings (among other things). In the event that the Bradshaw house is listed in the District Plan Appendix 49, Heritage Buildings, Te Mata Special Character Zone, a level of protection will be afforded to the house which will assist in ensuring that it remains as a local landmark.

District Plan 8.4.3 “Objections & Policies”, Objection TMO1 Status “To retain the existing special character and amenity values of Te Mata Special Character Zone”.

The Bradshaw house is a significant and special landmark in the zone, the removal of which would detrimentally affect the overall character of the zone.

Policy TMP3 Enable the use of heritage buildings as residential dwellings and for commercial activities where it ensures the retention, enhancement or protection of the building at a level that is appropriate for the Te Mata Special Character Zone.

Explanation The Te Mata Special Character Zone contains a number of heritage buildings that could be preserved or enhanced if they were able to be used for a suitable alternative use. Council will encourage the use of these for commercial facilities or residential uses, where the use supports their preservation, and where the environmental effects of the activity can be managed and be in keeping with the Special Character of the area.

In the event of the house being listed in the District Plan, Mr. & Mrs. Bradshaw will, in time, opt to use the house for this purpose and erect a new house for themselves.

4 HOUSE CONSTRUCTION

The house is founded on a concrete ring foundation with a timber floor on piles.

The walls are stucco plaster finished on timber framing with horizontal weatherboard gable feature.

The roof is clay tile on timber framing and exterior joinery is timber.

Refer to Appendix 3 for floor plans as original and as at 2017.



Road View



View from East



View from West

5 HISTORY OF RESIDENCE – CONDITION AND OWNERSHIP OF THE HOUSE

The house is reputed to have been constructed in 1908 and designed by William Rush.

The occupation of the house in the earliest times is not known although it was on the property of Bernard Chambers. From the time that the land was purchased by Anthony Vidal in 1937, it was occupied by the Vidal family and was in the ownership of Ian Vidal's widow at the time of purchase by Mr. & Mrs. Bradshaw in 1991.



Photograph of the house beyond the vineyard 1991

The house is in very good condition with only a little decay in exposed timber which can readily be remediated.

When the Bradshaw's took ownership there was a boiler room and laundry area on the North West corner, which can be seen at Appendix 3 of this report as can the plan of the house as it is currently. Future plans to alter the house are of a minimal nature and will not affect the architectural integrity of the house. The floor plans for the house as original and current can be found as Appendix 3 of this report.

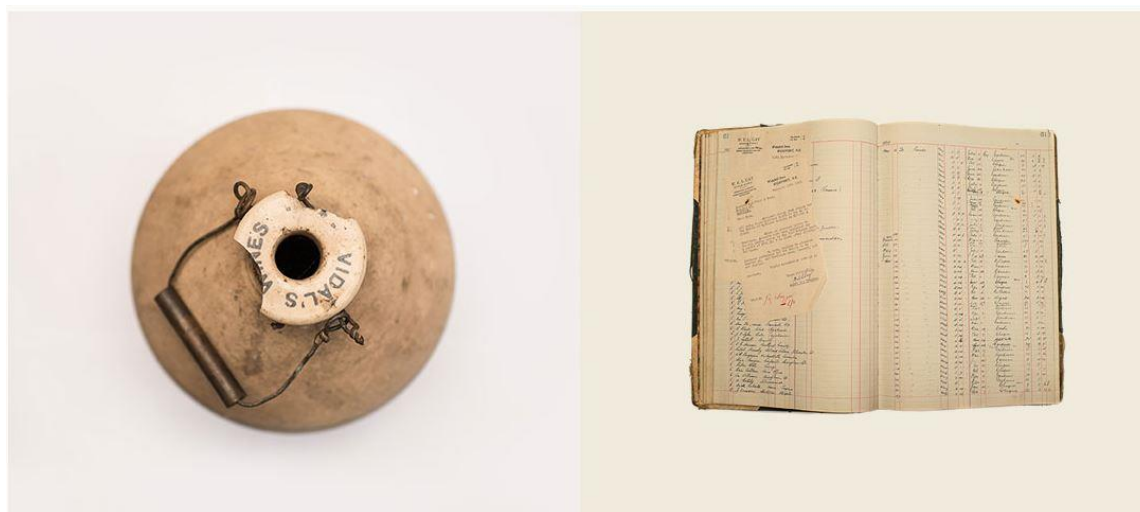
6 SIGNIFICANCE OF THE AREA TO NEW ZEALAND WINE INDUSTRY

Mention has previously been made of the role of Bernard Chambers in the early years of the wine industry in New Zealand. The quality of the wines that he produced were very high which was not replicated after the wine business was sold in 1917.

In 1888 Anthony Vidal, then twenty two years old, moved from Spain to assist his winemaker uncle, Joseph Soler, in Wanganui, who was producing international award winning wines. Soler had established his winery in 1866 and Anthony remained with him for eleven years before growing grapes in Palmerston North. In 1905 he brought a racing stable in Avenue Road being one and a quarter acres in area. Vidal had three sons, Leslie, Frank and Cecil and with them established a vineyard under glass cover and outside. The stables were converted into a winery.

In 1916 Vidal planted seven and a half acres of vineyard at Te Awanga and in 1917 seven acres of Bernard Chambers Terraces was leased and later purchased with further plantings on these sites in later years.

Early days of the business saw Vidal's sell their product door to door to keep the business running and they promoted their wines at agricultural shows.



Vidal Estate original urn and note book

Anthony Vidal's interest in the vineyard was transferred to his sons on 25th July 1924 with Leslie supervising the vineyards, Frank the winemaking and Cecil the sales.

In 1937 Vidals purchased the house and vineyard at 291 Te Mata Road and the two adjoining titles down to Albany Lane, a total of 26 Acres.



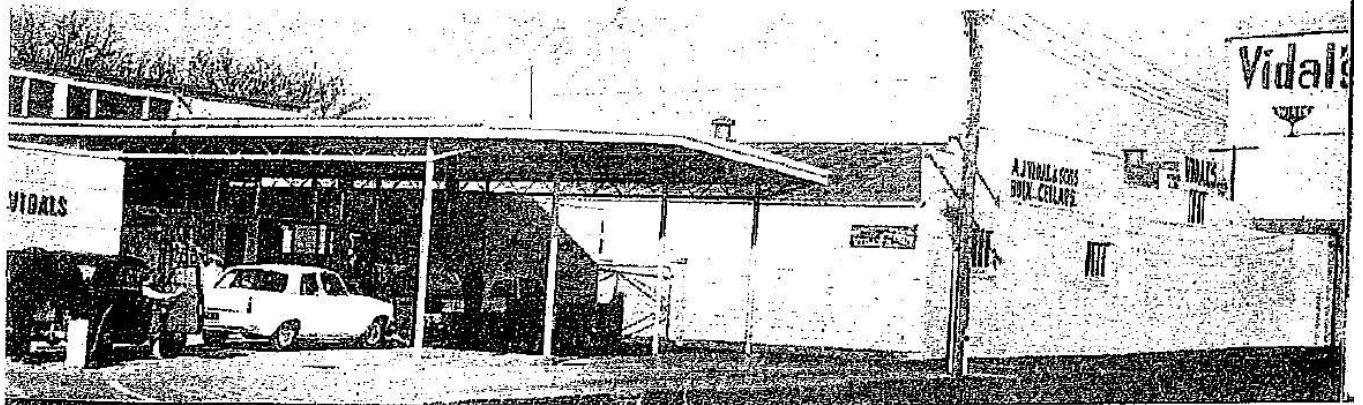
Vidal Estate Wine Vaults



The plantings on the Terrace continued to increase and the grapes from these vines were a vital part of the Vidal business.

In 1961 Vidal's opened the first drive-in store to a winery in New Zealand with a covered canopy able to accommodate eight cars. The shop was complemented with a tasting room, offices and under cover vat storage and barrel room in the remaining original stable.

The drive-in bottle store opened in 1961 on the original stable site in Hastings



Seppelts from Australia purchase the company in 1973 renaming it Seppelt-Vidal and in 1975 they sold to Ross McLennon formally of Seagrams. He then sold to Villa Maria, owned by George (now Sir George) Fistonich in 1976. The brand "Vidal" was retained and the Vidal site in St Aubyn Street redeveloped to include the first winery restaurant in New Zealand, a craft shop, cellar door and winery.

The label has continued and been most successful in wine competition. The restaurant remains as one of Hawkes' Bay leading dining locations.

The contribution to the wine industry in Hawkes' Bay New Zealand by the Vidal family, firstly Anthony and then the three sons was significant. The foresight of Anthony to take on the lease of the Bernard Chambers developed Terrace vineyard and then to purchase the land when the industry was going through extremely difficult times with prohibition was courageous. The family didn't have easy times in keeping the business running and ultimately developed one of the most respected and recognised brands in the wine industry of New Zealand. Further recognition of the brand is evidenced in that the current owners have seen the benefits of retaining the brand and further developing it as one of their flagship labels. Refer to Appendix 12 for an article on the role of Anthony Vidal in the wine industry and a Vidal Family Tree.

In 1986 Henry O'Kane took a ten year lease, with a first right of purchase, of the 26 acres of land (not including the house at 291 Te Mata Road) and planted grapes.

The grapes were removed from the two blocks at the Albany Lane end and on the house block in 2009 due to transitional changes in varieties.

7 CONSULTATION UNDERTAKEN

Hawke's Bay suffers severely from loss of record of our buildings due to the Hawke's Bay earthquake of 1931 making identification of houses difficult.

In an effort to validate the suggestion that the house at 291 Te Mata Road was designed by William Rush a number of people were consulted.

Wayne Bradshaw, current owner of the house, has undertaken considerable research in an effort to uncover the history of the house and the historic aspects in relation to the wine industry and the social impact of the activities on the site to the fabric of Hawkes' Bay. Books researched include

- TE MATA The First 100 Years , Keith Stewart, Godwit Publishing 1997
- chancers and visionaries A History of Wine in New Zealand, Keith Stewart, Random House 2010
- WINE in New Zealand, Frank Thorpy, Collins Brothers 1971
- Winemakers of New Zealand, Dick Scott, Southern Cross Books Auckland 1964 (as provided by Ian Clark Villa Maria)

Many of the dates relating to events are contradictory across the publications and we have taken references that can be verified as near as possible.

The Bernard Chambers diaries of the period the house was built are housed at the MTG in Napier and Mr. Bradshaw was provided access to these. He describes them as a "day to day" list of activities on the property and had no reference to the building of Rush Cottage or the house in question.

Mr. Bradshaw also researched the property titles which are attached to the report as Appendix 5 and the newspaper, of the time finding items regarding Rush & James and the tendering and letting of the two houses.

Kim Salamonson is an employee at Havelock North Library and has studied and written on Havelock North houses for many years. Attached as Appendix 7 of this report is a publication by Mr. Salamonson where he credits the house as being designed by William Rush.

Attached with Appendix 7 is a letter from Mr. Salamonson to me in which he sets out the authority that he used to credit the house as being by William Rush. The daughter of William Rush, the late Helen Lester, lived in Scotland and made a number of visits to New Zealand and Mr. Salamonson met with her on one of her visits and she told him that the house had been relocated to its present position. There is no evidence available to back up the assertions that the house had been relocated. The soil map of 1938 attached as part of Appendix 4 shows the house in its current position.

The record of this discussion is as close as we can get to validation of Rush's designing of the house and concurs with the general understanding of his being the architect of the house.

Judy Siers is an architectural historian, living in Wellington and formerly of Napier who wrote the book "The Life and Times of James Chapman-Taylor" Judy said that she was not an expert on Williams Rush and knew little of his work.

Andy Coltart is the owner of Black Barn Vineyards and Bistro which includes Rush Cottage. He was sure the Rush Cottage was built as a shepherd's cottage and that the Bradshaw house was built by Bernard Chambers at the same time as a Manager's Residence. I asked if he was able to verify this and he said it was something he had always understood and that the information could have come from Mason Chambers.

Mason Chambers is a close relation to Bernard Chambers and lives in the Havelock North area. Mr. Chambers was not able to shed any light on the matter of who was the architect for the house at 291 Te Mata Road.

Brian (Bruno) Chambers is the son of Mason Chambers and he holds some of the old family records. Bruno had earlier conversations with Mr. Bradshaw regarding the house and he had perused the records in an effort to find the architect for the house, to no avail.

Colin Shanley, a local surveyor was approached by Mr. Bradshaw in an effort to uncover old photos or surveys. Colin said that he remembered fondly working for Leslie Vidal during school holidays on the Terrace vineyard.

Peggy Van Asch has been involved with Duart House from the inception of the Duart Society and has been instrumental in coordinating the monthly history addresses. Peggy had a number of suggestions as to where information may be available and pointed me to the Digital Library at Stoneycroft, Hasting, where recordings of the addresses are stored. I obtained a copy of the talk by Kim Salamonson in

August 2009 about houses of note in Havelock North. On listening to the recording there was no mention of the house.

8 COMPARISON WITH RUSH COTTAGE

The house at 291 Te Mata Road is considerably larger than Rush Cottage, as would be expected if the former was a Managers' Residence and the latter a Shepherds' Cottage. Both have clay tile roofs with framed and t&g lined gable overhangs and soffits, stucco exterior and timber exterior joinery.

Photographs below have the Rush Cottage First.

Rush Cottage



Bradshaw House



The barge detail of the ridge is similar – gable end materials differ – roof pitch similar



The barge detail at the spouting is the same



The detail of the plaster finish level is the same.



The stair balustrades are the same as is the ceiling paneling.



Interior door trim is the same as are paneled doors

Interior door hardware
is the same



Window joinery is
similar – hardware has
been retro fitted





Similar room shapes in roof space – different wall and ceiling battening



Similar detailing where adjacent roof carried to a lower level

The number of similarities are significant and demonstrate a consistent style of design that is not likely to be coincidental.

9 AESTHETIC VALUE

The house is of the English architectural style that was prevalent at the time. The shape and form of the house is quite simple with a main ridge with two ridges at right angles to and central to the main ridge with similar pitched roofs but smaller gables to form a larger first floor area.

The proportions of the house are well balanced and suggest that they were developed by a person trained in architecture. The shapes and proportions of the windows and doors are well integrated to the shapes of the elevations and the selection of materials, especially the textured plaster, enhances the aesthetic values of the house.

The general appearance of the house is strong with a substantial textured roof and walls that are not affected by embellishments. Little in the way of landscape impacts on the appearance of the house, which stands proudly on its own on an open site.

10 ARCHITECTURAL VALUE

The house has been well designed by someone with architectural skills, quite probably William Rush. The architectural merits of the house qualify it to be considered one of the fine examples of English domestic revival architecture in Havelock North.

Hawkes' Bay, and Havelock North, has lost a number of well-designed substantial houses over the past twenty or so years and there is a constant risk that more will be cast aside for development. The rural setting of this house affords some protection from development but not from the desire of an owner to replace or remove it. By adding a layer of effective protection to the house under Section 18.1, Heritage Items and Notable Trees, of the District Plan there is a process that must be followed before any external works or demolition can occur.

11 CULTURAL VALUE

Havelock North was established as an English styled village by the early settlers. The older houses are a reflection of this and they provided a strong architectural influence and character to the village. The culture of early settlement of Havelock North was of an aristocratic village community with many of the houses designed by well-known architects, some (such as J W Chapman-Taylor and William Gummer) with national reputations..

The house at 291 Te Mata Road was rural and the neighbouring houses, Peloha, Te Mata, Rush Cottage and others were houses of significant architectural merit and they served to extend the architectural and social culture of Havelock North beyond the village boundaries.

12 HISTORICAL VALUE

The architectural, cultural values of the house combine to strengthen its historical value.

That the house was built by Bernard Chambers for a staff member on his Terraces Vineyard is more than likely; the other possibility is that the house was designed by the architect William Rush, as conveyed to Kim Salamonson by William Rush's daughter Helen Lester.

If this is accepted then it is also likely that this is one of the two houses subject of a Notice for Tender in the *Hastings Standard* as closing on Wednesday 18th November 1907. Refer to Appendix 8 of this report.

About the same time William Rush was joined in partnership by ET James and a notice of this was placed in the *Hastings Standard* on Monday 16th December 1907 and a copy of this notice can be found as Appendix 9 of this report. On 28 July 1916 a notice was placed in the *Hastings Standard* stating the Mr. James would be absent from the practice while on active service. Mr James returned from the war and moved to Nelson to become an orchardist. A copy of this notice is included in Appendix 9

On Thursday 19th December 1907 a notice in the *Hastings Standard* stated that the tender for the two houses for Bernard Chambers had been let to H H Campbell with the price being close to £900.. A copy of this notice can be found as Appendix 10 of this report.

Equally important is the historic role of the area, including the site and house at 291 Te Mata Road, in regard to the wine industry of Hawke's Bay. The foresight of Bernard Chambers and the determination of the Vidal family provided much of the impetus for an industry that is now highly significant to the economy of Hawke's Bay, and indeed to the economy of the country.

13 SOCIAL VALUE

The social impact of the wine industry in Hawke's Bay has historically been significant and the forerunners were Bernard Chambers and Anthony Vidal.

An intrinsic link exists between the wine industry and the house at 291 Te Mata Road. It was built in the burgeoning days of wine production in Hawkes' Bay and New Zealand and carried through difficult periods of prohibition, prosecution, economic hardship, and severe frosts in 1914.

The house itself is likely to have influenced people in their own house building aspirations. The house is of a high architectural standard and would have established a level of excellence among the houses of the time and beyond, up to the present day.

The wine industry of Hawke's Bay that has stemmed from the achievements of Bernard Chambers and the Vidal family, has played a major role in the creation of a strong social movement around the entertainment values of the wine industry and the flavour that it provides to the landscape of the wider area.

The number of local people involved in the wine industry is significant and the economic value of the industry has had a positive impact on Hawke's Bay with major investment in infrastructure and plantings currently under way.

14 ASSESSMENT IN RESPECT OF DISTRICT PLAN CRITERIA FOR THE LISTING OF HERITAGE BUILDINGS

14.1 Hastings District Council is charged with identifying and protecting important heritage items and trees within the district by establishing levels of classification and regulatory protection. The requirement to protect these heritage items stems from the Heritage New Zealand Pouhere Taonga Act 2014 which provides a framework for the identification and listing of items. The Resource Management Act 1991 requires that councils recognise and protect Historic Heritage Items and enables protection of these items.

14.2 The Hastings District Plan under 18.1 Heritage Items and Notable Trees lists significant heritage items and provides a process for including others that have been identified as being of sufficient importance to warrant being listed. Heritage New Zealand provides guidance for this process in the form of their assessment criteria.

14.3 The District Objective 18.1.3 Heritage Items OBJECTIVE HO1 states

Significant Heritage Items are protected and the heritage character and history of the District is preserved.

The District Plan S18.1.3 HP1 states

Identify and classify Heritage Items in the District according to their relative importance. Explanation Heritage Items may be identified for their aesthetic, archaeological, architectural, cultural, historical, scientific, social, spiritual, technological or traditional significance or value. They may also be identified for their group and setting significance, landmark significance or design significance. The District Plan defines a hierarchy of Heritage Items in order to align levels of protection with levels of classification so that important items are preserved. The Heritage New Zealand identification and classification method is adopted. This method identifies two categories of historic places: Category I - places of special or outstanding historical or cultural heritage significance or value. Category II - places of historical or cultural heritage significance or value. Appendices 47 and 48 identify Heritage Items (Places, Buildings, and Objects) and Appendix 51 identifies Historic Areas. Many of the items are from the Heritage New Zealand List. Appendix 49 identifies items that are associated with the Te Mata Special Character Zone. These are buildings that have heritage value intrinsic to the special character of the area.

14.4 Heritage New Zealand publication “Sustainable Management of Historic Heritage Guidance Information Sheet - Assessment criteria to assist in the identification of Historic Heritage Values”, provides guidance in assessing heritage items and will be applied to the Bradshaw house as follows:

14.4.1 Archaeological information: Does the place or area have the potential to contribute information about the human history of the region, or to current archaeological research questions, through investigation using archaeological methods?

There are no archeological sites or items known to exist on the site. The house was built in 1908 and there is no evidence of any prior occupation of the site.

14.4.2 Architecture: Is the place significant because of its design, form, scale, materials, style, ornamentation, period, craftsmanship or other architectural element?

The house, thought to have been designed by William Rush (refer to report for discussion on this matter) is an outstanding example of early twentieth century architecture and has been complemented with recent out buildings in sympathetic architectural style. The house was an early example of the English domestic revival style championed by William Rush that became very popular in the 1920's.

The design is similar to other houses designed by William Rush, with materials, detailing and craftsmanship typical of his style and standard. The form and scale of the house is well proportioned and is a fine example of the English style architecture than can be found in many Havelock North houses of the era.

14.4.3 Technology and Engineering: Does the place demonstrate innovative or important methods of construction or design, does it contain unusual construction materials, is it an early example of the use of a particular construction technique or does it have the potential to contribute information about technological or engineering history?

Many of the detail design aspects of the house are typical of William Rush and this is addressed in the report. Rush had signature details in both the external fabric of the house and the interior decoration, and these are evident in this house. These elements add to the architectural value of the house as well as portraying the techniques that were innovative at the time; some were particular to William Rush. There is information in the structure and materials of the house that allow a good understanding of the building technology and techniques of the period. Elements of particular technological interest include the use of native timbers, imported clay tiles and casement windows.

14.4.4 Scientific: Does the area or place have the potential to provide scientific information about the history of the region?

The aspect is not applicable.

14.4.5 Rarity: Is the place or area, or are features within it, unique, unusual, uncommon or rare at a district, regional or national level or in relation to particular historical themes?

These are just two William Rush designed houses for Bernard Chambers, one being Rush Cottage on the other side of Te Mata Road and the other assumed to be the Bradshaw house. Other houses designed by Rush include McHardy House, McHardy Street, Te Mata Homestead, Te Mata Road and 305 Southland Road, Hastings.

William Rush based his practice in Havelock North and was responsible for many of the significant commercial, church and educational buildings of the early twentieth century in Havelock North, and to a lesser degree, in Hastings. Along with these buildings were the houses that he designed. Little of his

work is found outside of Havelock North and Hastings making them unique to the area, but the style he chose for much of his domestic work, the English domestic revival style, later became popular in Hawke's Bay.

14.5.6 Representativeness: Is the place or area a good example of its class, for example, in terms of design, type, features, use, technology or time period?

It is a good example of its style and class relative to design features and the technology employed.

The number of William Rush designed houses is limited, mainly to Havelock North and Hastings, and most were significant houses of their time, both in size and design. The Bradshaw house is representative of the design and detail of William Rush's work, altogether smaller than most of his houses. Rush Cottage is possibly one of the smallest houses that he designed, being the cottage for the shepherd and the Bradshaw house for a manager resulting in it being larger.

14.5.7 Integrity: Does the place have integrity, retaining significant features from its time of construction, or later periods when important modifications or additions were carried out?

The house is basically as it was built in 1908. The exceptions are that in 1994 the boiler house and laundry were removed and at the time alterations were carried out to the front of the house to provide a balcony to the main bedroom. The interior alterations have had no impact on the external appearance of the house.

The new garage, office and laundry were erected in 1994 and are designed to complement the original house. In 1999 the original garage on the western boundary was demolished and the area is now an outdoor living area.

The space between the house and Te Mata Road has been landscaped in a manner that complements the house.

The integrity of the house is relatively high and is a good representative example of its time and style, with all of the important original features retained.

14.5.8 Vulnerability: Is the place vulnerable to deterioration or destruction or is threatened by land use activities.

The house has been well maintained and is currently in good condition. The report identifies some minor deterioration of external timber that can readily be rectified. The current owners of the house, Mr. & Mrs. Bradshaw, plan for the house to remain in perpetuity and will carry out maintenance as required. Fire is possibly the greatest threat to the house, and the owners have installed a monitored alarm system.

14.5.9 Context or Group: Is the place or area part of a group of heritage places, a landscape, a townscape or setting which when considered as a whole amplify the heritage values of the place and group/ landscape or extend its significance?

The house is in a standalone situation within the Te Mata Special Character Zone of the District Plan. The design of the house is of such a high standard that it contributes significantly to the character of the zone.

The house sits prominently in the landscape and has value as a local landmark.

14.5.10 Historic values People: Is the place associated with the life or works of a well-known or important individual, group or organisation?

The house has direct links to Bernard Chambers and the Vidal family, which is well documented in the report. The significance of their contribution to the history of Hawkes' Bay, more specifically in regard to the wine industry, is such that, without them, we may not have a wine industry of the scale and importance that we have today.

The house has very important historic values to the region, and indeed to the country, because of the significant roles played by its owners in the development of the wine industry in Hawkes Bay. The wine industry is currently a major export earner for New Zealand, and the role of the Chambers and Vidal families in regard to this is significant.

Events: Is the place associated with an important event in local, regional or national history?

The main events associated with the house relate to the wine industry, the identities and the ups and downs of the industry.

Patterns: Is the place associated with important aspects, processes, themes or patterns of local, regional or national history?

The most important aspect of the history of the house is its strong associations with wine and the wine industry. Its story is interwoven with people important in the local and national history of the industry. The strong association with, firstly, Bernard Chambers, a wine pioneer, and secondly, the Vidal family whose contribution to the industry has been very significant, gives the house very strong associational values.

14.5.11 Cultural values Identity: Is the place or area a focus of community, regional or national identity or sense of place, and does it have social value and provide evidence of cultural or historical continuity?

The house is a private residence and does not fulfill any of the roles listed above. The house provides evidence of historical continuity in the wine industry.

Public esteem: Is the place held in high public esteem for its heritage or aesthetic values or as a focus of spiritual, political, national or other cultural sentiment?

The house is recognized in architectural and heritage circles as being of high heritage and aesthetic value. The general understanding amongst these people who are aware of the house is that it was designed by William Rush, which provides it with a strong public aura. The best evidence that is

available to date (and set out in the report), suggests that it was designed by William Rush; further research may yet confirm this.

The house has public esteem as the focus of the early growth of the nationally important wine industry.

Commemorative: Does the place have symbolic or commemorative significance to people who use or have used it, or to the descendants of such people, as a result of its special interest, character, landmark, amenity or visual appeal?

There are no commemorative values attached to the house. None of the Chambers or Vidal family (direct descendents) are living in the area and this link has been lost.

The house has been listed in publications on William Rush by Kim Salamonson (refer to Appendix 7 of this report) and this has created interest in the house.

Education: Could the place contribute, through public education, to people's awareness, understanding and appreciation of New Zealand's history and cultures?

There is certainly a story that can be told about the house and the relationship with the history of the wine industry; this would be worthwhile in raising public awareness of the role played by Bernard Chambers and the Vidal family.

The other story that can raise awareness, understanding and appreciation of New Zealand history is around the commissioning of the house by Bernard Chambers, in conjunction with Rush Cottage; this partnership resulted in two buildings of distinct architectural merit.

Tangata whenua: Is the place important to tangata whenua for traditional, spiritual, cultural or historical reasons?

I am not aware of any importance placed on the house by Tangata whenua for any of the reasons above.

Statutory recognition: Does the place or area have recognition in New Zealand legislation or international law including: World Heritage Listing under the World Heritage Convention 1972; registration under the Historic Places Act 1993; is it an archaeological site as defined by the Historic Places Act 1993; is it a statutory acknowledgement under claim settlement legislation; or is it recognised by special legislation?

There is no recognition under any legislation, either national or international, that Mr. & Mrs. Bradshaw are aware of.

15 CONCLUSIONS

The report has highlighted the values of the house, (architectural, historic and social) and the research has provided information that leads to the conclusion that the house was almost certainly designed by William Rush, architect, for Bernard Chambers in 1908.

The house is a very good example of the work of William Rush and the English domestic revival architectural style of the period. It has strong social value because of its close associations with the growth and development of a nationally important industry through Bernard Chambers and Vidal families.

It is my opinion that the house meets the District Plan criteria sufficiently to warrant listing in Section 18.1, Heritage Items and Notable Trees of the Hastings District Council District Plan.

Graham Linwood

Architect

Date.....

Appendix 1

25 237

REGISTER CANCELLED
(Form B)
H.B. Vol 25 fol 237
Register-book, Vol. 70, folio 55

NEW ZEALAND

Reference: Vol. 64, Folio 2
Transfer No. 22747
Application No.
Order for S/C No.

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT.

This Certificate, dated the Fourth day of July, 1925, was then and now and sixteen under the hand and seal of the District Land Registrar of the Land Registration District of Hawkes Bay (Minister) that NORMAN JOHNSON of Hunterville Farmer

is seized of an estate in fee simple (subject to such reservations, restrictions, encumbrances, liens, and interests as are notified by memorial under written or endorsed hereon, subject also to any existing right of the Crown to take and lay off roads under the provisions of any Act of the General Assembly of New Zealand) in the land hereinafter described, as the same is delineated by the plan between bordered green, be the several admeasurement a little more or less, that is to say: All that parcel of land containing Ten (10) acres and six (6) perches situate in the Provincial District of Hawkes Bay part of Block number 3 (nine) De Mata Crown Grant District and being Lot number 1 (one) on a plan deposited in the Land Transfer Office at Napier as No. 2267

L.S. William Johnston
District Land Registrar.

Subject to the Fencing Covenant contained in Transfer No. 22747 T. Johnston D.L.R.

41225 Transfer Norman Johnson to George Henry Fairhall of Onga Onga Farmer produced 25th February 1924 at 2.45 pm.
Chas. L. Harney
Asst. Land Reg.

49148 Transfer George Henry Fairhall to Robert Frederick Mann of De Mata Crown Farmer produced 25th July 1925 at 11.40 am.
Chas. L. Harney A.L.R.

46188 Mortgage Robert Frederick Mann to George Andrew Oliver, Harry Oliver and Irvine James McEay produced 4th September 1920 at 11.20 am.
Chas. L. Harney A.L.R.

51042 Transfer Robert Frederick Mann to Robert McGowan of Hawke Bay Farmer produced 2nd September 1920 at 1.14 pm.
Chas. L. Harney Asst. Land Reg.

48467 Mortgage Robert McGowan to Robert Frederick Mann produced 4th September 1920 at 10.45 am.
Chas. L. Harney A.L.R.

51319 Transfer Robert McGowan to Robert Edward McEwen of Hastings Farmer produced 30 October 1920 at 2.32 pm.
Chas. L. Harney A.L.R.

Scale 5 chains to an inch
LA ENC
8.8.13
J.C.N.

BLOCK 3
10 0 6

25 237

CANCELLED

I warrant that this is a true copy of
the outstanding duplicate.

Dated this 25th day of June, 1931.

**Division of Employment
of the Director of Manpower Policy**



No. 5281 Order of Court of Rivington, Chertsey
6-8-69 - 4-6-188 - 1-188 - The Shakespeare
James Shakespeare Ltd. 1881 - produced 26 - in
at exhibits 1881 at 1881 at 1881

No. 1889 Order of Court of Review affecting the
W. H. L. L. L. (under "The Mortgage and
Leasehold Act, 1938"): produced 20
1937, at 10.15

Francis 66826 Robert Edward de Coester
 to Lake Andrew Joseph Vidal, Carl Thomas
 Vincent Vidal and Francis Clarence
 Arthur Vidal all of Hastings Minn changed
 names Produced the Decretal 1250 1251 1252 1253 1254 1255 1256 1257 1258 1259 1260 1261 1262 1263 1264 1265 1266 1267 1268 1269 1270 1271 1272 1273 1274 1275 1276 1277 1278 1279 1280 1281 1282 1283 1284 1285 1286 1287 1288 1289 1290 1291 1292 1293 1294 1295 1296 1297 1298 1299 1300 1301 1302 1303 1304 1305 1306 1307 1308 1309 1310 1311 1312 1313 1314 1315 1316 1317 1318 1319 1320 1321 1322 1323 1324 1325 1326 1327 1328 1329 1330 1331 1332 1333 1334 1335 1336 1337 1338 1339 1340 1341 1342 1343 1344 1345 1346 1347 1348 1349 1350 1351 1352 1353 1354 1355 1356 1357 1358 1359 1360 1361 1362 1363 1364 1365 1366 1367 1368 1369 1370 1371 1372 1373 1374 1375 1376 1377 1378 1379 1380 1381 1382 1383 1384 1385 1386 1387 1388 1389 1390 1391 1392 1393 1394 1395 1396 1397 1398 1399 1400 1401 1402 1403 1404 1405 1406 1407 1408 1409 1410 1411 1412 1413 1414 1415 1416 1417 1418 1419 1420 1421 1422 1423 1424 1425 1426 1427 1428 1429 1430 1431 1432 1433 1434 1435 1436 1437 1438 1439 1440 1441 1442 1443 1444 1445 1446 1447 1448 1449 1450 1451 1452 1453 1454 1455 1456 1457 1458 1459 1460 1461 1462 1463 1464 1465 1466 1467 1468 1469 1470 1471 1472 1473 1474 1475 1476 1477 1478 1479 1480 1481 1482 1483 1484 1485 1486 1487 1488 1489 1490 1491 1492 1493 1494 1495 1496 1497 1498 1499 1500 1501 1502 1503 1504 1505 1506 1507 1508 1509 1510 1511 1512 1513 1514 1515 1516 1517 1518 1519 1520 1521 1522 1523 1524 1525 1526 1527 1528 1529 1530 1531 1532 1533 1534 1535 1536 1537 1538 1539 1540 1541 1542 1543 1544 1545 1546 1547 1548 1549 1550 1551 1552 1553 1554 1555 1556 1557 1558 1559 1560 1561 1562 1563 1564 1565 1566 1567 1568 1569 1570 1571 1572 1573 1574 1575 1576 1577 1578 1579 1580 1581 1582 1583 1584 1585 1586 1587 1588 1589 1590 1591 1592 1593 1594 1595 1596 1597 1598 1599 1600 1601 1602 1603 1604 1605 1606 1607 1608 1609 1610 1611 1612 1613 1614 1615 1616 1617 1618 1619 1620 1621 1622 1623 1624 1625 1626 1627 1628 1629 1630 1631 1632 1633 1634 1635 1636 1637 1638 1639 1640 1641 1642 1643 1644 1645 1646 1647 1648 1649 1650 1651 1652 1653 1654 1655 1656 1657 1658 1659 1660 1661 1662 1663 1664 1665 1666 1667 1668 1669 1670 1671 1672 1673 1674 1675 1676 1677 1678 1679 1680 1681 1682 1683 1684 1685 1686 1687 1688 1689 1690 1691 1692 1693 1694 1695 1696 1697 1698 1699 1700 1701 1702 1703 1704 1705 1706 1707 1708 1709 1710 1711 1712 1713 1714 1715 1716 1717 1718 1719 1720 1721 1722 1723 1724 1725 1726 1727 1728 1729 1730 1731 1732 1733 1734 1735 1736 1737 1738 1739 1740 1741 1742 1743 1744 1745 1746 1747 1748 1749 1750 1751 1752 1753 1754 1755 1756 1757 1758 1759 1760 1761 1762 1763 1764 1765 1766 1767 1768 1769 1770 1771 1772 1773 1774 1775 1776 1777 1778 1779 1780 1781 1782 1783 1784 1785 1786 1787 1788 1789 1790 1791 1792 1793 1794 1795 1796 1797 1798 1799 1800 1801 1802 1803 1804 1805 1806 1807 1808 1809 1810 1811 1812 1813 1814 1815 1816 1817 1818 1819 1820 1821 1822 1823 1824 1825 1826 1827 1828 1829 1830 1831 1832 1833 1834 1835 1836 1837 1838 1839 1840 1841 1842 1843 1844 1845 1846 1847 1848 1849 1850 1851 1852 1853 1854 1855 1856 1857 1858 1859 1860 1861 1862 1863 1864 1865 1866 1867 1868 1869 1870 1871 1872 1873 1874 1875 1876 1877 1878 1879 1880 1881 1882 1883 1884 1885 1886 1887 1888 1889 1890 1891 1892 1893 1894 1895 1896 1897 1898 1899 1900 1901 1902 1903 1904 1905 1906 1907 1908 1909 1910 1911 1912 1913 1914 1915 1916 1917 1918 1919 1920 1921 1922 1923 1924 1925 1926 1927 1928 1929 1930 1931 1932 1933 1934 1935 1936 1937 1938 1939 1940 1941 1942 1943 1944 1945 1946 1947 1948 1949 1950 1951 1952 1953 1954 1955 1956 1957 1958 1959 1960 1961 1962 1963 1964 1965 1966 1967 1968 1969 1970 1971 1972 1973 1974 1975 1976 1977 1978 1979 1980 1981 1982 1983 1984 1985 1986 1987 1988 1989 1990 1991 1992 1993 1994 1995 1996 1997 1998 1999 2000 2001 2002 2003 2004 2005 2006 2007 2008 2009 2010 2011 2012 2013 2014 2015 2016 2017 2018 2019 2020 2021 2022 2023 2024 2025 2026 2027 2028 2029 2030 2031 2032 2033 2034 2035 2036 2037 2038 2039 2040 2041 2042 2043 2044 2045 2046 2047 2048 2049 2050 2051 2052 2053 2054 2055 2056 2

8. No. 3956 Order of Court of Review regarding the type
46122 and 48469 (under - The Marriages and
Leaves Ordinances Act, 1925); produced by the
Registrar, 1937, at 11 a.m. W. B. B.

Transfer 223594 to Urdala Vineyards Limited
- 11.9.1948 at 1.30 pm.
Vn. 63 Feb. 981.

CANCELLED

THIS REPRODUCTION (ON A REDUCED SCALE) IS
CERTIFIED TO BE A TRUE COPY OF THE
ORIGINAL REGISTER FOR THE PURPOSES OF
SECTION 215A LAND TRANSFER ACT 1992.

B. B. McHenry

B 37 - Copied by LEE MACKIE HANSEN & MCKAY
Solicitors HAIKAWA



**COMPUTER FREEHOLD REGISTER
UNDER LAND TRANSFER ACT 1952**

Search Copy



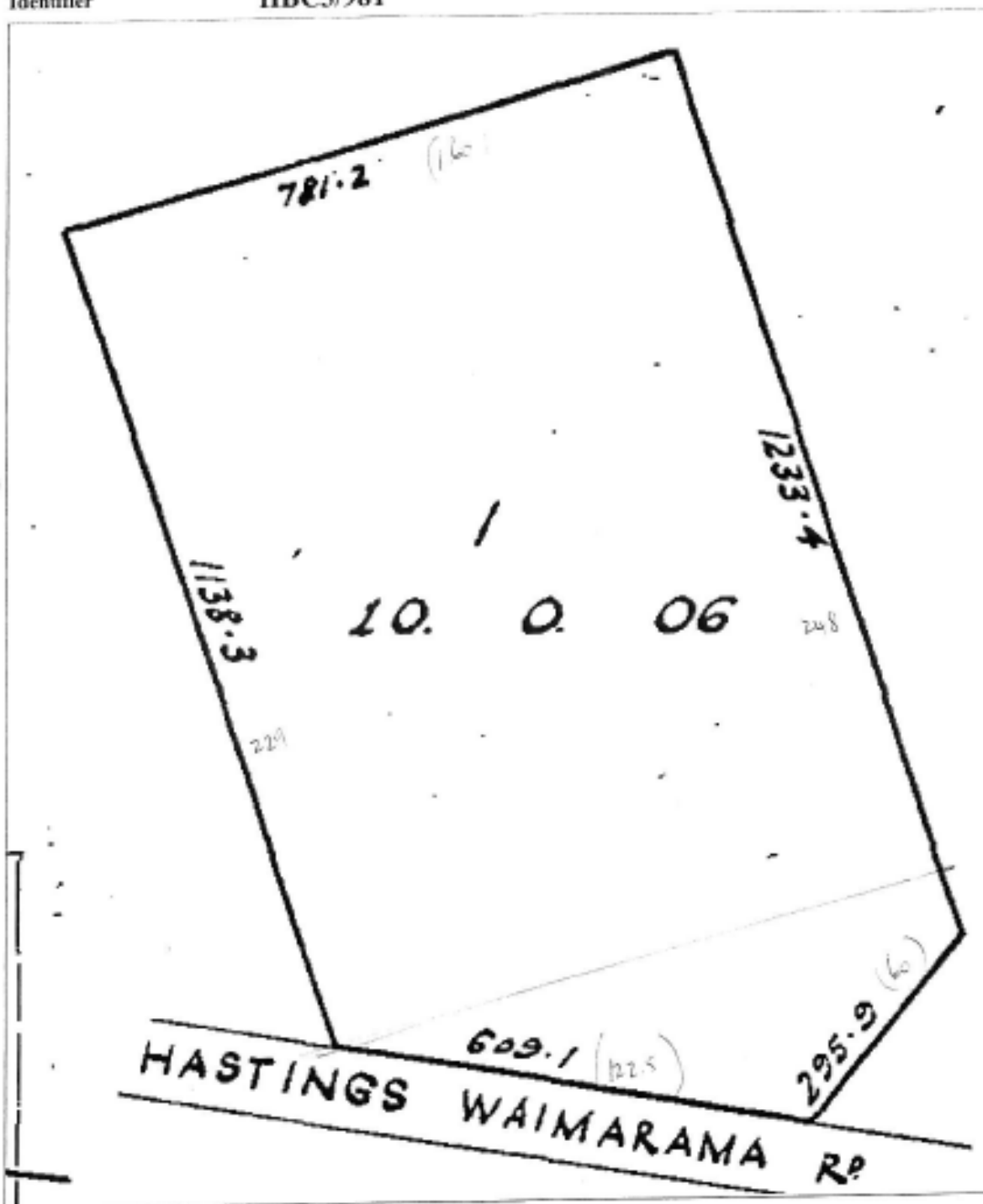
Identifier **HBC3/981**
Land Registration District **Hawkes Bay**
Date Issued 11 September 1968

Prior References
HB25/237

Estate Fee Simple
Area 4.0620 hectares more or less
Legal Description Lot 1 Deposited Plan 3257

Proprietors
Wayne Lindsay Bradshaw

Interests
719922.2 Mortgage to The National Bank of New Zealand Limited - 5.9.2001 at 9:00 am
8710439.1 Variation of Mortgage 719922.2 - 11.3.2011 at 2:27 pm



2. Location plans and current soil maps

Appendix 2





HBLASS Rural Imagery Acquisition: 5-6 January 2015, 11 January 2015, 18-19 February 2015, 28 February 2015, 1-2 March 2015



THE DISTRICT COUNCIL MAKES NO WARRANTY AS TO THE ACCURACY OF THE INFORMATION HEREIN. THE DISTRICT COUNCIL MAKES NO WARRANTY AS TO THE ACCURACY OF THE INFORMATION HEREIN. THE DISTRICT COUNCIL MAKES NO WARRANTY AS TO THE ACCURACY OF THE INFORMATION HEREIN.

Quaternary Geology

-  Land reclaimed since 1931, commonly unconsolidated fills over lagoonal areas or previous river channels
-  Estuarine and lagoonal deposits of sand, silt, and minor gravel from pre-1931 Ahuati Lagoon
-  Estuarine, lagoonal, and swamp deposits of sand, silt and minor gravel that have been drained or reclaimed since 1950
-  Beach ridges, beaches and barchinas of gravel and sand
-  Estuarine, and lagoonal deposits of sand, silt and minor gravel that have been drained or reclaimed since 1850
-  Undifferentiated alluvium
-  Moderately to coarsely interlayered silt, sandy silt, silty sand and sand deposits (Matosa River sediments)
-  Moderately to coarsely interlayered silt, sandy silt, silty sand and sand deposits (Matosa River sediments)
-  Former river channels occupied in historic time prior to flood control and the 1931 earthquake. Consist of lenticular sands and gravels in the main channels, with interlayered silt deposits (overbank flood deposits)
-  Former river channels occupied last century. Consist of lenticular sands and gravels in the main channels, with interlayered silt deposits (overbank flood deposits)
-  Finely to moderately interlayered silt and fine sand deposits; (overbank flood deposits)
-  Finely to moderately interlayered silt and sand (overbank flood deposits) including extensive 1,800-year Tupa pumice flood deposits
-  Lenticular sands and gravels with interlayered silt and pumice deposits (c. 6,500 to 3,000 year former river deposits)
-  Lenticular sands and gravels with interlayered silt (c. 6,500 to 3,000 year former river deposits)
-  Lenticular sands and gravels with interlayered silt (c. 14,000 to 6,500 year former river deposits)
-  Silty sand and discontinuous fine gravels with clay (valley fill)
-  Lenticular sands and gravels with interlayered silt (c. > 14,000 years BP [last glaciation])
-  Pre-Quaternary alluvium



The information displayed is schematic only and serves as a guide.
It has been compiled from Howells Bay Regional Council records and is made available in good faith;
but its accuracy or completeness is not guaranteed.
Cadastral information has been derived from land information New Zealand's (LINZ)
Core Record System Database (CRSD).

CROWN COPYRIGHT RESERVED. © Copyright Hawke's Bay Regional Council



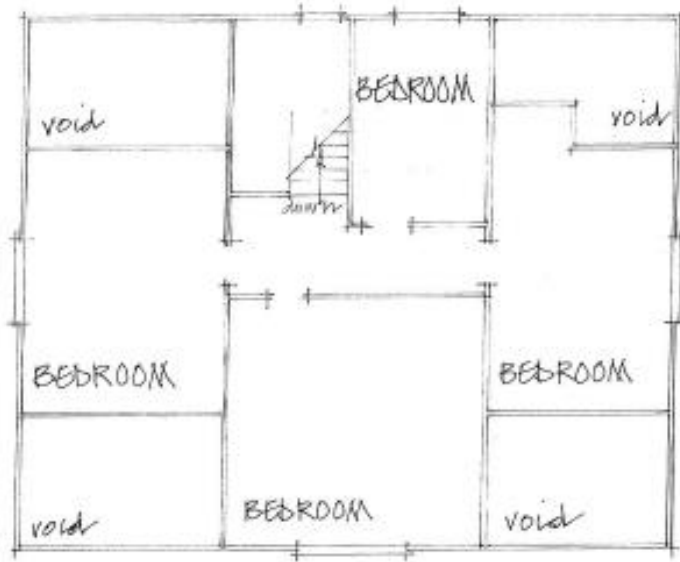
Scale 1: 70000

Friday, 23 June 2017

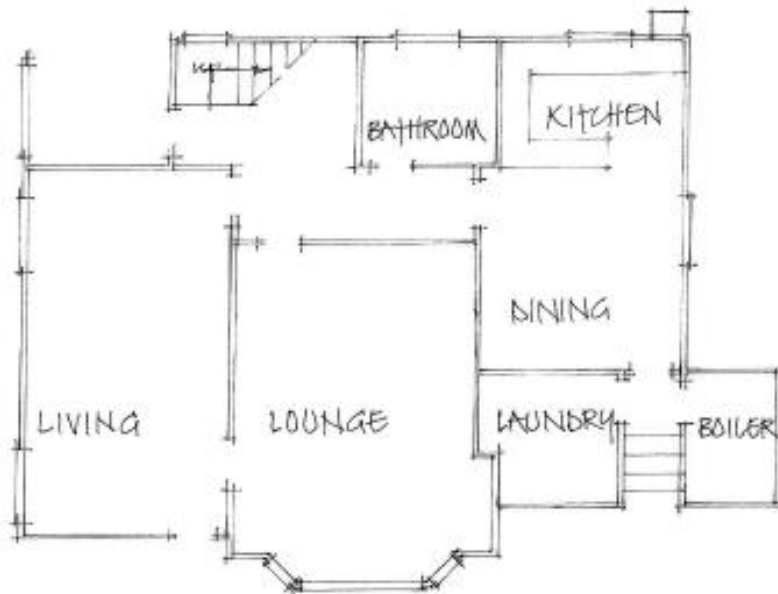
Original Sheet Size 210x297mm

3. Floor Plans Of The House, Site Plan, District Plan Map

Appendix 3



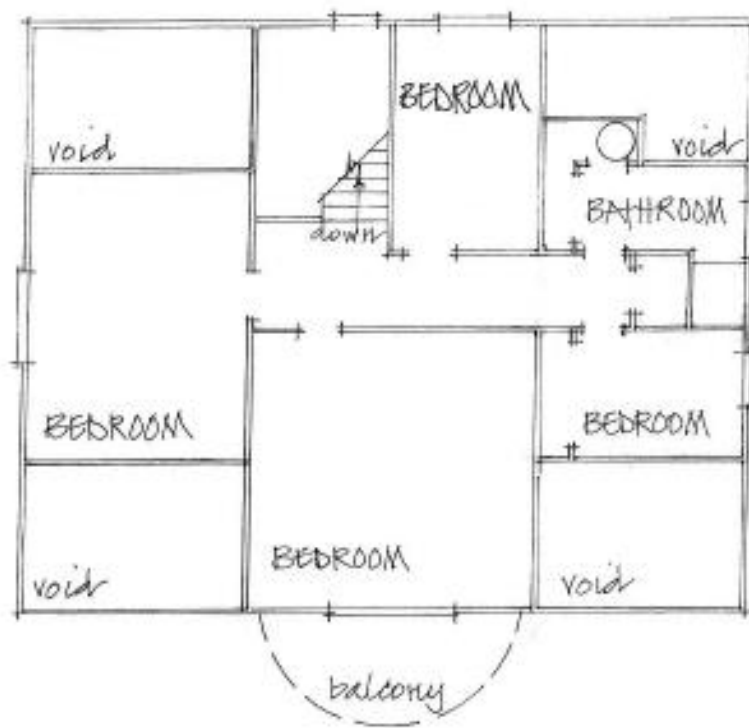
FIRST FLOOR



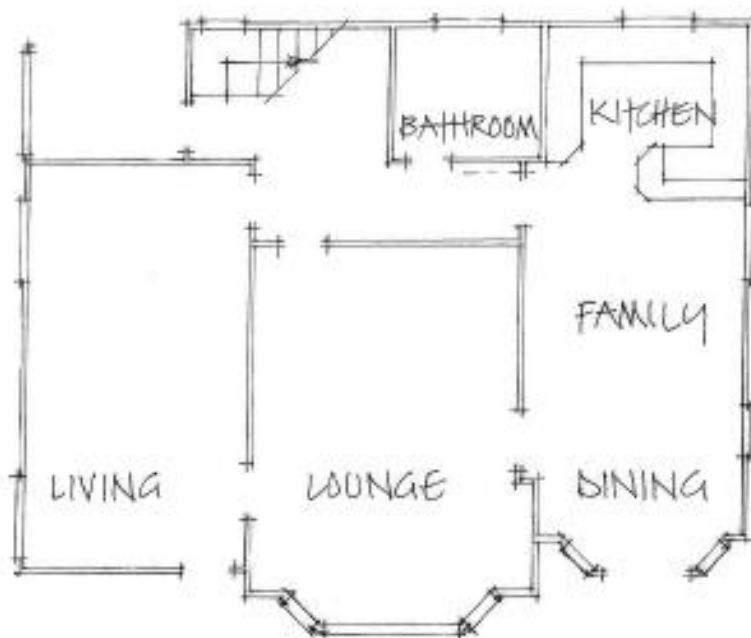
GROUND FLOOR

PLANS AS ORIGINAL

scale 1:100



FIRST FLOOR



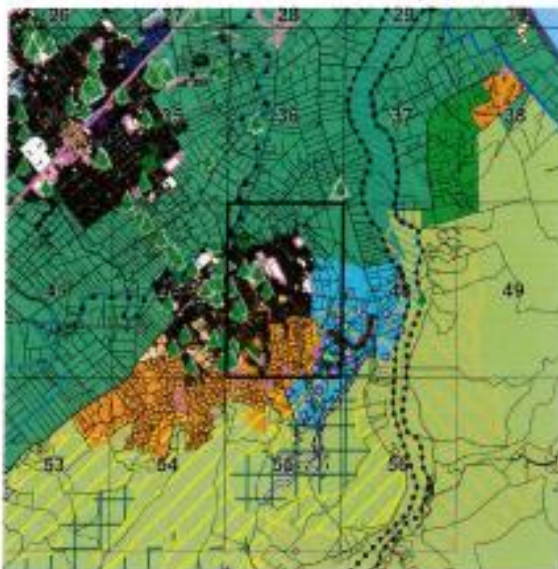
GROUND FLOOR

PLANS AS AT 2017

scale 1:100

DISTRICT PLAN MAP A3

Scale 1:100000



DISTRICT PLAN LEGEND

Residential Zones	Cultural / Heritage
Regional Hospital	Archaeological Sites (See Map A3 for details)
General Residential	Significant Trees
Hastings City Living	Site of Significance (S)
Character Residential	Wahi Tapu (W)
Planners Community Residential	Historic Heritage Features (H)
Olive Whakatu Residential	Queen Street East Historic Area
Waimarama Coastal Settlement	Russell Street Historic Area
Coastal Settlement	Dak Huiwai Historic Area
Plains Settlement	
Rural Residential	Riparian Land Management
Deferred Residential	Riparian Areas
	List 1
	List 2
Commercial Zones	Recommended Areas for Protection
Central Commercial	
Residential Commercial	Landscape Areas / Features
Suburban Commercial	Coastal Landscape Character Area
Large Format Retail	Outstanding Natural Feature
Commercial Service	Outstanding Natural Landscape Area
Hastings North Village Centre Business	Rural Landscape Character Area
Hastings North Village Centre Street	Significant Assembly Landscape Area
Hastings North Village Centre Retail	
Planners Commercial	Overlays and Precincts
Planners Commercial Service	Top Street Character Area
Olive - Whakatu Suburban Commercial	Central Character Precinct
Haukoana - Te Awanga Suburban Commercial	Te Haka Residential Building Area
Oranga Pā Suburban Commercial	Restricted Building Area
	Hastings North Character Residential
	Lifestyle Area Limit
	Roy's Hill Wetgrowing Area
Industrial Zones	Other
Light Industrial	Designation (D)
General Industrial	Scheduled Sites (S)
Wholesale Industrial	Contaminated Sites
Hastings North Village Centre Industrial	Transmission Structure
Tamokoa Food Industry	Transmission Line
Deferred General Industrial	Transmission Line Red Zone - 12m Buffer
Deferred Tamokoa Food Industry	Bridge Pā Noise Contours
	Fast Flow Noise Contours
Rural / Plains Zones	River Record
Plains Production	Protected Development Area
Rural	Coastal Environmental Boundary
	Hastings District Boundary
Open Space Zones	
Hastings Bay Regional Sports Park	
Deferred Regional Sports Park	
Open Space	
Special Character Zones	
Nature Preservation Zone	
Te Haka Special Character Zone	
Takitahi Special Character Zone	

*The map is an information tool and does not constitute an official map. It is not a legal document and should not be used as such. The map is a representation of the current state of the district and is subject to change. The map is not a guarantee of accuracy and is not a warranty of any kind. The map is a representation of the current state of the district and is subject to change. The map is not a guarantee of accuracy and is not a warranty of any kind. The map is a representation of the current state of the district and is subject to change. The map is not a guarantee of accuracy and is not a warranty of any kind.

MAP 47

Designation Information

Last Updated 12/09/2015

Designation	Purpose	Designating Authority
D10	Electricity Distribution	Union Networks Limited
D48	Detention Dam and Ponding Areas	Hawke's Bay Regional Council
D98	School	Minister of Education
D122	Proposed Local Purpose Reserve - Buffer Strip	Hastings District Council
D133	Reservoirs	Hastings District Council
D144	Education Purposes	Minister of Education

Scheduled Sites Information

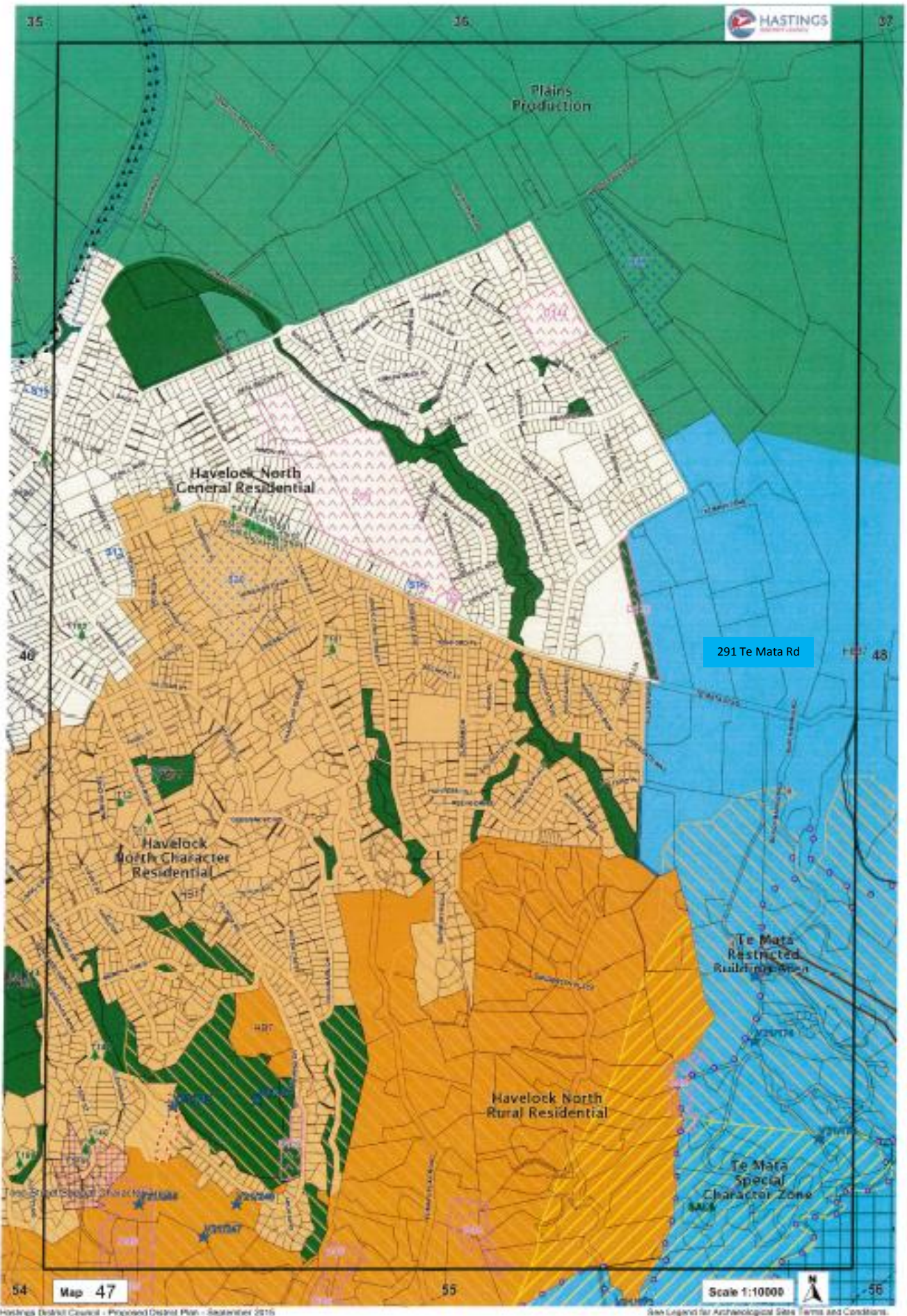
Last Updated 12/09/2015

Site Number	Permitted Activities
S13	Hair Dresser
S15	Dairy
S16	Convenience Store and Automotive Repair and Servicing
S20	Educational Facility
S37	1) Mushroom Growing and activities associated with the growing of mushrooms; 2) Composting operations for the purposes of mushroom growing. Retail sales of mushrooms and compost produced on the site.

Historic/Heritage Sites

Last Updated 12/09/2015

Heritage ID	Heritage Name	Category
HB7	Tiara's Homestead	I
HB17	Whare Pa (Dwelling)	I
HB37	Te Mata Woolshed	II
HB77	Duart House	II
I	Pelohs	
II	Rush Cottage	



APPENDIX 49: HERITAGE BUILDINGS, TE MATA SPECIAL CHARACTER ZONE					
REFERENCE NUMBER	BUILDING	COMMENT	PROPERTY ADDRESS	PROPERTY NUMBER	LEGAL DESCRIPTION
i.	Original Chambers Homestead	Now located on the Havelock Kennels property. Part of the homestead dates back to 1852.	337 Te Mata Road, Havelock North	59138	LOT 2 DP 317767 SUBJ TO R/W
ii.	Peloha	Part of the Weleda property. Originally built as a summer residence for a member of the Chambers family in the early 1900's.	Te Mata Road, Havelock North	59190	LOTS 2 3 1/2 SH LOTS 4 5 DP 26856 BLK I KIDNAPPER SD
iii.	Rush Cottage	Now located on a separate allotment on the Te Mata foothills. Designed by William Rush in the Arts and Crafts style in the 1920's.	Black Barn Road, Havelock North	94241	LOT 9 DP 26303
iv.	Te Mata Estate Winery (part)	The oldest surviving winery building in New Zealand, part of the Te Mata Estate Winery Ltd development.	349 Te Mata Road, Havelock North	59149	LOT 3 DP 27387 WITH INT IN R/W



HBLASS Rural Imagery Acquisition: 5-6 January 2015, 11 January 2015, 18-19 February 2015, 28 February 2015, 1-2



BRADSHAW HOUSE
201 TE MATA ROAD
PROPOSED DEVELOPMENT PLAN

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[illegible]



73 260.
76 3-
82 100-
88 194.
Vol. Folio
Transfer No. 44948.
Application No.
Order for H/G No.

NEW ZEALAND.

REGISTER (Land and Deeds - C)
(Form B)H.B. Vol. 49
Register-book,
Vol. 97, folio 60

CANCELLED 211

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT.

This Certificate, dated the thirtieth day of July, one thousand nine hundred and twenty-six,
under the hand and seal of the District Land Registrar of the Land Registration District of Hawkes Bay, Sheweth that
ANTHONY JOSEPH VIDAL, JAMES ANTHONY ANDREW VIDAL, FRANK EDWARD VINCENT VIDAL and FRANK CLARENCE ARTHUR
VIDAL all of Hastings Wine Manufacturers as tenants in common in equal shares are

entitled to an estate in fee simple (subject to such reservations, restrictions, encumbrances, leases, and interests as are notified by memorial under written
or referred hereto, subject also to any existing right of the Crown to take and lay off roads under the provisions of any Act of the General Assembly
of New Zealand) in the land hereinafter described, as the same is delineated by the plan herein bordered green, be the several subdivisions
a little more or less, that is to say: all that parcel of land containing twenty-four (24) acres two (2) rods and thirty and
seven tenths (10 ⁷/₁₀) - perches more or less - being Lot 3 (three) on deposited plan No. 4464 Lot 1 (one) on
deposited plan No. 4099 Lot 25 (twenty-five) on deposited plan No. 3449 and Lots 1 (one), 2 (two), and 3 (three)
and part of Lot 6 (six) on deposited plan No. 3451 which said parcel of land is parcel of land in portion
of Block 2 Te Mata Green Grant District.

(L.S.) Chas. I. Tarnsey.
Assistant District Land Registrar.

Subject as to the Lots 1, 2, 3 and part 6 plan 3451 to
the fencing covenant contained in Transfer 30898.

Chas. I. Tarnsey. A.L.R.

Subject as to Lot 1 plan 4099 to the fencing covenant
contained in Transfer 30935.

Chas. I. Tarnsey. A.L.R.

5337 lease of Lot 2 and part Lot 3 plan 3451 Walter
Lorne Campbell Kilean to Reginald Collins Limited Term
21 years from 25th September 1917 Produced 31st May
1918 at 11am.

Chas. I. Tarnsey. A.L.R.

I HEREBY CERTIFY this to be a true copy of the outstanding

DP 3449 dated 20th day of March 1933. M. Child

Assistant Land Registrar
of the
District of Hawkes Bay.

1999 transmission of the interest of
Anthony Joseph Vidal, James Andrew
Joseph Vidal, Frank Edward Vincent Vidal
and Frank Clarence Arthur Vidal all of
Hastings Wine Manufacturers as tenants
entered 28th July 1934 at 1.50pm RL

Scale: 5 chains to 1 inch.
Chief Surveyor: J. D. Thomson
Surveyed by: G. Reehfort
Deformation: PK
Examined: 27/3 33 E.R.J.K.
DP 3448, 3449, 4464, 4465

CANCELLED

49/211

REGISTER

Transfer 26174 to Estate Andrew Joseph Vidal
to Cecil Leonard Vincent Vidal and to Frank
Charles Arthur Vidal all aforementioned as
tenants in common in equal shares -- 25 10 1957
at 11:38 am.

Vol CI Vol 1456 1487
DW



CANCELLED

THIS REPRODUCTION ON A REDUCED SCALE
CERTIFIED TO BE A TRUE COPY OF THE
ORIGINAL REGISTER FOR THE PURPOSES OF
SECTION 114 LAND TRANSFER ACT 1924.
B. A. M. Long DLX

References HB
Prior C/T. 49/211 (all)
Transfer No. 216174
N/C. Order No.



CANCELLED
Duplicate Destroyed
REGISTER

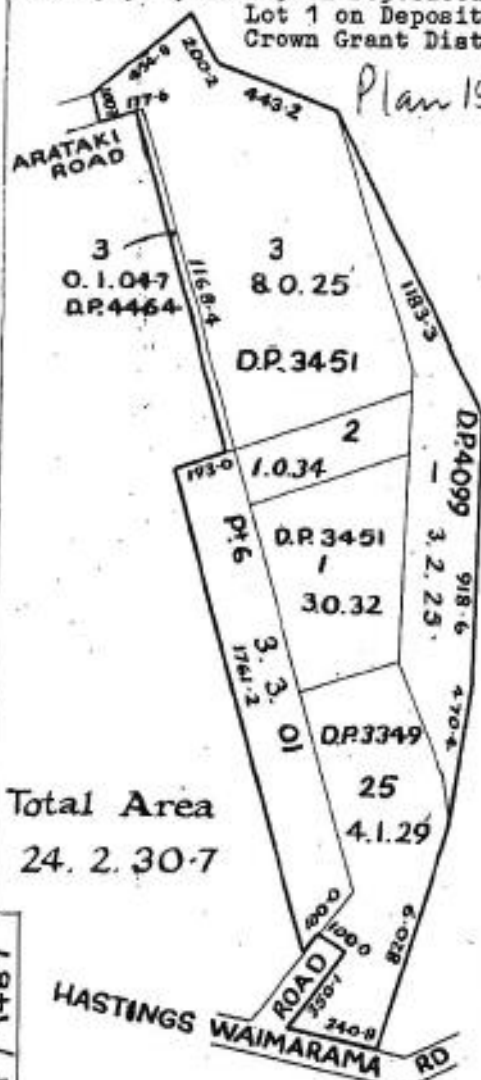
No. C1/1487

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT

This Certificate dated the 25th day of October one thousand nine hundred and sixty-seven under the seal of the District Land Registrar of the Land Registration District of Hawkes Bay

WITNESSETH that LESLIE JOSEPH VIDAL, CECIL LEONARD VINCENT VIDAL and FRANK CLARENCE ARTHUR VIDAL all of Hastings, Wine Manufacturers as tenants in common in equal shares are

seised of an estate in fee-simple (subject to such reservations, restrictions, encumbrances, liens, and interests as are notified by memorial underwritten or endorsed hereon) in the land hereinafter described, delineated with bold black lines on the plan hereon, be the several admeasurements a little more or less, that is to say: All that parcel of land containing 24 acres 2 roods 30.7 perches more or less situate in Block IV Te Mata Survey District and Block I Kidnapper Survey District being Lots 1, 2, 3 and part Lot 6 on Deposited Plan 3451, Lot 25 on Deposited Plan 3449, Lot 3 on Deposited Plan 4464 and Lot 1 on Deposited Plan 4099 being part Block 9 of the Te Mata Crown Grant District.



Total Area
24. 2. 30.7

Scale: 1 inch = 5 chains
C.W.

METRIC AREA IS 9.9124 Ha



B. C. McFay
District Land Registrar

Fencing covenants in Transfers 30858
(affects Lots 1, 2 and 3 and part Lot 6
Plan 3451 only) and 38935 (affects Lot 1
Plan 4099 only)

D.L.R.

Transfer 223594 to Vidals Vineyards
Limited - 11.9.1968 at 1.30 p.m.

D.L.R.


Transfer 281259 to Seppelt Vidal Limited at
Hastings - 17.5.1973 at 11.30 a.m.

Mortgage 288412 to The Commercial
Bank of Australia Limited
11.10.1973 at 1.30 p.m.

350237.2 Transfer to Harold Ralph Bannister of Hastings
Solicitor, and Raymond Charles Northcote Woodham of
Hastings, Chartered Accountants (Jointly), Leslie Andrew
Joseph Vidal of Hastings, Vintner (1/4 share), Ian
Leslie Gerald Vidal of Wellington, Industrial Chemist
(1/8 share), and Valerie Margaret McKensie of Masterton
Married Woman (1/8 share) as tenants in common in the said
shares - 20.4.1978 at 10.49 a.m.

Register copy to (over) A.L.R.

355789.1 Transfer to Harold Ralph Bannister and
Raymond Charles Northcote Woodham both abovenamed
as tenants in common in equal shares - 20.7.1978
at 9.49 a.m.


A.L.R.

355405.1 OCT Cancelled and C's.T. H2/1358 and
1359 issued for Lots 1 and 2 D.P. 15613
respectively - 31.8.1978 at 9.53 a.m.


D.L.R.

Duplicate Destroyed

CANCELLED

References
Prior C/T C1/1487(balance)
Transfer No.
N/C. Order No. 355405.1

Duplicate
Destroyed



CANCELLED

Land and Deeds 69

REGISTER

No. H2/1359

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT

This Certificate dated the 31st. day of August one thousand nine hundred and seventy-eight under the seal of the District Land Registrar of the Land Registration District of HAWKE'S BAY

WITNESSETH that HAROLD RALPH BANNISTER a Solicitor and RAYMOND CHARLES NORTHCOTE WOODHAM a Chartered Accountant both of Hastings are seized of an estate in fee simple as tenants in common in equal shares

(subject to such reservations, restrictions, encumbrances, liens, and interests as are notified by memorial underwritten or endorsed hereon) in the land hereinafter described, delineated with bold black lines on the plan hereon, be the several admeasurements a little more or less, that is to say: All that parcel of land containing 5.0429 hectares more or less situate in Block I Kidnapper Survey District being Lot 2 on Deposited Plan 15613

Plan 23453



Assistant Land Registrar

Fencing Covenant in Transfers 30858 and 38935 (affects parts).

A.L.R.

388143.3 Transfer to John Francis Baker of Havelock North, Solicitor - 10.2.1981 at 11.31a.m.

357289.1 Transfer to Jack Francis Davey of Hastings, Retired and Elaine Mary Davey his wife 18.10.1978 at 9.55 a.m.

A.L.R.

388143.4 Mortgage to Eastern and Central Savings Bank - 10.2.1981 at 11.31a.m.

375138.1 Transfer to Bernard Albert Roy Card of Napier, District Officer and Kathleen Anne Card his wife - 18.2.1980 at 9.46a.m.

A.L.R.

388143.5 Mortgage to Eastern and Central Savings Bank - 10.2.1981 at 11.31a.m.

375138.2 Mortgage to Sainsbury, Logan & Williams Nominees - 18.2.1980 at 9.46a.m.

A.L.R.

375138.3 Mortgage to Jack Francis Davey and Elaine Mary Davey - 18.2.1980 at 9.46a.m.

A.L.R.

435010.1 Transfer of an undivided 1/2 share to Albertha Christina Baker of Havelock North, Married Woman - 30.5.1984 at 11.53 a.m.

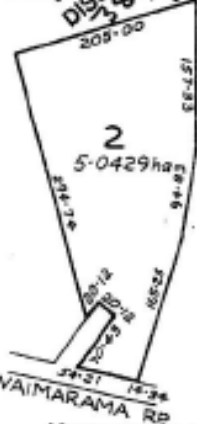
A.L.R.

435010.4 Transfer to John Damer Edwards of Tutira, Farmer and Linley Lorna Edwards his wife - 30.5.1984 at 11.53 a.m.

A.L.R.

594195.2 OCT, Cancelled as to all the within land and C.T. P4/878 issued - 18.8.1993 at 11.30a.m.

D.L.R.



No. H2/1359

Measurements are Metric

Duplicate
Destroyed

CANCELLED

Duplicate
NEW Destroyed D.

REGISTER (Land and Deeds - 4)
(Form B)

H.B. Vol. 86

folio 5

Reference: Vol. Folio
Transfer No.
Application No. R. 9176.
Order for N/C No.



CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT.

This Certificate, dated the thirteenth day of MARCH, one thousand nine hundred and thirty-six
under the hand and seal of the District Land Registrar of the Land Registration District of HAWKE'S BAY Witnesseth that
THE CORPORATION OF THE CHAIRMAN, COUNCILLORS AND INHABITANTS OF THE COUNTY OF HAWKE'S BAY

is seized of an estate in fee-simple (subject to such reservations, restrictions, encumbrances, liens, and interests as are notified by memorial under written
or referred to hereon, subject also to any existing right of the Crown to take and lay off roads under the provisions of any Act of the General Assembly
of New Zealand) in the land hereinafter described, as the same is delineated by the plan hereon bordered green, to the several addressments
a title more or less, that is to say: All that parcel of land containing ONE (1) ROAD STRIP (19) THIRTEEN more or less situate
in Block 9 Kidnapper Survey District being part of Block 9 to Mata Crown Grant District and being also lot
12 on Deposited Plan No. 3449.



R. P. Smith
District Land Registrar

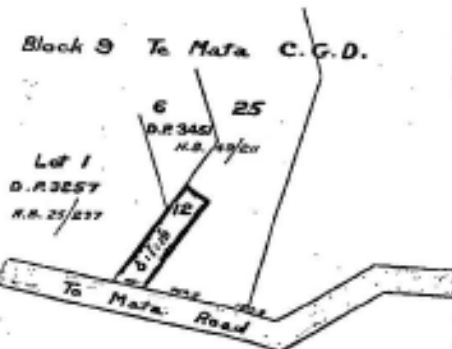
This is an INTERIM Certificate of Title

R. P. Smith
District Land Registrar

THIS CERTIFICATE HAS BY EFFLUXION OF TIME BECOME
CONCLUSIVE (AS DEFERRED BY SECTIONS OF THE LAND
TRANSFER (HAWKE'S BAY) ACT, 1921, AS TO ALL MATTERS
EXCEPT THE DESCRIPTION AND DELINEATION OF LAND.

THIS REPRODUCTION (ON A REDUCED SCALE)
CERTIFIED TO BE A TRUE COPY OF THE
ORIGINAL REGISTER FOR THE PURPOSES OF
SECTION 215A LAND TRANSFER ACT 1952.
B. H. McHugh D.L.R.

6.1.510.423



594195.1 Transfer to John Damer Edwards of
Havelock North, Farmer and Lisle Lorna
Edwards his wife - 18.8.1993 at 11.30a.m.

D.L.R.

594195.2 OCT, Cancelled as to all the within
land and C.T. P4/878 issued 18.8.1993 at
11.30a.m.

D.L.R.

Duplicate
Destroyed

Horizontal 3 Chains to corner of Block 9
D.P. 3449, 3457.

METRIC AREA IS 1492 m²

Prior C/T 86/5(all), 82/1359(all).

Transfer No.
N/C. Order No. 594195.2



Land and Deeds 69

REGISTER

No. P 4 / 878

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT

This Certificate dated the 18th. day of August one thousand nine hundred and ninety-three under the seal of the District Land Registrar of the Land Registration District of HAWKE'S BAY

WITNESSETH that JOHN DAMEN EDWARDS of Havelock North, Farmer and LINLEY LORNA EDWARDS his wife are

be seized of an estate in fee-simple (subject to such reservations, restrictions, encumbrances, liens, and interests as are notified by memorial underwritten or endorsed hereon) in the land hereinafter described, delineated with bold black lines on the plan hereon, be the several admeasurements a little more or less, that is to say: All that parcel of land containing 5.1937 hectares more or less situate in Block I Kidnapper Survey District being not on Deposited Plan 23453

650082.1 Transfer to Belinda Jocelyn Edwards
of Wellington, Marketing Analyst, John Damer
Edwards of Havelock North, Viticulturist,
Linley Lorna Edwards of Havelock North,
Viticulturist and Stephen Alexander Greer of
Napier, Solicitor - 9.12.1996 at 10.05a.m.

A. L. R.



Measurements are Metric

P4, 878

References

Prior C/T C1/1487(part)

Transfer No.

N/C. Order No. 355405.1

Land and Deeds 69



REGISTER

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT

This Certificate dated the 31st. day of August one thousand nine hundred and seventy-eight under the seal of the District Land Registrar of the Land Registration District of HAWKE'S BAY

WITNESSETH that HAROLD RALPH BANNISTER a Solicitor and RAYMOND CHARLES NORTHCOTE WOODHAM a Chartered Accountant both of Hastings are seised of an estate in fee simple as tenants in common in equal shares

being of an estate in fee simple (subject to such reservations, restrictions, encumbrances, liens, and interests as are notified by memorial underwritten or endorsed hereon) in the land hereinafter described, delineated with bold black lines on the plan hereon, be the several admeasurements a little more or less, that is to say: All that parcel of land containing 4.9588 hectares more or less situate in Block I Kidnapper Survey District being Lot 1 on Deposited Plan 15613



Assistant Land Registrar

Fencing Covenant in Transfers 30858 and 38935 (affects parts).

A.L.R.

359612.1 Transfer to Bryan Austen-Smith of Havelock North, Master Mariner and Noels Margaret Austen-Smith his wife - 12.12.1978 at 9.30a.m.

A.L.R.

360521.1 Mortgage to 40 (N.Z.) Limited 22.1.1979 at 11.15a.m.

360521.2 Mortgage to Bank of New Zealand 22.1.1979 at 11.15a.m.

A.L.R.



404468.2 Mortgage to Bank Willis & Co. Nominees Ltd. 13.12.1984 at 11.1a.m.

404468.3 Memorandum of Priority making Mortgage 404468.2 a first Mortgage and Mortgage 360521.2 a second Mortgage - 4.3.1982 at 11.1a.m.

406315.1 Mortgage to Bank Willis & Co. Nominees Ltd. 26.4.1982 at 11.15a.m.

406315.2 Memorandum of Priority making Mortgage 406315.1 a second Mortgage and Mortgage 360521.2 a third Mortgage - 26.4.1982 at 11.15a.m.

425491.1 TRANSFER OF MORTGAGE TO WILLY DOWNEY ROBINSON SOLICITOR NOMINEE COMPANY 21.2.1983

442757.2 Mortgage to Willy Downey Robinson Solicitor Nominee Company 13.12.1984 at 9.05a.m.

442757.3 Memorandum of Priority making Mortgage 442757.2 a first Mortgage and Mortgage 360521.2 a second Mortgage 13.12.1984 at 9.05a.m.

Measurements are Metric

(OVER)

No. H2/1358

No. H2/1358

6. *Email Mr. Bradshaw to Sir George Fistonich and his response*

4/5/2017

Print

Appendix 6

Subject: Vidals House at 291 Te Mata Road, Havelock North
From: Wayne Bradshaw (bradshawestate@xtra.co.nz)
To: georgef@villamaria.co.nz;
Cc: hughc@vidal.co.nz; ian@villamaria.co.nz;
Date: Wednesday, 5 April 2017 3:35 PM

Dear Sir George,

Following my email to Ian Clark in October 2016, I called into talk with Hugh today. Hugh, thanks for taking the time with me today.

In 1991, my wife and I acquired the old Vidals House and 10 acres in Te Mata Road from Kitty Vidal, Ian Vidals widow. Ian was the son of Les Vidal and grandson of Anthony Vidal.

Recently the council changed their District Plan, that effectively meant that should we wish to build a new dwelling on our property we would have to demolish or remove the existing home. We appealed this to the Environment Court and the agreement made with the council was that if we can provide proof of the house/property being of heritage value they will allow us to build a new dwelling and retain the home and convert it into a home stay.

On researching the history we have found the below;

1/ Bernard Chambers founded Te Mata Vineyards and planted 3 vineyards in the early 1900s.

2/ The total 32 acres of Te Mata's vineyards, the major one was called "The Terraces" of some 23 acres.

3/ The Terraces vineyard was where the current Elston and Awatea vineyards are, next door to our property.

4/ When Bernard Chambers sold Te Mata vineyards in 1917, The Terraces vineyard was originally leased by Vidals and bought by them in 1922.

5/ In 1905, Anthony Vidal planted vines in Hastings.

6/ In 1916 he purchased property in Te Awanga (where Clearview is today), this was where Anthony and family of 6 children lived.

7/ In 1937, A J Vidal & Son purchased our Te Mata Road property with current house, plus 16 acres down to Albany Lane, bringing their total vineyard land in Te Mata to some 50 acres.

8/ Of Anthony Vidals three sons (Les, Frank, Cecil) only Les was married and he and his family lived in the home from 1937.

Les and his wife had a son Ian and a daughter Valerie.

9/ Les Vidal role was to supervise the Vidal vineyards, Frank the wine-making and Cecil was in charge of sales.

10/ After Les Vidal died, his wife continued living in the home.

11/ When Ian Vidal died we purchased the property from Kitty Vidal in 1991. At that time Henry O'Kane was leasing the vineyard a total of 25 odd acres, from Te Mata Road to Albany Lane.

12/ In the late 1970's, early 80's the Awatea vineyard was sold as was the Elston Vineyard, being the total original "The Terraces" vineyard from Bernard Chambers Te Mata.

When we purchased the property from Kitty Vidal we were advised that the house was built between 1907-1912 as the Farm Managers house for Bernard Chambers at the same time as Rush Cottage was built as the farm shepherds house. The designer was William Rush.

As discussed with Hugh, we are looking for a letter of support to the Hastings District Council for our endeavours to save this historical home and have it registered as a heritage building.

We would appreciate discussing this further with you and hopefully showing you through our home.

Regards,



Hawkes Bay Regional Council
159 Dalton St,
Napier 4110

19 May 2017

To whom it may concern,

I am writing in relation to Vidal House in Te Mata Road.

I am shocked to learn that this beautiful home is due to be demolished owing to longstanding council regulations.

Heritage is sadly lacking in New Zealand and combined with the fact we also have a shortage of housing it seems both inappropriate and irresponsible to enforce this out-of-date protocol.

I would like it noted on record, I am in full support of the Vidal House being preserved as part of New Zealand's culture and legacy and therefore request this historical home be registered as a heritage building.

Kind regards,

Sir George Fistonich
CEO & Founder
VILLA MARIA | New Zealand's Most Awarded Winery

New Zealand's Most Awarded Winery

HEAD OFFICE / AUCKLAND WINERY
118 MONTGOMERIE ROAD, MANGERE, AUCKLAND 2022, NEW ZEALAND
PO BOX 430 46, MANGERE, AUCKLAND 2153
T. + 64-9-255-0860 F. + 64-9-255-0861

VILLAMARIA.CO.NZ

William James Rush 1872 – 1965



Portrait William Rush HN Library Archives

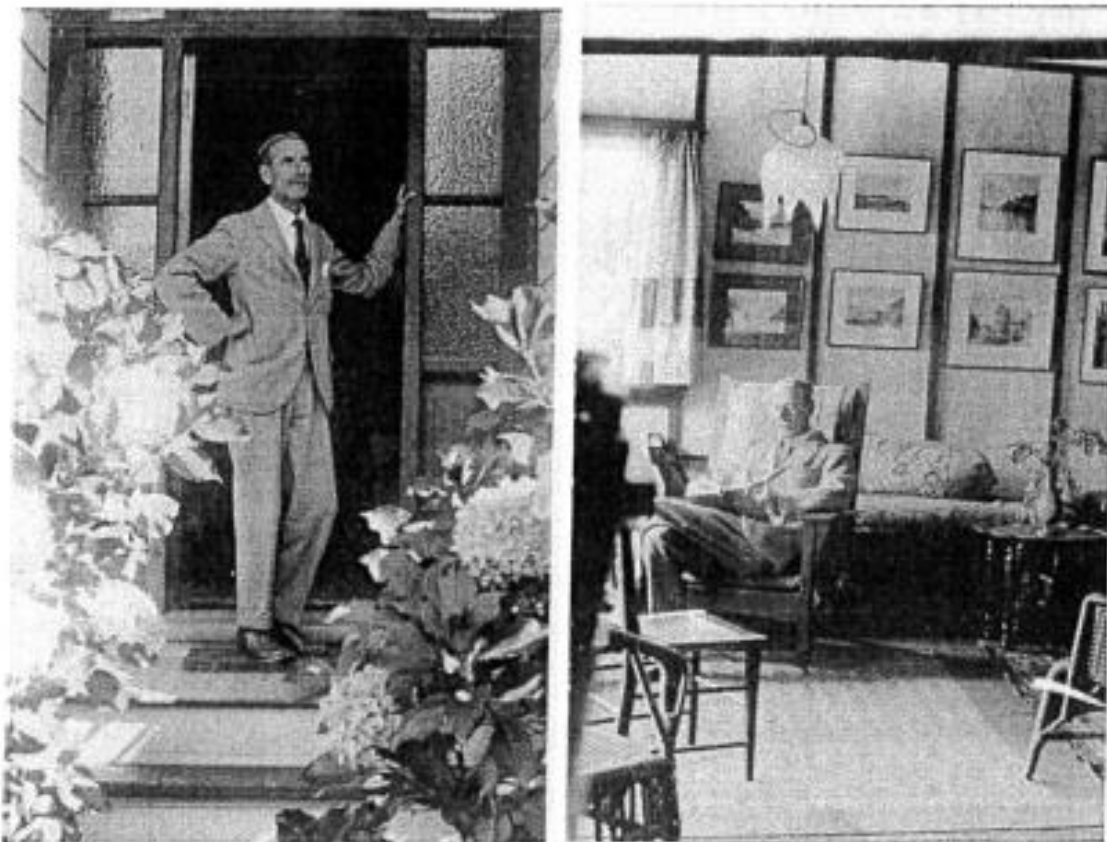
William James Rush was born in England in 1872. He graduated as an architect. In 1904 he came to New Zealand and in 1906 he formed a partnership with architect E.T. James. They had an office in Hastings in 1911 and worked together until 1914.

In 1908 William Rush married Winifred Frances Stewart [1878-1965]. They had four children: Sybil, William, Helen and Eric.

Mr. Rush was elected for the Havelock North Borough Council as Town Board member/commissioner from 1918 till 1920.

He was 92 years old when he died on the 16th August 1965 in Havelock North

At 3 Gilleen Street in 1930



The home of William Rush above

Art was an important part of his life. He always carried a sketchbook and pen with him. Some of his water colours have been kept in Woodford House, Iona College, Hereworth School, Rush Cottage and the Hastings District Council.

The story goes that his daughter had a trunk full of his watercolours and when she needed money she would sell a few of his paintings.

Titles of some of his watercolour paintings:

- Te Mata Peak, 1926 [Duart House]
- Te Mata Peak Eastern Slopes, 1956 [Duart House]
- Tuki Tuki
- Whare Ra
- Turama

o Sunbourne



- Vogtherr Collection:

o Waipuna gates:



o No title



- Hastings Library Archive:

o No title



- S.W. Grant "Havelock North from village to borough 1860-1952", 1978, pg 77

o Simla Avenue

- Duart House has 4 watercolours by William Rush:

- o 1. Untitled, undated, signed. Subject: Building the road to Te Mata Peak, about 1930/31. Recently donated to us by Mr & Mrs D. Stewart of Havelock North
- o 2. Te Mata Peak Sept. 26, 1926, undated, signed. Set into the matt of this picture is a handwritten notice which says "This picture was painted by W.J. Rush, early in the morning of Sept. 26th, 1926. That morning the whole of Havelock North was under snow"
- o 3. Untitled, undated, signed. Subject: View of the Tukituki River and Te Mata Escarpment
- o 4. Untitled, undated, signed. Subject: A view over Heretaunga Plains from lower slopes of Havelock hills.

William James Rush was 92 when he died in Havelock North in 1965.

William designed several houses in Havelock North and Hastings to name a few:

- Baptist Church, Karamu Road South, 1906 (demolished in 1970s)
- Havelock North Town Board Hall (demolished in 1990)
- Bradshaw House Te Mata Road, 1907
- Te Puna, Tauroa Road, 1908 (in 1985 moved to Pukahu)
- Queen's Square Rotunda Willowpark Road North, 1909 (demolished in 1956)
- Nga Wiwi at the top of Miller Street (now Durham Drive) after his wedding to Winifred Maude in 1908.
- Private House Greenwood Road
- Private House, Gillelan Street
- An example of a house in Havelock North designed by William Rush:
- Havelock North Village Hall, Te Mata Road, 1912 (demolished in the 1997)
- Private House 291 Te Mata Road
- Private House, Simla Avenue
- Hawke's Bay Herald Tribune and printing buildings 1911
- Woodford House in Tudor style, 1911
- Fire Brigade Station corner Market Street and Lyndon Road, 1911
 - (damaged by 1931 earthquake)
- St. Lukes Church, Te Mata Road, 1912
- Rush Cottage, Te Mata Road, 1912
- Iona College, 1913
- Heretaunga School now Hereworth School, Te Mata Road, 1913
- McHardy House, McHardy Street 1916
- - Office buildings in Market and Queen Street: Maurice Mason on old site of Williams & Kettle, Maddison's Drapery,
- Te Mata Homestead, Te Mata Road, 1922 (damaged by 1931 earthquake)
- Private House, 305 Southland Road,
- Private House, 711 Southland Road?

William designed several houses in Havelock North and Hastings to name a few:

- Baptist Church, Karamu Road South, 1906 (demolished in 1970s)
- Havelock North Town Board Hall (demolished in 1990)
- Bradshaw House Te Mata Road, 1907



- Te Puna, Tauroa Road, 1908 (in 1985 moved to Pukahu)



- Queen's Square Rotunda Willowpark Road North 1909 (demolished in 1956)



- Nga Wiri at the top of Miller Street (now Durham Drive) after his wedding to Winifred Maude in 1908.



- Private House, Gilleen Street

- An example of a house in Havelock North designed by William Rush:



- Havelock North Village Hall, Te Mata Road, 1912 (demolished in the 1997)



Hawke's Bay Herald Tribune and printing buildings 1911



Woodford House in Tudor style, 1911



- Heretaunga School now Hereworth School, Te Mata Road, 1913



- McHardy House, McHardy Street 1916
- Office buildings in Market and Queen Street: Maurice Mason on old site of Williams & Kettle, Maddison's Drapery,
- Te Mata Homestead, Te Mata Road, 1922 (damaged by 1931 earthquake)
- Private House, 305 Southland Road,



His style is:
 English domestic Revival
 Californian Bungalow
 Tudor features
 Spanish Mission

- Fire Brigade Station corner Market Street and Lyndon Road, 1911
(damaged by 1931 earthquake)



- St. Lukes Church, Te Mata Road, 1912



- Rush Cottage, Te Mata Road, 1912



- Iona College, 1913



Resources:

- Images from the Havelock North Community Archives, Hastings District Council Archives and Hastings Central Library Archive
- Judy Siers – William Rush left fine architectural legacy, HB Today, 31 July 2009
- Kim Salamonson's blog:
http://hncommunityarchives.blogspot.com/2008_07_01_archive.html
- L. Thomas - \$200,000 facelift for old home, HB Herald Tribune, supplement 29 January 1985
- Mary Boyd – City of the Plains, a history of Hastings. 1984
- Matthew Wright – Havelock North, the history of a village. 1996
- Matthew Wright – Town and Country, the history of Hastings and district. 2001.

Research notes by Kim Salamonson:

[Notes are provided for the purpose of research or private study and not intended for publication]

[Items with copyright - permission has not been obtained at this stage]

Havelock North Library
30 Te Mata Road
Havelock North
27 June 2017

Graham Linwood Architects Ltd
8 Te Mata Peak Rd,
Havelock North, 4130

Dear Graham

Re 291 Te Mata Road

At a presentation of Historical Homesteads of Havelock North that I presented at a Duart House Historical Society history meeting back in 2009 I met Helen Lester William Rush's daughter after the talk. Helen informed me that the Bradshaw homestead was designed by her dad William Rush and would be classified as a historical homestead. She said it was originally built for the Chambers family and later acquired by Bradshaw's and moved to its present site. Helen said that some alterations have subsequently made but essentially that is the original homestead. Helen thought I may want to add it to my list of historical building and homesteads.

I have subsequently added it to my list of William Rush Buildings, and list of historical homesteads, with an annotation of information sourced from Helen Lester.

Kind regards



Kim Salamonson
Local History Librarian
Havelock North Library

Appendix B

TO BUILDERS.

TENDERS are invited until noon
on WEDNESDAY, 18th, for the
erection of Cottages on the Te Mata
Estate. Havelock, for Bernard Cham-
bers, Esq.

Plans, &c at our office.

RUSH & JAMES,
Architects,
Station street, Hastings.

Messrs J. W. Rush and E. T. James architects, have gone into partnership and have secured new offices above Messrs London Stewart and Co.'s (late A. McGlashan) Auction Mart. The new firm will carry on the profession under the name of Rush and James. Mr Rush was a pupil of M. H. Holding, Esq., A.R.I.B.A., one of the leading architects of the Midland Counties of England. After completing articles, Mr Rush spent some time studying architectural work on the Continent. On returning to England, he spent 12 years following the architectural profession, finally settling in Hawkes Bay. Mr James has had the advantage of practical experience in the building trade in New Zealand. After studying in Wellington for sometime, he visited Australia, gaining much knowledge in the most **modern planning and designing.**

DURING the absence of Mr. E. T. JAMES on Active Service, the firm of RUSH & JAMES will be continued under the direct control of Mr. W. J. Rush—Mr. James still retaining his interest in the firm.

May 1st, 1918.

Papers Past

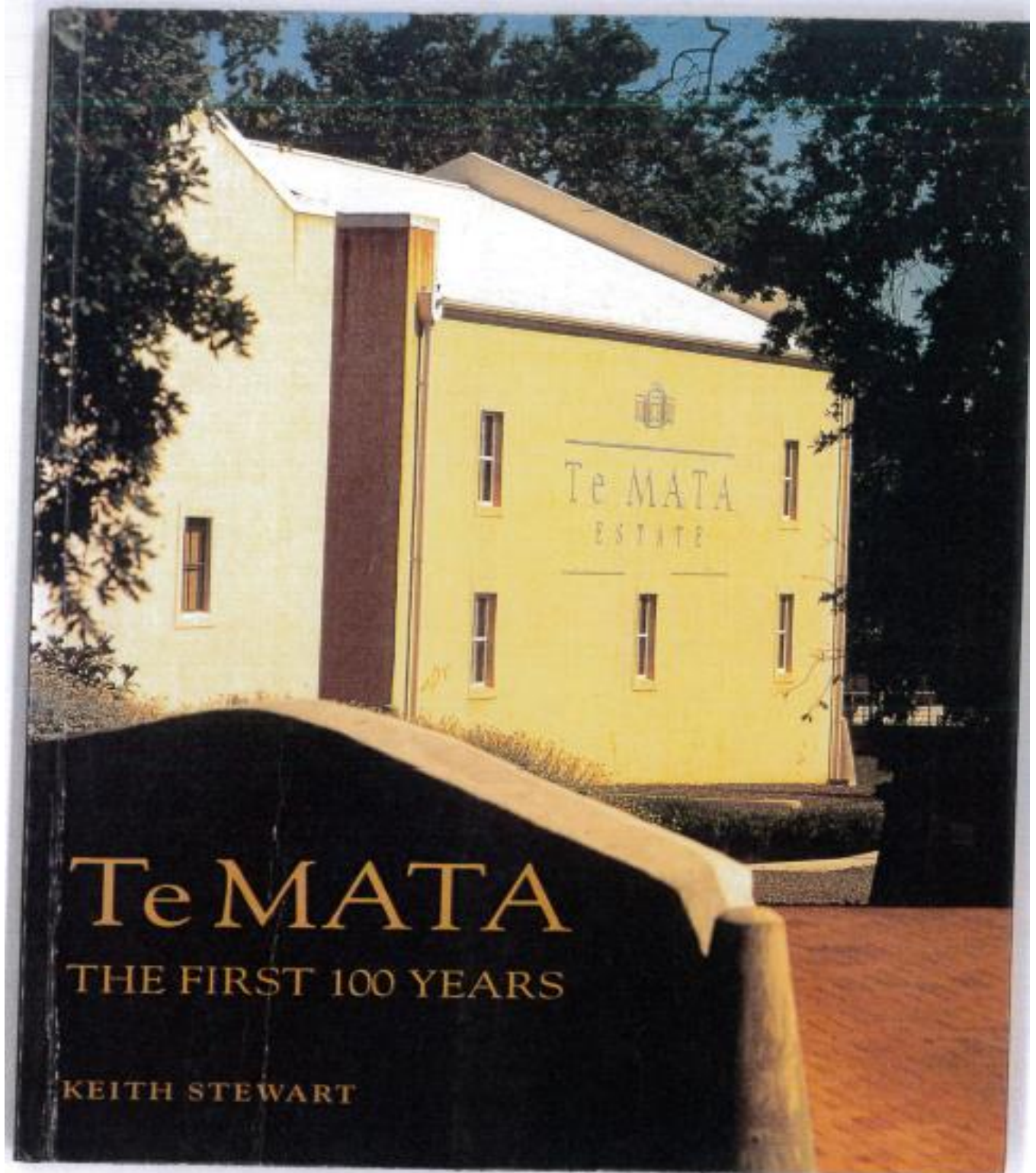
[Newspapers](#) > [Hastings Standard](#) > [19 December 1907](#) > [Page 2](#) > [This article](#)

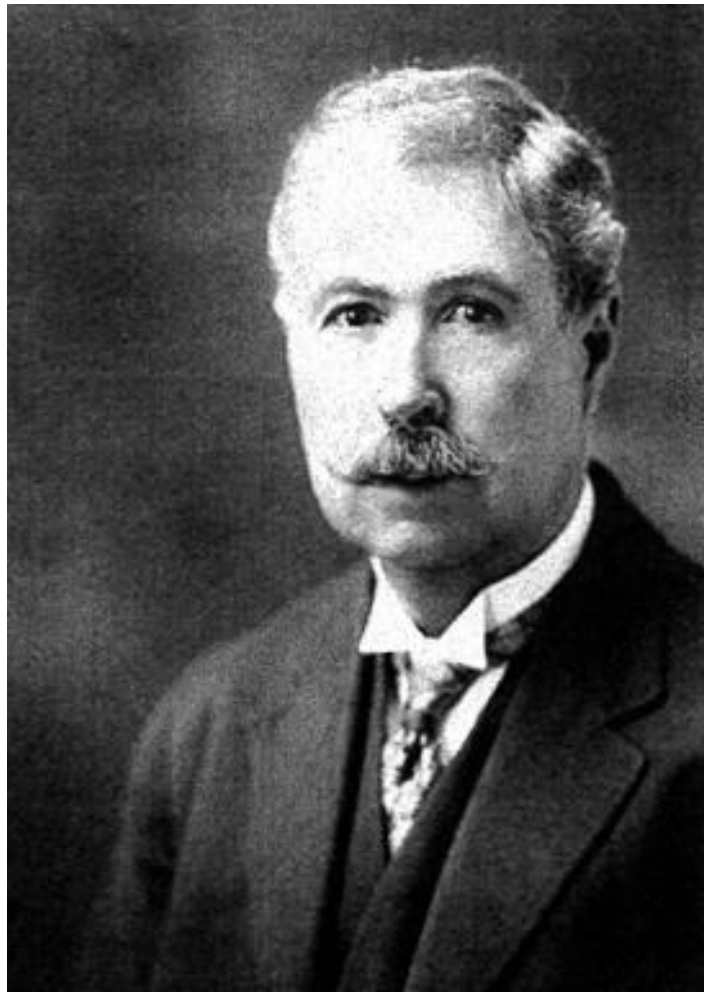
The Hastings Standard.

THURSDAY, DEC. 19, 1907.

Mr H. H. Campbell, builder, of Hastings, is the successful tenderer to two cottages to be erected on Te Mata settlement, for Mr Bernard Chambers. The price is close on £900. Messrs Rush and James are the architects.

Appendix 11





Bernard Chambers

Bernard was also attracted to botany — to trees and other plants which could be suitable for his expanding garden at Te Mata and for landscaping the farm — and to the fascinating technological inventions of the age: private motor vehicles, recorded music, telephones, frozen food, electricity. The Chambers boys enthusiastically embraced the opportunities offered by consumer invention. A telephone was installed at mason's home Tauroa in 1891; Bernard bought one of the new-fangled bicycles in 1897; and in 1902 he upgraded to the first car in Hawke's Bay, a 1902 Oldsmobile.

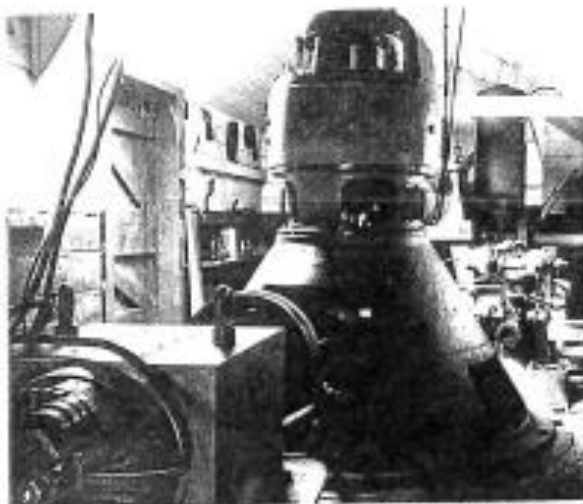
But they were not simply buyers indulging their wealth. They were also participants for whom

invention was the essential process of turning ideas into reality, philosophy into progress. John Chambers senior had set the example for his sons as a pioneer of refrigerated shipping, applying for a patent for his process in October 1881 while in Manchester, a year before the first refrigerated meat export left New Zealand. His youngest son James's contribution was perhaps less momentous, but his design of the bobsleigh run at St Moritz in Switzerland was more immediately successful, has lasted longer and is unquestionably more famous.

The development of other Chambers ideas was of more practical application to the estates which funded them. In the year he officially took title to Mokopeka,



In 1902 Bernard and Lizzie Chambers acquired their new Oldsmobile, the Boy's first automobile.



Mokoepa, the innovative hydro power station that brought electricity to the Te Mata hills in 1892

Johnnie Chambers employed a Dunedin-based electrical engineer to help him construct a hydro-electric generating plant on the Maraetotara River to provide electricity for 'shearing, wood and chaff cutting and lighting and also to pump water through a 1½" or 2" pipe to a height of 100 feet' at Mokoepa.¹⁰ He had electricity for the first time in September 1892, from what is believed to be the first hydro-electric generation plant in the country.

On Monday the fifth of the same month, Bernard Chambers took delivery of Pinot Noir cuttings from the Mission vineyards at Meeanee. The site he

intended for his vineyard was the side of a small breast-shaped hill appropriately named Mamelon, across the track behind the homestead and further up the slope towards Te Mata Peak. It is a slope which would have impressed the seasoned eyes of any viticulturist: gently rising, north facing, sheltered from the cold south, and blessed with free-draining soil.

The site had been ploughed in preparation shortly after Easter 1892, and 6 and 7 September were spent marking out the lines of vineyard rows, making holes and planting the vines in what became known briefly as Grigg's vineyard.¹¹ In 1904 Mamelon was sold by Bernard to a relative, John Holdsworth, who renamed it Swarthmoor after the Society of Friends headquarters in England.

Totally replanted in the 1970s, and renamed BDM after its current proprietors, Buck, Dewar and Morris, Swarthmoor remains at the heart of Te Mata's winegrowing persona. One hundred and four years ago it was the beginning of what was to become the largest and one of the most illustrious vineyards in the country, before it was almost obliterated by the passions and vested interests of prohibition. It was a vision, and like the visions of Bernard's father, John Chambers, and of his brother, Johnnie, one which explored the possibilities of matching the technology of an ancient civilisation to the vigour of one younger than daybreak.

MAKING WINE

It is impossible to know where or when Bernard Chambers was first influenced by the idea of winegrowing on his property. Any reflection on his enthusiasm for the culture of western civilisation which had been such a feature in his education can only be supposition, but he was well aware of the important role wine played in that culture throughout its history at a spiritual and temporal level.

That Bernard was as fascinated by the arts as he was by mechanics and agriculture is borne out by his extensive diaries, which he wrote in meticulous and impressive detail for over 50 years, recording his travels, the process and development of his business, and a brief summary of his social life, although almost nothing of his private life or thoughts. In the front of each of his early pocket diaries a series of lists and intentions for the coming year nevertheless reveal a little more about his tastes, his obvious enthusiasm for gardening and his abiding interest in the latest gadgets technology could offer. The lists range from a selection of Maori words he felt himself required to learn in order to improve his ability to communicate with his Maori neighbours and workers to a selection of roses recommended by *The Times* in 1909: 'Blanche de Coubert, Zéphérine Drouhin, Hugh Dickson, la

Tosca.' And later 'a new clematis in the front of the house, Clement de Ville E of Beaconfield up garden opp. passionfruit trellis' was followed in 1910 by a brief note: 'Klingsor gramophone or talking machine.'¹

However it is the lists invariably headed 'Books to Read' which reveal something more of the man, and show his remarkable range of interests. The following are but a selection from a notebook dated 1887–1890:

Butler's Great Lone Land

Froude's Life of Carlyle

Cardinal Newman – Account of his Career

Ruskin's Queen of the Air

Pink Wedding

Red Rag

Travels in Arabia Desert. 2 vols.

Russia, Political and Social by L. Tikhomirov, translated by Ed. Aveling

Herr Paulus, his rise his greatness & his Fall by Walter Besant

Timor's Two Worlds

Oliver Cromwell – Frederic Harrison

Tenting on the Plains, or General Custer in Kansas and Texas by Elizabeth D. Custer

But no wine. And in his diaries no mention of drinking wine other than his own, or even of the food he ate while on his many, wide-ranging travels — only wine in a commercial context as it could prove a likely extension to his agricultural and other land-based interests. This is confirmed in the notes to his 1896 pocket diary where he recorded three titles he intended to purchase: 'Borkes on Winemaking, Manual of Viticulture by Foex Principal of Montpellier University, Carralis on Viticulture'.¹

By this stage Bernard Chambers' Te Mata had already made wine, and his small vineyard at Mamelon was approaching its first vintage in full production: he clearly felt a need to keep abreast of the latest information on viticulture and winemaking. The books are technical publications rather than those of a wine-drinking enthusiast. He was taking winemaking very seriously indeed.

Perhaps the initial idea of winegrowing had come from the legendary French lady visitor who recognised the potential of Te Mata's north-facing foothills. If so, she had readily acquainted herself with the upside-down world of the southern hemisphere during her stay here, and noted that north in New Zealand is synonymous with south in France, at least in terms of the land's aspect to the sun. Or it may be that she was even better informed than a passing tourist could possibly be, and was herself a winegrower whose vines flourished less than 100 kilometres to the south of Te Mata.

And there was such a woman — the wife of the wealthy Wairarapa pastoralist William Beetham, who had met and married her husband while he was doing

his cultural duty with a visit to continental Europe. They had returned to Beetham's home at Lansdowne near Masterton, and in 1883², the year Bernard made his first world-spanning trip to Europe and back, planted a small vineyard. By 1890 the Beethams had expanded their plantings to 1.7 hectares of Pinot Noir, Pinot Meunier and Hermitage grapes, and their winemaking operation was impressive enough to convince a Chambers neighbour and fellow Hawke's Bay pastoralist, Henry Tiffen, to invest in winegrowing and production.

Although Bernard Chambers makes no mention of meeting Mrs Beetham, or her husband, the omission most likely reflects the scant coverage given to social events in his diaries. The Hawke's Bay pastoralists' social circle was a tight one, and visitors from adjacent regions who held interests and political activities in common with them were likely to be involved in a full round of social engagements which would inevitably have involved the Chambers and their gracious, intelligent third son. They may even have entertained the Beethams at Te Mata, in which case the French woman of Chambers' family legend would have been an unusually well-informed one.

Unfortunately there is no record of her visit, or her advice, other than family memory, but what is certain is that Bernard was a very interested observer of grape growing and wine production on his subsequent trips to Europe and North America. In 1884 he recorded on his visit to California that he made contact with a number of grape growers, including a Colonel Baker and the San Gabriel Valley Vineyard of Mewston, Stern & Rose.³ He also noted Californian wines made



The first vineyard at Te Mata in the 1890s. Originally known as Mamelon, later Swarthmoor, the house and vineyards remain part of Te Mata Estate, but the vines have been replanted with Chardonnay and a small strip of Cabernet Sauvignon.



BDM vineyards in 1984, looking across to the original Mamelon/Swarthmoor in the top corner, the old cottage still intact, occupied. On the hills above, suburban Havelock North creeps closer.

from the grapes, 'Blanc Elben and Zinfandel'.¹

On his second round trip to Europe in 1891 he again travelled through California, and the detailed dairy notes of his visits to various orchards and vineyards show how his interest in grape growing had developed. He wrote of Friday 11 September 1891:

Southern Hotel, Bakersfield. Hired a buggy \$3.50 and was driven out by a man to Washington Colony about 6 miles through orchards the whole way to see John L. Mills whom I found busy on his 20 ac. grape vineyard; dined there and had a good look round, his grapes are Gordo Blanc raisin ones and he was busy drying grapes, the trays are 3 x 2 of $\frac{1}{4}$ inch timber. About \$250 gross and \$175 nett per ac. is made for raisins @ 5c a lb. Another man said that from white muscats he averaged 2 tons (2000 lbs) per acre worth about \$100 per ton, average \$80 & sell @ 5 c a lb. . . . Mills' grapes are pruned to base stumps 1 ft. high and in the growing season spread anyhow on the ground. He gets two pickings and irrigates 2 or 3 times in the season.

We walked up the dusty road to the El Modelo Raisin Packing and Drying Coy's Factory and saw the grading, weighing, packing +c. Mrs Mills is an American, a pleasant woman and very suitable wife to J.L.M.

About 2 Mills drove me to see Barton's vineyard, 300 acres and wine making factory, had pleasant drive of some miles through a vast irrigated orchard people busy everywhere picking and drying raisins on the trays in the sun; it takes about 5 to 7 days to cure; at Bartons heavy 4 horse wagons were arriving in a string laden high with grapes in square boxes of 20 or 30 lbs each and were emptied straight into a box from which they were carried straight by an elevator into the crushers and the juice ran down into vats below.

This place belongs to a Liverpool Coy and all the wines go straight to England.²

Within months of his return to Te Mata, Bernard Chambers had ploughed Mamelon in preparation for planting of his own vineyard in September 1892. By the time Romeo Bragato visited in 1895, Chambers could offer him wine which had been grown and made at Te Mata.

Bragato was an Italian wine and viticultural expert who was employed by the government to write a report on the state and potential of grape and winegrowing in New Zealand. During the early months of 1895 he visited all the districts in the country where grapes were being grown, and where wine was made, assessing vineyards and tasting grapes as well as wine. Travelling from south to north, he arrived at the Beethams' at Lansdowne Station after visiting winemakers in Central Otago, Akaroa and Nelson, and tried a six-year-old Lansdowne Hermitage which he noted was 'of prime quality'.³ Accompanied by Beetham, he then moved on to Hawke's Bay, where Henry Tiffen's Greenmeadows vineyard was already much larger than Beetham's at 9.2 hectares, although the expert made no mention of the quality of wine produced there. They also visited the 'Meane Mission Station', where Bragato wrote that the wine was '... most exquisite, and reminded me of the liqueur wine produced on the Greek Archipelago Islands'.⁴ They then proceeded to Mr J.M. Frimly's vineyard near Hastings, and to Mr Fitzroy's Hastings half acre of Black Hamburgs growing under glass.

Finally they arrived at Te Mata, where Bragato noted



Unpretentious, shiny bright in its fresh white wash under a hot Hawke's Bay sun, the simple, functional, winery that Chambers built in 1897 is still effective.

every day in the vineyards staking and tying up vines, eight wagonloads of shingle were carted up from the river in preparation for mixing concrete. On 17 February work was well under way on digging the pit for the cellar and its drainage, with a man employed specifically to cart soil away from the excavations, which were extensive enough to occupy farm workers for two weeks. Preparations were also being made for the beginning of vintage, with one man working in the vineyard irregularly. On Thursday 4 March, ploughing began between the vine rows to clear away weeds, and this continued for three days.¹¹

As vintage approached, Te Mata was deeply involved in a process which has become almost a tradition in New Zealand wineries: engaging in a major development or machinery repair programme while at the same time coping with the pressures and stress

of vintage. Inevitably March sees construction workers and engineers in wineries around the country racing against ripening sunshine in an effort to complete their jobs before the first grapes begin arriving, and in March 1897 it was a similar scene at Te Mata.

The first load of timber for the winery/cellar arrived on 11 March, and on Saturday 13 March Bernard Chambers rode to J. N. Williams' property at Frimley to inspect Williams' newly completed cellar for last-minute pointers. The cooper, Mr Fail, was due to arrive from Clive to prepare the barrels and vats for the coming vintage in only a few days' time. Down in the fresh excavations a man was busy building frames for concrete, and with four workers now employed on construction, the first concrete of the new winery was poured on 18 March. By the 23rd the first floor joists were set, and on the 25th concreting was finished, just

in time for the workers to leave their construction project and make final preparations for the impending vintage.¹²

Harvest began in rain on the 26 March, with 16 pickers in the vineyard picking red varieties for Claret and taking care to cut out mouldy grapes. The remaining grapes were then taken to the lean-to stable-cum-winery to be crushed and put in a wooden vat for fermentation. Vintage was a family affair, involving the wives and children of Te Mata's farm workers, as well as Bernard Chambers himself, and at the end of a busy first day, one vat was filled with Pinot, the first of the 1897 Te Mata Claret.¹³

Rain prevented much outdoor work the next day, Saturday, but a start was made on a set of steps for the new winery, and a wagon was sent to collect sand for bricklaying. Sunday, as usual, was the weekly day off. Bernard went to church in the morning for the Reverend's last sermon, attended a committee meeting, received visitors in the afternoon, and spent the evening dealing with matters concerning a share investment he had in London.

On Monday the bricklayer, Mr Collins, arrived with two men to start work on the winery. Assisted by Te Mata workers who carted bricks in for them all week, they finished on the following Sunday. With the furious toil of vintage going on around them, it must have been an unusual job for the bricklayers, but they did it to Bernard Chambers satisfaction and received £8 for the 6,000 bricks they laid.

Meanwhile, vintage recommenced on Tuesday with 11 pickers, again wives and children as well as farm workers. By the end of the day a further cask of red

grapes for Claret had been filled and begun fermenting, and the first white grapes had been picked, producing '35 gallons and a tub of must'.¹⁴ Harvesting and crushing continued all week, with early starts and long hours put in at the winery by all. Bernard Chambers himself was absent for only a half day, at an important meeting in Napier. For all its novelty, the occasion was not dissimilar to that other all-embracing event at Te Mata, shearing, when the whole focus of the estate was on the singular task of gathering and taking the wool from some 10,000 sheep.

The last day of picking the 1897 vintage was Monday 5 April, when the final white grapes arrived at the winery — the same day construction began on the new winery roof. It would be weeks before plastering walls and floors, and building inside partitions, barrel frames and the first-storey floor were completed, but by midwinter the winery was ready for most of the 1897 vintage to be moved in. A century later it continues to operate as part of a highly functional winery, although one which is considerably larger than Bernard Chambers ever imagined.

Vintage was completed just in time, for on 16 April Hawke's Bay was hit by a severe storm, with torrential rain and very strong winds which would have completely destroyed any crop still on the vines. Short and sharp, it was a storm as dramatic as any in the region's history, and became the definitive Hawke's Bay disaster until the cataclysmic earthquake which struck in 1931.

On Saturday 17 April, the weather had cleared enough for Bernard Chambers to ride out at nine in the morning to investigate:

'... found the Ngaruroro flood water was flowing in a big river back up the swamp drains and across and joining the Tukituki water in Nelson's swamp – the country a sight; a sea of water everywhere the concrete bridge . . . washed out. Omaha, Redcliffe and both Waitapu bridges washed away. The old Ngaruroro overflowed its banks at C. Ellison's house continuously to Pakowhai, Whakatu and Clive. Nelson has lost all his sheep at Chesterhope but 3,000 and a shepherd named Cunningham; Bee lost his sheep.

Two days later the flooding had subsided, leaving desolation across the plains below Te Mata. Bernard Chambers wrote:

I rode to Havelock and on down to Farndon and Waitangi, called in at C.E.'s the flood had been up to his back door, met T Crasse on Whakatu, he had lost 1,000 sheep and I wonder he did not lose all as the river had overflowed everywhere . . . Clive must have been 4 to 7 or 8 ft. under water . . . I never saw such a scene of disaster; . . . met E. and Mrs Gordon with a pack horse of mutton giving it away to people...the fences are filled with dead sheep or levelled flat.¹⁵

Te Mata's location on the foothills preserved it from all but the most marginal damage, mostly to boundary fences, and life on the property continued much as before. Considerable attention and labour continued to be directed towards the new winemaking venture, although the following winter would reveal that Bernard Chambers had taken lessons from the flood, putting men to work around Te Mata enlarging and

strengthening drains, including those on the vineyard.

Bernard Chambers himself was a key figure in and around the winery. In addition to running the farm, attending to his various investments around the world and serving on a number of commercial boards, he took responsibility for important cellar work throughout the year, and was often involved in racking and topping up. The 1897 Chablis had its first post-fermentation racking on 26 March, and the 1896 Madeira received one of its last rackings a month later, on a day Bernard noted with relief that work on the winery yard was finished. This was hands-on time for Bernard, as he prepared himself to take on the central role with extensive reading and keen observation. Ultimately he assumed a position as a local expert in the field, and his knowledge superseded that of his neighbours who had been involved for longer, as evidenced by his visit to J. N. Williams' Hastings vineyard during winter 1897 to show him how to prune.

While another successful vintage of Claret and various fortified wines was added to Te Mata's ageing wine stock, as well as the first white wine, Chablis, it would be another two years before Bernard Chambers would consider his wines to be suitably aged and ready for sale. But with a new state-of-the-art winery and extended vineyards he had made a considerable commitment of time and capital to winemaking, initiating a development which, within a decade, would make Te Mata the largest wine-producing estate in the dominion.

THE DOMINION'S LARGEST WINE PRODUCER

By 1901, the Chambers family was joined to another of Hawke's Bay's pastoralist gentry, the Lowrys, when Bernard married Elizabeth (Lizzie) Lowry. Before they set off on their honeymoon, another European adventure, Bernard made a detailed list of his assets at Te Mata, now an estate of 2,200 freehold hectares carrying 10,328 sheep, 361 cattle, 83 horses, 13 pigs, 145 hectares in crops, some 200 hectares of river bed, and 2.5 hectares of vines.¹

The image of Te Mata in the surrounding community, where winemaking was still an unusual activity, must have been sophisticated, if not cosmopolitan. Small as the vineyard was, it was well established, and wine production had been cautiously developed without any financial pressure to sell wines until Chambers considered the time appropriate. With Te Mata wines now on the market, the experiment could reasonably be considered a success, and Bernard Chambers began a period of expansion which would make his winery the largest producer in the country.

It was development on a scale unmatched at Te Mata for another 70 years, but the rest of the country did not share Bernard Chambers' confidence in wine as an alternative land use for New Zealand farmers.

Already temperance politics were undermining winemakers' confidence by restricting their ability to trade, and the threat of prohibition grew in a climate of moral austerity, encouraged as it was by strong, fundamentalist protestant attitudes and continued temperance activity by the recently successful women's suffrage movement.

Chambers either didn't take the threat seriously or considered that he would be able to overcome any difficulties through his own talent, augmented no doubt by his extensive political contacts and the force of his position and wealth. In 1904 the first of the Terraces vineyard was planted, and the Mamelon vineyard, now called Swarthmoor in deference to the name of Holdworth's next-door property, was expanded by renting a further 2.5 hectares from the Holdsworths.² A third vineyard site was the Hill, on a steep slope behind the homestead and towards the Tukituki River. The Terraces vineyard, still producing grapes although it has been completely replanted, lies on a raised terrace of friable, red metal soils to the west of the original Te Mata homestead. It became the largest block of vines on Te Mata, forming the basis for the dramatic expansion of the early 1900s.

By 1906 there were almost 11 hectares of vineyard, from which 15,470 litres of wine were produced — a cropping rate of only 2 tonnes per hectare, which suggests that a substantial chunk of the vineyard was not producing that year because the vines were too young.⁷ In the 1913 Department of Agriculture survey of the New Zealand wine industry, there were 14 hectares at Te Mata, which produced 45,500 litres⁴ at 4.5 tonnes per hectare, which is still very meagre but a much more reasonable rate. It may be that the vintage of 1913 was a small one, for in 1909, 54,600 litres were laid down⁵ for the required period of barrel ageing before they would be released.

While there is no surviving record of the exact mix of varieties which made up Te Mata's vineyards in that period, it is possible to gain some idea from various inventories of wine in stock. In 1917 these included 1913 Cabernet, 1912 Hermitage, 1914 Hock, 1912 Pineau, 1912 Hermitage/Pinot, and 1914 Dry Red.⁶ A comparison of these with the range of old vines surviving in 1964, which included Cabernet Sauvignon, Malbec, Pinot Gris, Tokay (Furmint), Hermitage (Syrah) and Pinot Meunier,⁷ suggests that these were the principal varieties at Te Mata.

Expanded vineyards demanded extensions to the winery, and foundations were begun in January 1907,⁸ just in time for the builders again to get in the way of vintage. Te Mata now had a full-time winemaker on the payroll, an Australian, Mr J.O. Craike, who arrived in 1902, so Bernard's involvement in the hands-on process of winemaking decreased and he became very much an administrative manager. But as the company expanded even this position became too much for him,

given his commitments to the rest of the station and to his extensive investments in other farm properties as well as commercial and mining interests around the world. A manager, Travers Twiss, was appointed. He had come to New Zealand via the Californian wine industry, and remained at Te Mata almost until the end of the Chambers era.

With Bernard and Lizzie Chambers again in Europe in 1907, construction of the lean-to extensions to the winery took some time, and was not completed until 1910, at a cost of some £135 for labour, cement, timber framing and about 9,000 bricks.⁹ This was not the final expansion of the cellars, with more work being undertaken in 1916 to accommodate new 5,000-litre wooden casks, but Te Mata was by now the largest producer in New Zealand,¹⁰ considerably bigger than its nearest challengers, the Waerenga Experimental Farm at Te Kauwhata, and the Frankovich brothers' winery at Whangaparaoa, north of Auckland.

Te Mata was not only large, it was also committed to making wines of high quality, as demonstrated by Bernard Chambers' early insistence that all wine should be aged for a number of years before it was released. Other signs also pointed to the importance of top quality in Chambers' wine management regime, notably the exclusive use of premium grape varieties in the vineyard. As recently as the 1960s Te Mata Vineyards was the only producer in the country with vines almost solely of the *Vitis vinifera* family, simply because nothing new had been planted since the early years of the century.

Given Bernard Chambers' interest in the dried grape industry in California,¹¹ selecting these varieties must

have been a conscious decision in favour of quality wine, especially as alternative, safer but lesser varieties were available. The Government Research Station, established in 1903 at nearby Arataki, was by 1911 offering for sale a large number of winemaking varieties all grafted to phylloxera-resistant stock — varieties which promised abundant production even if they lacked the potential for good wine.¹² Chambers was not persuaded, however, and Te Mata maintained its viticultural integrity with varieties which would be considered 'classic' even in today's viticulturally sensitive wine world.

The quest for quality is also illustrated in the company's advertising, which stressed that all Te Mata wines were 'pure grape without adulteration of any sort . . . & well matured',¹³ factors repeated in correspondence from both Bernard Chambers and his manager, Twiss. Twiss was also at pains to point out that Te Mata wines were better than their imported competition, and at considerably lower prices. While this may have been mere marketing hype, and there are no tasting notes from the time to confirm Te Mata's early wine quality, French food and wine personality and author André Simon did taste a 1912 Te Mata Claret while on a visit in 1964. His verdict of the 52-year-old: 'Remarkable, quite remarkable. One wouldn't have thought it would have kept that long. This really is quite good, there is not the slightest trace of acidity or vinegar. No sign of decay at all. A very mellow wine.'¹⁴

If not quite the accolade you would expect from a Château Margaux of similar age, it was high praise for a wine produced in an entirely new district, by a team

of winegrowers and makers whose leader had no practical experience of winemaking elsewhere. André Simon's sample confirmed that the wine was at worst well made — well made enough to survive in good health for over half a century — and at best it was a very good wine indeed, one which was probably the equal of its Australian competition, as well as of most of the French imports New Zealand saw at the time.

The quality intentions of Te Mata's winemaking team are also apparent in the vineyards' cropping levels, a critical factor in quality winemaking in all the most famous regions, where production rates are kept to a minimum to ensure full maturity and concentration of flavour in the consequent wines. As reflected by the Agriculture Department's 1913 survey, at less than 4.5 tonnes per hectare Te Mata vineyards were cropping lower than all but the most minimal producers in Sauternes and Burgundy, and considerably lower than the famous Bordeaux châteaux on which their Claret wine styles were based.

They were also well below their New Zealand contemporaries, with the Waerenga Experimental Farm producing 7.4 tonnes per hectare in 1913, and the Frankovich brothers, 5.6 tonnes.¹⁵ Another Hawke's Bay producer, Greenmeadows of Taradale, the property of Henry Tiffen when Bernard Chambers first began his experiments and once labelled 'New Zealand's premier vineyard',¹⁶ harvested at a rate of 18.7 tonnes per hectare in the same year — more than four times as much as Te Mata. Any quality aspirations Tiffen may have had were apparently no longer being followed by the subsequent owner, Tiffen's daughter, Mrs A.M. Randall.

By the end of the first decade of the twentieth century there were other signs of the quality being made at Te Mata. In 1908 Te Mata wines won gold medals at the Franco-British Exhibition in London, and repeated the performance in subsequent British-held exhibitions, the Imperial International of 1909 and the Japan-British of 1910.¹⁷ Although Te Mata was not the only New Zealand entrant, it was as successful as its medal-winning compatriots: the Waerenga Experimental Farm, which also won gold at the Franco-British event and at the 1910 Japan-British Exhibition, where Frimley Estate also won gold, and two other Hawke's Bay wineries, Greenmeadows and the Mission, were awarded silver medals.¹⁸ An important point of these awards is that four of Te Mata's six golds were won by table wine, by Claret of various vintages, the others by its Port.¹⁹ It was a success not shared by other New Zealand producers.



Medal winning was popular with newcomers to wine even at the beginning of the century, when Te Mata had unmatched success for its New Zealand-grown table wines.

After this flurry Te Mata disappeared from the trophy circuit, primarily because the age of great exhibitions was drawing to a close as tensions mounted in Europe. However, this did not stop Te Mata advertising its medal successes for over a decade after the first victory, using the fact that they were gained against international competition to accentuate their quality relative to imported wine. An advertisement placed by Twiss with the *Dominion* in 1915 stated: 'Te Mata Wines grown and made in our own vineyards on the sunny hills of Havelock North, Hawke's Bay ... They are New Zealand produce and the best ... have won Six Gold Medals at International Exhibition against the Wines of the World, are absolutely pure and are recommended for invalids. Ask your doctor!'²⁰

Te Mata's range was listed at the time as 'Hock, Claret, Port and Madeira',²¹ although there were a number of wines available in each category. It was international wines which ranged as the competition for Te Mata's table wines which, with the majority of other local wineries concentrating on fortified wines, were unusual for New Zealand at the time. The Claret was competing directly with imports from Australia (an aspect of the local wine trade which remains unchanged for red wines), and Te Mata met the challenge head on, producing a substitute for Australia's reds which sold for less than the most popular Australian on the local market.

It was an unashamed imitation, as Twiss showed in a letter he wrote to the proprietor of the Pier Hotel in Wellington in 1915: 'Our No.1 Claret is extensively used by many Hotels and is put up with a view of competing with Hardy's No. 1 the labels being very

much alike. We can quote you 25/- per case for this in quarts, 27/- in pints.²² In other correspondence he exhorted various agents around the country to make the price difference between these two wines count in Te Mata's favour, but the struggle to promote the foreign idea of table wine to New Zealanders, against established notions of imported quality, is always evident. To a prospective importing agent in Vancouver he wrote, 'Our Clarets can easily compete with, and are considered as good as the Clarets imported here from France.'²³

There is also a sense that Te Mata was almost single-handedly trying to convert early nineteenth-century New Zealanders to the idea of drinking light, dry wines with their meals, rather than the sweet fortifieds which most drinkers of the day associated with the term wine. In a letter accompanying an order of fortified wines sent to Mrs T.A. Winks at Hawera in September 1915, Twiss wrote: 'We are including in the case two bottles of "Hermitage" of 1908 Vintage which we will ask you to try. It is a particularly fine Claret type of wine as is used by a number of our customers as a table Wine. We will be glad if you will try it and will be pleased with an expression of opinion from you with reference to it.'²⁴

Other methods were also used to encourage sales and promote Te Mata's image well beyond the provincial borders of Hawke's Bay, which was its natural market. There were agents in Auckland, Wellington and on the West Coast of the South Island, and an extensive mail-order business was supplied via an expanding network of rail and road, as well as by the coastal shipping routes which continued to thrive,

providing vital links around the country.

While the methods of transport may seem slow in a modern context, the problems of theft, breakages and ullages, as well as of grappling with complaints over long distances, were not too dissimilar from those experienced by wineries operating mail-order supplies 80 years later. It was business which was critical to Te Mata, for the liquor distribution business was not only closely tied to imported wines through agency agreements and other vested interests, but distribution restrictions were gradually increasing as temperance pressure groups advanced their cause.

Every sales angle was attempted as wine production rose, even when the advent of the First World War reduced the quantity of imports, especially from Europe. One promotional idea was to provide branded coat hangers to hotels, so that guests would be exposed to the Te Mata brand on hanging up their coats at the end of a hard day. The idea was a popular one, at least with the hotels, which took every hanger offered and asked for more, but there is no evidence of any consequent influence on sales.

There were other promotional areas which wine companies, including Te Mata, used to counter the flourishing idea that alcohol was socially unacceptable. Altar wine was one. At the request of a Christchurch cleric, the Reverend Mutter, Te Mata developed one which was branded *Vino Sancto*, probably a reflection on the influence of the Italian workers who were at the winery throughout most of the Chambers years.²⁵

Medicine was also a socially enhancing image for wine producers, and old notions of tonic wine were promoted by Te Mata as they were by many other New

Zealand producers. Te Mata regularly supplied chemists with their wines to use for medicinal purposes, often through a doctor's prescription. 'In reply to yours of the 9th inst we are today forwarding under separate cover a sample of the Port which we usually supply to those in the Chemist Trade in N. Z. who require this class of wine for Medicating purposes. It is a light full flavoured Port and is guaranteed seven years old,' Twiss wrote to a Mr Scott in Dunedin in 1915.²⁶

Obscure marketing of this type must have been frustrating, especially as Bernard Chambers had committed his winery to the sort of quality table wine production which his European and Californian experiences suggested would flourish. Chambers needed more than ideology to persevere with the wine business in the face of an unsophisticated market which preferred fortified sweet wines. His sensibilities may have been British based, and his wine names, Claret and Hock, reflected that, but his understanding of winemaking, at least at Te Mata, was that the wine most suited to Hawke's Bay conditions was premium quality table wine.

Already Te Mata was sourcing most, if not all, of its fortified wines from elsewhere. The government's Waerenga Experimental Farm was a regular supplier of 'aged, sweet wine', with Twiss's order of 500 gallons (2,275 litres) of Frontinac at 5/6 per gallon in 1915 being typical. The wine was railed from Te Kauwhata in barrels, which often arrived damaged and ullaged, or otherwise out of condition, and usually aroused a long and detailed correspondence between Twiss and the Department of Agriculture.²⁷

Te Mata's best of source of these fortified wines was

not local, however, although other New Zealand producers were invited to submit costs and samples. S. Smith and Sons of Yalumba Vineyards, Angaston, South Australia, shipped their Port and Madeira in casks across the Tasman to Te Mata, often for blending with lesser quality New Zealand products. These wines were considered to be suitably consistent and of a high enough standard to equate with Te Mata's table wine quality, although even this trade was not without its difficulties.²⁸

Australia's larger and more advanced wine industry also served Te Mata as a source of other winery requirements not available at home. This included advice from wine industry adviser Mr de Castella at the Department of Agriculture in Melbourne. In one typical case this advice concerned the viability of the new technology of glass-lined concrete fermenting vats, which de Castella considered unproven and risky, and said so in reply to a request from Twiss. It was an opinion Te Mata's manager shared, and he took up de Castella's advice to purchase wooden casks instead, from a supplier in Adelaide the latter recommended.²⁹

Australia's winemaking advantages, especially in fortified wines, gained greater attraction for Bernard Chambers as the New Zealand temperance movement grew in strength through the war years. Not only was New Zealanders' preference for fortified wine at odds with Te Mata's winegrowing strengths, but Chambers was also becoming increasingly concerned about the chance of his wine business surviving the burgeoning net of legal restrictions on liquor sales being woven by temperance politicians.

In 1917 the legal battle for access to a market came



Large Australian-made vats ordered by Twiss after de Castella's recommendation were still in use during the 1960s.

very close when Te Mata was charged with supplying wine in a district where the sale of liquor was banned, ironically in the Wairarapa where Te Mata's wine experiment had begun, at Beetham's Lansdowne. While this was merely a technical breach caused by an agent who had not secured the necessary clearance from the Clerk of the Court in Masterton, it was a clear example of the obstructions faced by winemakers while temperance opinion enjoyed popular support throughout the country.³⁰

Bernard Chambers' concern led him to consider the alternative of investing in a winemaking business in

Australia, where at least the wines were of a style acceptable to the contemporary New Zealand palate. He harboured this idea at least until 1919, when he made a detailed investigation of the capacity and production of Auldana in Northern Victoria.³¹ It was too late for Te Mata, however, for the winery and vineyards had already been disposed of, and with the flush of temperance success at its peak the future for any sort of wine business was looking very bleak.

In mid 1917 Bernard Chambers made a detailed list of the Te Mata vineyards, which amounted to 32 acres, 2 roods and 33 perches (12.8 hectares) made up of 23-2-16 of Terrace Vineyard, 5-0-17 of Swarthmoor and 4 acres of Hill Vineyard. Thanks to a heavy frost in 1914 which killed some vines, this was slightly less than the 16.2 hectares which had been harvested when the vineyard was at its largest, but it was still the most substantial winegrowing property in the country.³²

Chambers' list was a prelude to sale, and in October 1917 Te Mata's wine business, the cellars and some of the vineyard was purchased by a company in which Wellington wine and spirit merchant Reginald Collins held the principal interest. Reginald Collins obviously had a closer link with the wine market than Chambers had, and would be better able to cope with the legal restrictions, although Chambers did retain a shareholding in the new company. The Terraces vineyard was sold separately to the Hastings wine producer A. Vidal and Sons. Twiss had left before the deal was finalised, being replaced by Mr J.C. Woodfin as manager, and while Craike remained as winemaker the idea of high-quality commercial winemaking at Te Mata was effectively over.

At the time of the sale the value of Te Mata was as follows:¹¹

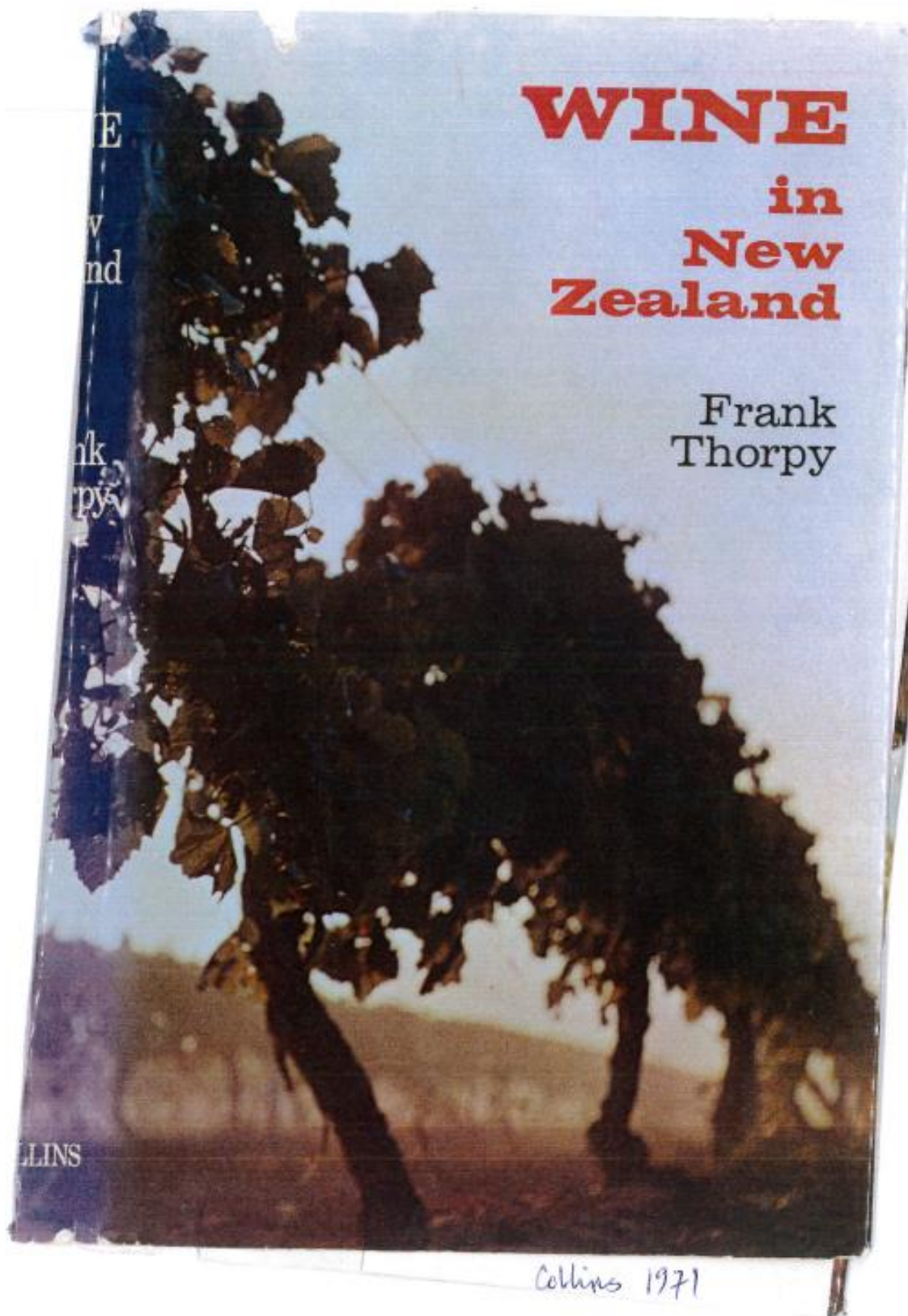
58,000 gallons of wine @ 5/- per gallon	£14,500
60,000 gallons of wine @ 2/10d per gallon	£ 2,750(sic) [8,500]
cellars	£ 2,000
manager's house	£ 700
2 acres near manager's house	£ 140
4 acres of Hill Vineyard	£ 600
2 acres of grass	£ 150
cottage in above	£ 150
goodwill for Holdsworth's vines	£ 150

If The Terraces was valued at the same price as The Hill when it was sold, the entire property would have been worth £24,590 — a substantial amount of money for the times, and a sign that for all Bernard Chambers' doubts about wine's future in Hawke's Bay, Te Mata had been a commercial success.

Ironically, Reginald Collins Ltd probably made more profit from Te Mata than Bernard Chambers did. They certainly made it quicker, selling out six years later for a handy sum. When the winery was resold in 1923, the value of vineyard, buildings and other land had increased by £610, and the per-litre value of the wine held in stock had more than doubled.¹² The Te Mata winery was clearly in very good health. But this was nothing more than a brief prosperity which masked the real damage being done to Chambers' ideas of a commercially viable fine table wine industry.

12. *The Role Of Vidal's In Hawkes Bay Wine and a Vidal Family Tree*

Appendix 12



Australia or New Zealand; he regarded it as a great experience. Alas, an experience which will not be repeated until the present vines are uprooted and fresh vines replanted. Certainly T.M.V. has one of the choicest positions in the whole of the Hawkes Bay area and has a long and fine reputation for making good wines.

On the other side of the road stretches fifty acres belonging to Vidal Wines Limited. Originally seven acres of the Bernard Chambers' vineyard was purchased and this area has been extended to the present fifty acres on light but extremely fertile land with adequate sunshine and some of the warmest temperatures in New Zealand.

There is also the Te Awanga vineyard of thirty acres, located on shallow loam on iron pan country, making a total of eighty acres under production.

The Vidals have a long and respected history in New Zealand viticulture. They are descendants of Joseph Soler, the Spaniard who, as seen in Chapter 1, first established a vineyard in Wanganui in 1865, and who later in 1888, was joined by his nephew from Spain, Anthony Vidal. In 1905 Anthony established a vineyard on an acre and a quarter in Hastings, growing mostly table grapes. With the help of his three sons he gradually extended, buying land at Te Awanga first and then part of Bernard Chambers' vineyard at Havelock North, until the present eighty acres was reached.

The three sons are still very active in the business, Leslie supervises the vineyards, Frank the wine-making and Cecil* is in charge of sales, and now a son-in-law, Tony Nankervis, is playing an increasing part, particularly in the thriving wine and spirit wholesale business.

Wines made are the usual sherries, dry and sweet, ports, madeira, liqueurs and table wines such as Burgundy, Claret, Chablis, Hock and Sauternes. Grape varieties grown are Baco No. 1, Baco 22A, Cabernet Sauvignon, Golden Chasselas, Iona, Merlot, Palomino and various Seibels.

As will be seen in the next chapter, Vidals have established a good reputation, for their Burgundy and Claret, which contain a certain amount of Cabernet Sauvignon, are usually very consistent from year to year and figure prominently on many hotel lists.

The vineyard has won many prizes at wine competitions

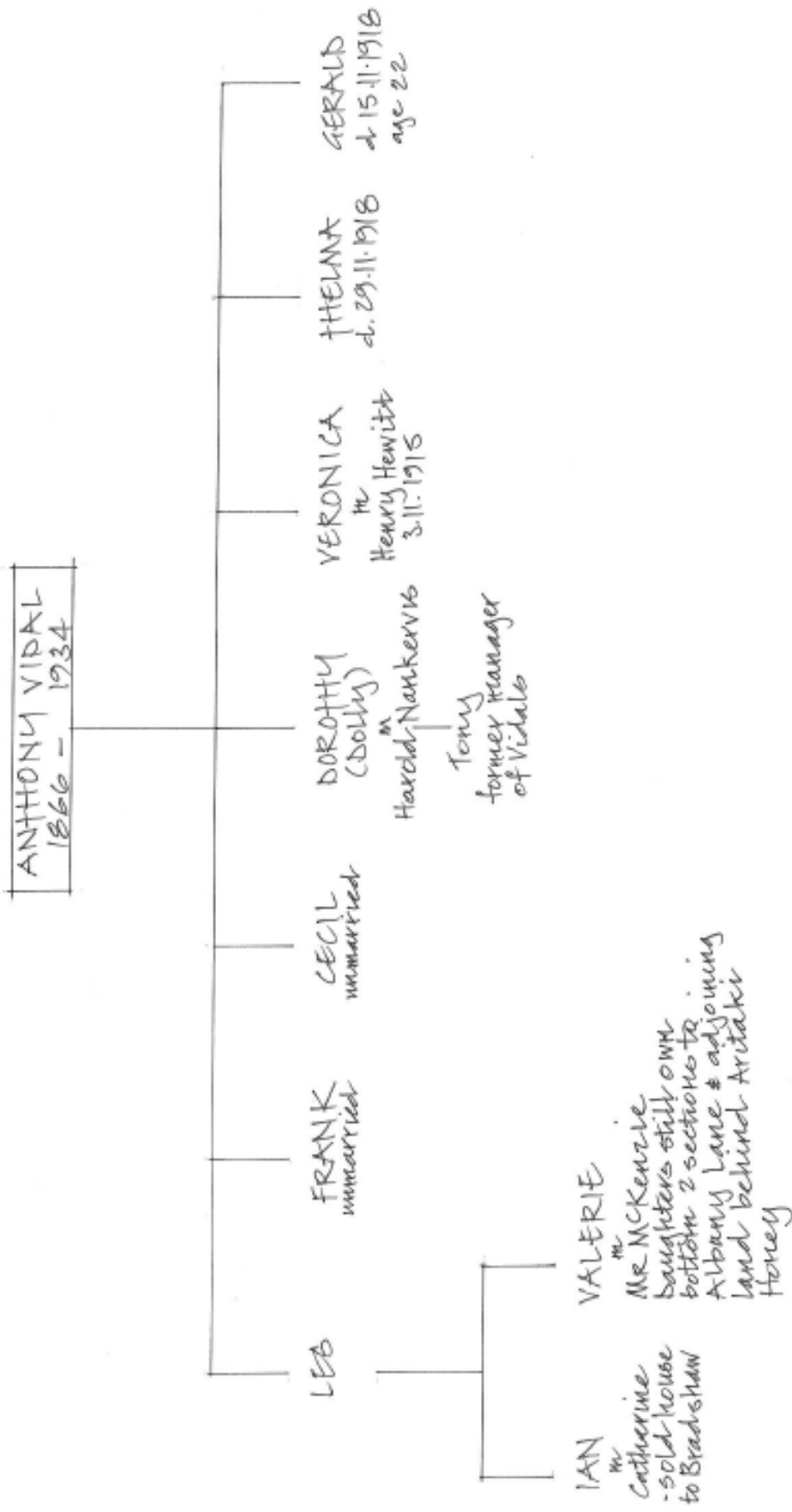
* Unfortunately Cecil has died since writing the above.

over the years – their Extra Dry Sherry, Burgundy, Claret, Sauternes and Port perhaps figuring most prominently.

The three brothers are well known in the district. They are respected for their tradition of wine-making, which perhaps is the oldest family tradition in New Zealand, and for their unfailing good humour and sincerity.

With Vidals, we end our tour of the Hawkes Bay vineyards, the largest and certainly the most important vineyard area in New Zealand from a fine wine producing area point of view.

It was not the first area to be planted in vines – that honour belongs to Northland, but in the year 1880 it became the most important. Because it was founded by gentlemen farmers and missionaries who were perhaps not so concerned with an immediate short term gain as were their more struggling colleagues in the North, it got off to a much better start. Its lighter soil and its drier climate, particularly at vintage time, give it an immense superiority over some other areas, and proof of what can be done is seen in the premium table wines now becoming available in increasing quantities.



VIDAL FAMILY TREE