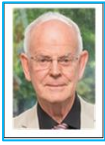


DECEMBER 2023



From the Chair



My particular thanks go to Deputy Chair Hamish Gilchrist for his contribution to the smooth running of the Board when I was indisposed with some health issues, one of which was Legionnaires' Disease, the result of neglecting to wear a mask when using potting mix for just a very small job. That is a mistake I shan't make again! Hamish has chaired several Board meetings and along with Sandra Shaw, Convenor Membership Services Subcommittee and Deputy Convenor Erin Oakley, has been working hard with the web design team at Catchlight on the update of our website. The final result I am sure will be refreshingly modern and very user-friendly!

My thanks go also to Chris Kissling who has stepped in to chair Board meetings when neither Hamish nor I were available, and for hosting the very successful Awards Evening, more about which is featured further on in the Newsletter.

I'm also very grateful to Anne Dingwall, Convenor Hagley Park and Open Spaces Subcommittee and Chris Kissling, acting Convenor Heritage, Urban Design and Resource Management Subcommittee for preparing CCT's excellent submission on Plan Change 14 (PC 14) and presenting it recently to the Independent Hearings Panel at CCC. Another presentation made by the duo was on the Draft Greater Christchurch Spatial Plan. *Links to the presentations will be available when the new website is operating.*

With Christmas best wishes,

Ross Gray

From the Deputy Chair

It would have been very helpful to possess a crystal ball this year for a sneak preview of things to come.

I might have foreseen my appointment to Deputy Chair to assist Ross in July. By the following month, it proved to be a timely appointment indeed, as poor Ross suffered an unexpected and serious blow to his health, was

hospitalised not once, but three times and had to take a step back from his role.

I was happy to fill in until such time Ross could make a return with health restored.

I would also have known how deficient my knowledge of running board meetings was and my sincere thanks go out to all the Board Members for nursing me through.

I might have foreseen too, that I would only chair September's meeting before the Secretary and I ran off to Europe for two months, and poor Chris Kissling was then re-appointed to the job he no doubt thought he had relinquished some time ago. So apologies and many thanks, Chris for deputising for the Deputy.

I might try to convince you as heritage advocates that our trip was a noble undertaking to represent CCT on a research and fact finding mission to immerse ourselves in the deep history of European architecture. Not entirely.

It was a wonderful, wonderful holiday. One that did, as it happened, allow us to soak up all the ancient (to us kiwis), rich and beautiful heritage in every single place we visited. Soak it up we did, we were like sponges!!

From Copenhagen to many cities and towns in Norway, from Belgium to Amsterdam, sailing sedately up the Rhine River through astonishingly beautiful heritage-rich cities across Germany. Into Austria and the incredible beauty of Vienna and on to the historic and fascinating city of Budapest.

Last but by no means least, I would like to add that I couldn't help noticing the healthy abundance of trees, trees, trees. In the rural areas naturally, but in particular, the cities and towns, where the tree canopy was extensive, well nurtured and valued as an asset to those communities. Something that we here in Christchurch could learn a lesson from. So by way of a report – Fact: Europe has History. Research: Yes, it's Fabulous! So while Sandie and I were away busy with our 'Research', the real hard work was being

done by the CCT Board beavering away with the issues Christchurch Civic Trust continues to engage with, some of which Ross has alluded to and acknowledged in his letter from the Chair, which I won't repeat, except to add my own thanks and appreciation.

All that remains is to wish you all a very Merry Christmas and a happy, restful New Year!

See you in February.

Hamish Gilchrist
Deputy Chair

Cathedral Restoration Progress

At the November Board meeting Mark Belton reported on his recent visit to the Cathedral which for him was a very moving experience.

The radical engineering work is progressing well with the base isolation, a huge task, to be completed next. The complexity, scale of work and detail is impressive. Mark noted that the biggest challenge now is to get the community involved again and excited about the restoration. Considerable financial support is still required.

Greater Christchurch Draft Spatial Plan (GCDSP)

Emeritus Professor of Transport Studies, and Past Chairman of the Christchurch Civic Trust, Chris Kissling, submitted his views on the GCDSP and appeared in person at the Hearing. He concentrated his submission and oral presentation on the proposed Mass Rapid Transit (MRT) proposals. In summary, he advocated for the use of 'air space' over specific transport corridors for land use intensification purposes to maximise the synergies this would enable. He also advocated minimising on-street MRT gauge.



St Michael And All Angels

Belfry Restoration Appeal

CAN YOU HELP



To make a donations go to: -

https://www.stmichaelandallangels.nz/user/pages/donate/belfry_restoration.pdf

He favoured construction of a rail freight bypass from Styx Mill to Sockburn/Hornby via the airport, in effect reviving an historical designation and in so doing freeing the Addington to Styx line for off-road MRT services in favour of using access-controlled mainline track with systems integrated on the same track.

New Digital Look for Civic Trust

It is with huge thanks that the Christchurch Civic Trust has received the full funding required from the gaming charity Air Rescue Services Ltd, to develop a new modern digital presence, which will have several new features and most importantly will be mobile phone friendly. We have employed the services of Catchlight Design to bring this project to fruition. The new website will be available in time for Christmas and we will send you a link when it is available. Expect to be impressed!

Papanui's War Memorial Avenues

In 1943, the Minister of Internal Affairs suggested that New Zealand's communities should consider planting memorial trees in honour of their fallen soldiers. The proposal quickly gained support from the Christchurch Beautifying Society. In August 1946, Christchurch City Council formally approved a proposal by the Papanui RSA and the Papanui Beautifying Society to plant trees in memory of fallen soldiers in selected avenues, streets and roads of the Papanui suburb.



Dormer St



Suffolk Ave

The streets chosen were: Alpha Avenue, Claremont Avenue, Condell Avenue, Dormer Street, Gambia Street, Halton Street, Hartley Avenue, Kenwyn Avenue, Lansbury Avenue, Norfolk Street, Perry Street, Scotson Avenue, St. James Avenue, Tomes Road and Windermere Road. It seems trees were also planted in Tillman Avenue and St. John's Street (now Blair Avenue) but these haven't always been recognised as memorial avenues. The first trees were planted in 1945 and the final ones in 1952.

I went for a drive to check which of the streets/avenues still had their trees, realising that they would be nearly 80 years old.

I visited all but one Avenue/Street on the list. I didn't find any original trees, but the trees in St. James Avenue, particularly the Harewood Road end are old, but I doubt they are 80 years.

The definition of an Avenue is - a broad road in a town or city, typically having trees at regular intervals along its sides. A lot of the avenues do not meet that definition, with many gaps, but I did see some lovely examples. Claremont Avenue is a great example and Suffolk Avenue, with a row of well-established healthy Maple trees and even though Tomes is a road, it has a lovely row of Maple trees in great condition too.

Perry Street has beautiful Ginkgo trees in one section, with a mix of various other trees and Alpha Avenue has young trees of various types. Windermere Road has a section of lovely well established trees, in flower now, but a lot of gaps.

I feel the Christchurch City Council could do a lot better in the remaining avenues and streets, and I will be in touch with the relevant department in the hope that they might consider filling in the many gaps that exist. I live in hope.

Sandra Shaw.

(Information source: nzhistory.govt.nz)



Retention of Historical Heritage Buildings And Notable Listed Trees

As part of the Civic Trust submissions and oral presentation to the Independent Hearing Panel (IHP) for Plan Change 14 (PC14) for the Christchurch District Plan, Chris Kissling made suggestions on how owners might be incentivised to retain their heritage scheduled buildings rather than submit to developer's inducements to sell and see these grand edifices demolished in favour of high density housing. The scheme involves significant rates deferralment that

accumulates over time. The deferred rates would be payable in full only if the building is demolished. This covenant would be noted on the property's title deed. Owners would have to apply to join the scheme. They would be expected to keep up the maintenance of their heritage scheduled building. Any plans to demolish the heritage scheduled building would need to factor in this extra cost in any business plans for redevelopment works on the property. If owners wished to exit the scheme, the deferred rates payable would be placed in a fund dedicated to assisting with the retention of other scheduled heritage items. A similar scheme could be offered as incentive to retain significant listed mature tree canopy such that any site developments would seek to incorporate these listed trees in their designs rather than pay significant money to have them felled. The older the tree, the more valuable it would become. Natural end of life would not trigger the repayment of deferred rates. These incentives are in the public interest, especially for Christchurch which suffered the loss of many of its heritage buildings in post-earthquake demolition sprees. The smaller the site available for redevelopment, the greater the threat to any mature trees growing on that site. Keeping those trees would encourage site amalgamations as part of redevelopment designs. It is within the power of Local Government to introduce such incentives.

Hagley Park - Buffer Area Overlay

On 16 November, before the Independent Hearings Panel for the Council's proposed Plan Change 14, Anne Dingwall, Convenor of the Trust's Hagley Park and Open Spaces Subcommittee, argued for the inclusion in the District Plan of a Buffer Area Overlay to protect the visual landscape character of Hagley Park and views from within of the urban skyline. Given the Environment Court's 2013 finding under s6(f) Resource Management Act 1991, the Council is required to provide for the protection of Hagley Park's historic heritage from inappropriate development. A Buffer Area Overlay would require residential/commercial developments beyond to be graded in height, thus *weaving* Hagley Park into the urban fabric beyond.

The public need certainty regarding the protection of their Hagley Park experience if it is not to be lost forever to the interests of developers leveraging off this public heritage asset for maximum commercial yield. New York's urban Central Park is a stark example of the lack of historic protection - tall buildings ever increasingly claiming the skyline and visually intruding above the treetops, to the extent of overshadowing areas within.

A Commemorative Plaque in Honour of Malcolm Douglass

The Arts Centre Trust Board has decided to mount a commemorative plaque in honour of the work Malcolm Douglass did to help establish The Arts Centre of Christchurch in the 1970's, and is seeking funding support.

The proposed sculptural plaque will be cast in bronze.

If you would like to contribute please contact: Stewart Ross: stewart.h.ross@gmail.com

2023 CHRISTCHURCH CIVIC TRUST AWARDS

The 46th annual Christchurch Civic Trust Awards were held on 5 October.

RECIPIENTS AND REPRESENTATIVES WHO RECEIVED AWARDS



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Those accepting awards from former Chair Chris Kissling were: (1) **Simone Pearson, Joe Tonner and Glenn Ziarno** for restoration of 250 Kilmore St. (2) **Oliver Hickman, Hamish Cochrane and Vincent Holloway** for Brookfield Developments Ltd urban housing. (3) **Adam Walker and Don Mackay** Kotahi Engineering for restoration of 26 Canterbury St Lyttelton with Chris Kissling. (4) **Victoria and Steve Pomeroy** for development of 129 Fitzgerald Ave. (5) **Graham Densem, Paul Loughton and Marie Gray** Summit Road Society for the Jameson Lookout. (6) **Anna Clare and Gay McLean** Church Wardens for the new **Holy** Trinity Church Avonside. Representatives of the Stockman Group, for restoration of 158 High St, were unable to attend to receive awards at the presentation evening.

Bruce Alexander

31 January 1932 - 3 August 2023

At an ordinary meeting on 4 July 2014 the Board of the Civic Trust presented Bruce Alexander with Life Membership in



recognition of his dedication to the Civic Trust over 46 years. In fact when he retired from the Board in February 2019, because of failing health, he had become the longest serving Civic Trust Board member in its history. A record 51 years.

During that time Bruce had held all offices on the board. He was Secretary from 1980 to 1984, and again in 1986 and 1987, and also 2000 to 2001. He was Chair from 1987 to 1989, Minute Secretary 1992 to 2000 and finally Treasurer in 2000 and 2001.

As John Wilson has written in *City Pride Civic Trust* 'Bruce Alexander was one of the most hardworking and influential board members'.

It was his eager willingness to volunteer that brought him to the Civic Trust in the first place. In 1967 Bruce, as a member of Christchurch Jaycees, joined the Civic Trust Mona Vale Appeal committee as their representative.

When fundraising began to falter a notional scheme was initiated to sell off small sections of the Mona Vale property in

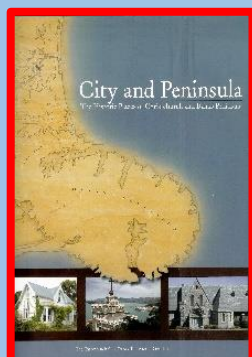
individually numbered sections and Bruce, as a surveyor by profession, was given the daunting task of drawing up a numbered plan of lots for which a land grant certificate was issued to each purchaser. The saving of Mona Vale by the Trust was achieved, and Bruce was elected to the Board the next year. In the decades that followed Bruce and other enthusiastic board members wrestled with the many challenges regarding both city planning and heritage building issues that the Civic Trust faced especially through the 1970s, 80s and 90s. These included saving the Normal School and Nurses' Memorial Chapel from demolition and restoration of the Peacock Fountain.

However, in 1983 Bruce's persistence and commitment came to the fore with yet another appeal campaign. This time the cause célèbre was the purchase of Mt Vernon for use as a public park. The availability of a block of nearly 250 hectares on the Port Hills, that had been in private ownership, was to some ripe for redevelopment, but for others it had greater potential for the benefit of the community and a campaign was launched to purchase it. At a public meeting Bruce recommended that the Christchurch Civic Trust was the most appropriate organisation to spearhead the campaign. Although the purchase of Mt Vernon was not an easy task the Civic Trust prevailed and its success was in no small part due to the efforts of Bruce. For many years Bruce was active as a surveyor in both private practice and with Christchurch City Council. The devotion to his job was well matched with a strong community service. Other than the Civic Trust Bruce was a member of many clubs and organisations over his lifetime and had many private interests.

Board members well remember his wise counsel at meetings and his deep concern for the city.

Bruce will be fondly missed by all who knew him including many members of the Civic Trust.

COPIES ARE STILL AVAILABLE



City and Peninsula

The Historic Places of Christchurch and Banks Peninsula

Authored by noted heritage historian John Wilson and
Published collaboratively by The Christchurch Civic Trust and Akaroa Civic Trust,
this book provides an excellent introduction to both the rural and urban heritage
assets of Christchurch and Banks Peninsula, very many which were demolished
post-earthquakes often unnecessarily.

200pp with over 290 full colour illustrations

Available from The Christchurch Civic Trust

Orders to: PO Box 2632 Christchurch

or: secretary@christchurchcivictrust.org.nz

for **\$39.95 plus \$ 10 postage and packaging**

with \$4.80 extra for Rural Delivery.



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Smith's Bookshop, The Tannery

Leslie's Bookshop, Lyttelton

University Bookshop, University of Canterbury

Piccadilly Bookshop, Avonhead Mall