



# Newsletter

**JULY 2012**

## **SOUTH HAGLEY PARK UNDER THREAT**



Hagley Oval

The Canterbury Association Reserves Ordinance passed in October 1855, that still subsists, declared that Hagley Park ***“shall be reserved forever as a public park and shall be open for the recreation and enjoyment of the public”***

In 2006, New Zealand and Australia were awarded joint hosting rights for the 2015 Cricket World Cup games, supported by funding from government and with expectations, disclosed recently, that Hagley Oval would be developed as a World Cup venue for international test matches.

The Trust board is of the opinion that the freedom of Hagley Park as a public space is being placed under threat from the plans by Canterbury Cricket to develop Hagley Oval, effectively privatising part of it.

While Christchurch City Council has already given its tacit approval and allocated funding in the 2009-2015 LTCC Plan, it now appears to be at risk of its process breaching the provisions of not only the

1855 Ordinance, but also the Local Government Act 2002 and the Christchurch City (Reserves) Empowering Act 1971.

This recent move by commercial cricket interests to appropriate part of South Hagley Park is considered to be serious, not only by the Trust, but also by ICON and the Canterbury Horticultural Society.

For such alienation of land use to proceed, amendments also have been made to the Hagley Park Management Plan 2007. The changes to this statutory document, in itself, would be hugely controversial.

The Trust board believes that land in Hagley Park is not only inappropriate for what is proposed, but proceeding with the proposal would also be a betrayal of the confidence and trust of the public. It would be perceived as a loss, in respect of a legacy for long-term private commercial benefit, of free unfettered access to this public reserve space, Commercial cricket interests have been preparing for some time a permanent return to Hagley Oval and its

development to International Cricket Council standards. Because of legal constraints, which did not support enclosure of the Hagley Oval public open space and the charging of spectator gate fees, a “suitable ground to which an admission charge could be attached” was developed at Lancaster Park by 1881, subsequently hosting commercial regional, national and international cricket matches.

The recent behind-the-scenes moves have kept the public from being informed about details for this proposed new role for Hagley Oval. There appears to be an expectation that consents are a mere formality, contrary to the original intent for this reserve.

Recently the Chief Executive of the Canterbury Cricket Association stated that plans to construct a grass embankment encompassing the ground and a players’ pavilion would need to go through a consultation process before being “rubber-stamped” by Government and Christchurch City Council. This indicates that a deal has already been made and public opinion would not have much influence on decisions made.

The Christchurch City Council Recreation and Sports Unit manager has also confirmed publicly that the plans, which include floodlights for staging 2015 World Cup games, do require the need for public consultation at a date yet to be determined. So why has consultation not occurred?

Moving ahead with creating a new wicket block for ICC before gaining the consents for supporting infrastructure and ground modifications is indicative of the way the Christchurch City Council continues to flout normal procedures and allows favoured entities to side-step proper scrutiny. The citizens of Christchurch deserve better treatment than this from their elected representatives and all proposals to alienate parts of Hagley Park should be subjected to the full force of public consultation.

The fact that this proposed conversion of Hagley Oval has progressed so far, without going through the usual public consultation process, is a mockery.

Hagley Oval was established in 1866 and since that time has provided a ground for the benefit of amateur cricket clubs. The two clubs that have had a long association with these grounds are St Albans and Riccarton.

The Christchurch City Council 2009 LTCC Plan allocated funding for upgrading the wicket for international cricket, subject to the support of the two clubs (obtained shortly afterwards), which were assured by Canterbury Cricket (in submission) publicly, that they would be remaining and would co-exist with scheduled

international cricket games. Both will likely soon have their leases terminated and be obliged to move elsewhere.

The Trust board has grave concerns that such commercial alienation of public open space by Canterbury Cricket would result not only in exclusive long-term occupation of Hagley Oval and, as a consequence, denial of public rights, but will also create a very dangerous precedent for the future of Hagley Park. But be assured that the Trust will be challenging attempts to change the status of any part of Hagley park.

### **New Lecture Series**

A new series of three lunchtime lectures will begin this month. The lectures will be held in the third week of each month, with the first taking place on 16 August. The speaker is yet to be announced.

### **New Members**

The Civic Trust welcomes the following new members: G. H. McFadden, Danielle Sheets and John Mercer.

## **CIVIC TRUST AWARDS 2012**

Members are invited to nominate recent outstanding heritage and environmental projects to be considered for an award later this year by the Civic Trust.

**Nominations close on 31 August 2012**

Please address your nominations to:

Civic Trust Awards 2012,  
P.O.Box 1927, Christchurch 8140.



## Chairman's Report

Since the last newsletter in March concerns over the future of Hagley Park and Christchurch Cathedral have continued to dominate the attention of the Civic Trust Board. For the Trust, two issues regarding Hagley park are being challenged - specifically, the land swap for Christchurch Public Hospital redevelopment and the International Cricket Council's demand that Hagley Oval is the only place for International Test Cricket. The latter is the more pressing, as work upgrading the Oval is already underway.

In recent months, Trust representatives and others from ICON, the Canterbury Horticultural Society and the Save Hagley Park group have met with the media and various politicians to draw attention to the decision making process that seems to be accepted by the Cricket Council as a fait accompli after a back-room deal with Christchurch City Council. The Trust is hopeful that due diligence will eventually prevail and Council will see how inappropriate the plan is for international cricket on Hagley Park.

In contrast, the attempt to save Christchurch Cathedral by trying to appeal to the Anglican Church has gained little traction, despite overwhelming evidence that demolition is not necessary. Several Civic Trust board members have aligned themselves with the groups 'Interests in Conserving the Cultural Identity of Christchurch' (IconIC), Historic Places Canterbury Trust and the Save Our Cathedral group. To date, two protest demonstration rallies have been held, there has been a meeting with the Bishop of Christchurch and the Anglican church cathedral project group and other action is planned. Unfortunately, the prospect of the Cathedral being saved does not look good, but we must continue to hold on to some hope.

At present the Trust is waiting to see what the so called blue-print action plan for the rebuild of Christchurch, scheduled for release on 26 July, will bring. The need for this to be done with care was well defined in the lecture by Helen Lochhead, organised for the Trust and the Canterbury Branch of the New Zealand Institute of Architects by board member Penny Orme.

In its recent submission to the Christchurch City draft annual plan 2012-13 regarding the major facilities rebuild, the Trust board stressed the need for a prioritisation of the 10 major facilities in the plan, in order to benefit the maximum number of citizens.

The Trust considers that the highest priority should be given to the repair of Christchurch Town Hall, the Central Library, the Christchurch Art Gallery Te Puna o Waiwhetu and the rebuild of the Christchurch Convention Centre on its former site.

The Trust board believes other facilities, such as the Centennial Pool and QEII stadium should be retained. The latter is particularly important, especially for competitive athletics, swimming etc and, possibly, international cricket (as an alternative to Hagley Oval) and to assist in the revitalisation of eastern suburbs.

This would mean that the multi-million dollar expenditure on the central city multi-sport facility would then be unnecessary.

With a temporary AMI stadium functioning well, the Trust board believes that the repair of AMI Stadium is low priority.

Similarly, the plan to repair the Lichfield and Manchester St carparks would mean unnecessary expense until the final plan for the city rebuild is determined.

The recent Autumn series of lunchtime lectures during March, April and May, entitled "Our Way Forward" (organised by Jacqui Smith), was well attended. Another series will begin in August.

I would like to also remind members that nominations for our annual awards will close at the end of next month and if there is any project that you believe should be considered, please let us know.

This year the presentation of awards will be held on 11 October.

As members will be aware news was received recently of the death of Peter Beaven, who was an architect of considerable stature during the second half of the 20<sup>th</sup> century and was well known to the Civic Trust as the last of its founding members. Peter Beaven could always be relied on to defend or promote good civic and urban design when he thought it was under threat. He will be much missed.

**Neil Roberts**  
**Chairman**

## OBITUARY

### **Peter Beaven FNZIA. ARIBA. [1925 – 2012]**

The death of Peter Beaven on 4 June has left a huge gap in New Zealand architecture where he had a dominant role for many decades.

Regarded as one of New Zealand's most eminent twentieth century architects, Peter Beaven was also a well known figure in the Civic Trust for many years and was its last surviving founding member.

When in 1962 the Regional Planning Authority's Master Transportation Plan was formulated, it included the introduction of a system of city motorways that threatened to challenge the placid environmental values of inner Christchurch. A response of concern to this by a number of knowledgeable citizens was immediate and eventually led to the formation of The City Planning Study Group, which had Peter Beaven as a key member. In 2005 John Wilson wrote in *'City Pride Civic Trust'* about how Peter Beaven recalled this group's coming into being. According to Peter Beaven, he was approached by the musician Clifton Cook, who had failed to get a satisfactory answer from Christchurch City Council about plans to improve traffic flow at Carlton Mill corner. Peter Beaven then contacted John Oakley, a lecturer at the University of Canterbury School of Fine Arts, and also Harold Royds, an engineer.

The outcome of these conversations was that they began meeting to discuss their concerns about recent city planning decisions. By 1963 the group's numbers had grown and it began to become active in trying to stop the Regional Planning Authority's dominance in dictating how Christchurch would function as a city.

An act in mid-1964 that led indirectly to the formation of the Civic Trust occurred when 64 trees were cut down in Rolleston Avenue. This incited a number of Christchurch citizens, including the City Planning Study Group, to band together to form the Civic Trust, based on an English model. In the Trust's early years Peter Beaven was an influential member of the board from 1966 to 1974 and then later, from 1989 to 1996.

Peter Jamieson Beaven was born in Christchurch

and was educated at Christ's College and the School of Architecture, University of Auckland. It was the encouragement of Christchurch architect, Paul Pascoe, in 1942 that led to architecture becoming Peter Beaven's ultimate career. His studies were interrupted by war services in the Pacific with the Royal New Zealand Navy. However, following WWII, Beaven completed his studies, graduating with a Diploma in Architecture.

In the early 1950s, he lived for a time in Japan before moving to Timaru, where for four years he was in partnership with Robert A. Heaney in the firm of Heaney & Beaven. In 1956, Peter Beaven came back to Christchurch to establish an independent practice, but by the late 1960s, he had become part of the practice of Burwell and Hunt. From 1975 to 1985 Peter Beaven lived and worked as an architect in London. On returning to New Zealand, he resumed his practice in Christchurch and was active here until his move to Marlborough last year.

The time Peter Beaven spent overseas did influence aspects of his architectural style, but the uniqueness of his work was his melding of features of vernacular colonial New Zealand architectural design with the more abstract elements of modernism. This strain of vernacularism he once described as: *"a concept which allies beauty with the familiar, with common sense and with an appropriate and convincing lifestyle"*.

Although he did not receive official honours in his lifetime, Peter Beaven was awarded gold medals for his work from the New Zealand Institute of Architects in 1966 and 2003.

Among the more distinctive Christchurch buildings of his career were SBS House [Manchester Unity Building] (1967), Canterbury Building Society 159 Manchester St (1972), QEII Park Swimming Pool (1973) and the Chateau Commodore Hotel (1973).

Peter Beaven will be greatly missed, not only by his profession, but also by the Christchurch Civic Trust.

## IDENTIFYING KEY FACTORS THAT CONTRIBUTE TO THE DEVELOPMENT OF SUCCESSFUL SUSTAINABLE URBAN REGENERATION IN CITIES

The Christchurch Civic Trust and the Canterbury Branch of the New Zealand Institute of Architects recently joined forces to invite Helen Lochhead, Deputy Architect to NSW, to Christchurch to talk about the key factors that enable the development of sustainable urban regeneration. Helen Lochhead has recently completed a Churchill Fellowship studying particular international examples and she provided an analysis of the essential aspects that she perceived as leading to successful outcomes.

Helen Lochhead laid out her observations of various international examples of urban regeneration projects she has reviewed and then related these to some of the issues she perceived were facing Christchurch. She described some processes which could be applied to our own urban regeneration, including a desire to design a city capable of responding to the new challenges emerging in the twenty-first century. In reviewing the ten key factors that Helen Lochhead identified:

**1 Harnessing opportunities to major events,**

**2 The significance of vision,**

**3 Working with what exists,**

**4 The value of nature in the city,**

**5 Tapping into community aspirations,**

**6 The importance of incentives to get buy-ins,**

**7 Aligning political will, policies and projects,**

**8 Leading by example,**

**9 Big ideas delivered in small bites,**

**10 There is no silver bullet result,** it is possible for us to consider where Christchurch planning is achieving these and to identify areas where further commitment could be applied.

The first point she raised was just how we **harness the opportunities** provided for us by such a major event. The destructive force of the various earthquakes wrought upon the city is not quite the positive framework for the transforming designs that the Olympic Games has engendered in a long neglected area of East London. Christchurch, however, must view the destruction of much of the central city and aspects of the out-lying environment as an opportunity to create an exciting, contemporary, city-wide milieu. This must be harnessed to the needs of utilizing renewable energy sources and providing efficient public transport as a forward-thinking response to diminished cheap energy in the twenty-first century.

**The City must develop and sustain the significance of vision.** Helen Lochhead held that that the city's recovery and rebuild should be design-led, as she firmly held the view that it was architects and planners who were the most significant group in terms of having the professional knowledge and skill to transform the dreams and ideas of diverse Christchurch citizens into actuality.

**Working with what exists** was considered by Ms Lochhead as an important aspect of the regeneration of Christchurch. It is vital that all citizens identify and build on the values long established in the city, which include its first vision as the ideal city expressed in its neo-gothic Victorian architecture, utilised in the design and structure of its first schools, churches, the University and Provincial Government Chambers and Museum. Other city visionaries include the Christchurch Beautifying Society with its park and river planting. The early 20<sup>th</sup> Century Christchurch architect, Samuel Hurst Seager, supported these ideas and created a fine example of the garden suburb (The Spur, Sumner.) Other Christchurch business visionaries, such as Thomas Edmonds, were generous contributors to this vision with factory gardens and river beautifying projects including the band rotunda and embankment in Cambridge Terrace.

**The Value of Nature in the City** is an essential aspect of Christchurch heritage and there appears to be an almost universal acknowledgment of the major role of nature in the city's regeneration, in terms of the river and parks. Although the built heritage has been severely damaged, it appears as if nature is a continuously developing process in the city's design and rebuild. One may consider that in such a flat environment, roof gardens with cafes and restaurants providing a view of the landscape could also become a feature. The Avon-Otakaro Network (AvON) proposal to create a city-to-sea, permanent park from red zone properties, with pleasant cycle and walkways through existing garden plantings, is certainly a realizable project which will add much to the eastern city environment and will certainly be appreciated by future Christchurch citizens.

**Tapping in to community aspirations.** The Christchurch community is various and diverse and so are its needs and aspirations. The city's regeneration designers and planners must reach out to specific communities as they consider needs relating to income, age, ethnic and cultural diversity. "The River of Art" concept, generated by the Christchurch Arts Voice, also offers major opportunities to enhance the city's broad variety of cultural activities.

**The importance of incentives to get buy-ins.** Helen Lochhead considered this was a vital component in terms of inclusiveness. The building of cultural and sporting facilities is a useful way of drawing a community into city planning. It is important that these community interests and needs are drawn upon and that resources are distributed widely. Business and investment interests also need inclusion, encouragement and support, as this group will provide vital leadership and assistance in the development of economic and employment opportunities.

**Aligning political will, policies and projects.** Perhaps there has, to date, been too great an emphasis on letting the market decide, or even lead, especially in the area of creating inner city housing projects. The market will certainly play a major and useful role, and flexibility and

choice (tiresome buzzwords they may be) are still essential for a vibrant city environment. An over-planned process for the city rebuild can result in an overregulated, even stultifying, urban environment.

**Leading by example.** We are aware that the world will be looking with interest as to how Christchurch moves on and deals with all the issues, opportunities and problems that will need to be solved. There is no doubt that we are also looking at international experience, but it is equally important that visions and solutions emerge from our local environment.

**Big ideas delivered in small bites.** Many Christchurch people, especially in the older demography, often depressingly express the opinion that the city will never recover in their life-time. But a city is always growing and changing; it is never static and it is never finished. Small recovery and regeneration projects have already occurred in the city environs. Some of these include the Cashel Street "pop up" mall and the Woolson Brewery development. As Shigeru Ban, the architect for the proposed cardboard Cathedral, states it "will be an interesting temporary experience; more permanent structures will take time and will not instantly emerge."

Helen Lochhead finished her list of key factors by acknowledging that **there is indeed no silver bullet** or ready-made process or solution in the regeneration of a city. This process in our city will be complex, arduous and difficult. There will, inevitably, be disappointments along with the erection of future "carbuncles", but it is also a process that offers possibilities, hope and excitement.

*Penny Orme*

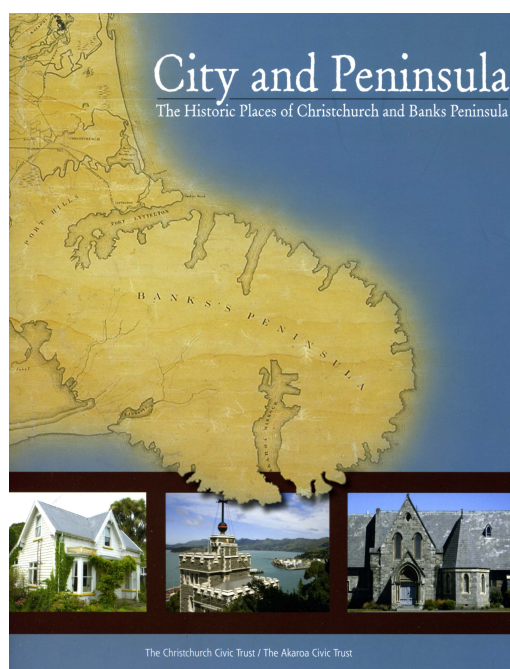
*[The lecture, 'Sustainable Cities in the Making: Some Key Lessons', was delivered by Helen Lochhead on 12 April 2012]*

# 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

**200pp with over 290 full colour illustrations**



**Available from the Christchurch CivicTrust**

**PO Box 1927 Christchurch**

**or email : [secretary@christchurchcivictrust.org.nz](mailto:secretary@christchurchcivictrust.org.nz)**

**for \$50 + \$10 postage and packaging**

## THE CHRISTCHURCH CIVIC TRUST EVENTS CALENDAR

<b>July</b>	03	Trust Board Meeting
	11	<b>Annual General Meeting</b>
<b>August</b>	07	Trust Board Meeting
	16	<b>Lecture series - Lecture I</b>
<b>September</b>	04	Trust Board Meeting
	19	<b>Lecture series - Lecture II</b>
<b>October</b>	02	Trust Board Meeting
	17	<b>Lecture series - Lecture III</b>

### **The Trust Board**

**Chairman:** Neil Roberts

**Secretary:** Tim Hogan      **Treasurer:** Lindsay Carswell

Bruce Alexander, Vivien Bishop, Valerie Campbell, Ian Clark, Anne Dingwall, Ross Gray, Rosanne Harwarden, Chris Kissling (Deputy Chairman), Joanna Mackenzie, Penny Orme, Jacqui Smith, David Thornley & Prue Wignall.

**Contacts:** The Secretary, 366 3322

The Chairman, 3771435

The Christchurch Civic Trust, P.O.Box 1927 Christchurch 8140  
[www.christchurchcivictrust.co.nz](http://www.christchurchcivictrust.co.nz)

Members and intending members are invited to attend the

# **ANNUAL GENERAL MEETING**

**On Thursday, 11 July at 5.30 pm**

**The Browne Room, Canterbury Horticultural Society Centre  
56 Riccarton Avenue**

### **Guest speaker**

**David Sheppard, architect of Sheppard & Rout**

who will talk on: **'Changing Futures and Respect for the Past'**