

Supreme Award

The Christchurch Art Gallery - Te Puna O Waiwhetu



Awards Presentation Evening

Tuesday 14 October 2003 - 5.30pm for 6.00pm
Our City: O-Tautahi Worcester Blvd Bridge

Last year's Awards evening was a bigger event than in the past with more awards and more people attending than previous years. This year's Awards evening will be even bigger. With sixteen recipients and friends, we need to have a good muster from our membership.

A lot of development has taken place in the city recently that has justified so many awards. While this has stretched our resources in terms of time and effort, we are pleased that we can applaud so much rather than struggle against negative issues. So, come along and join us in congratulating those who have contributed positively to our city's character and well-being.

FOCUS ON THREE SELECTED AWARDS

Supreme Award

Te Puna O Waiwhetu - The Christchurch Art Gallery

Christchurch has long been recognised as a city in which the arts have thrived, with the first school of art having been established in 1882 in the former Girls High School in Hereford Street. Eight years later, the Canterbury Society of Arts established a gallery in Durham Street and served that purpose well until 1932 when the Robert McDougall Art Gallery was opened on a site adjoining the Canterbury Museum.

The Robert McDougall Art Gallery held a well-recognised and long role as a key focal centre for the arts but, eventually, was unable to provide sufficient space for its expanding collection of exhibits. In 1969, an international museum consultant was invited by the CCC to report on future needs and recommended the building of a new gallery as a matter of urgency. Subsequently, prolonged debates arose over the selection of a suitable site and, eventually, the current site bounded by Worcester Street, Montreal Street, and Gloucester Street was chosen, thus forming an integral element in the cultural precinct that includes the Arts Centre and the Canterbury Museum.

Subsequently, prolonged efforts were made to raise funds, an initial boost for which was given in 1988 by the bequest of a share portfolio (then valued at over \$360,000) from the estate of Monica Richards. In overall terms, the final cost of the project came to nearly \$51 million, of which \$9.7 million was for the purchase of the site. Of the total sum, \$35.4 million comprised allocations from City Council funds, with the balance of \$15.4 million from other local and central government sources.

By the end of the year 2000, sufficient funds had been raised to enable C. Lund & Sons Ltd to be awarded the \$38 million contract for building the new gallery. The project was completed for an official opening on 10 May 2003.

The three-level building, designed by David Cole of the Buchan Group (selected from more than 90 contestants) features a flowing glass and metal sculpture wall that reflects the sinuous alignment of the Avon River. An eye catching gateway sculpture, "Reasons for Voyaging," - designed by Christchurch sculptor Graham Bennett - is evocative of Polynesian canoes scudding across the Pacific and ancestral voyages. The Maori name of the gallery - "Te Puna O Waiwhetu" (meaning "The Wellspring of Star-Reflecting Waters") - adds an appropriate connotation of the historical significance of the site.

The new art gallery comprises nine large exhibition spaces over two levels, additional to which are a reference and

study library, an auditorium, education workrooms, curatorial and conservation spaces, large storage rooms, underground car parking, restaurants and merchandise outlets. The building has the capacity to house over 5,000 works of art. Adjoining landscaped areas provide room for outdoor events.

Overall, Te Puna O Waiwhetu stands as a new symbol of the artistic and cultural attributes of Christchurch and also as a tangible asset that recognises the initiatives and enterprise of all those people and bodies who brought a vision to reality.

Award

Seismic Strengthening and Other Improvements for the Convent of the Community of the Sacred Name - 181 Barbadoes Street

The Community of the Sacred Name was founded in 1893 by Sister Edith (later appointed as Mother Edith) from the Deaconess Community of St. Andrew in London. Known as the Christchurch Deaconesses' Institute, it was originally an Anglican order that did social work with women and children. Nurse Maude commenced her early career as a district nurse from the community and lived there for a period.

The community buildings comprise three distinct groups built over the period 1894 - 1912, with designs by three notable architects: B.W. Mountfort (1894 - 1895), C.S. Mountfort (1900) and J.G. Collins (1911 - 1912).

The main three-storey brick building is of Victorian Gothic style, occupying a prominent site at the corner of Barbadoes and St. Asaph Streets. The building is classified as a Group 1 heritage building under the City Plan.

In 2001, seismic strengthening works and other improvements were undertaken at a cost of about \$600,000, including a grant of \$60,000 by the Christchurch City Council. These works involved the addition of two new exterior buttresses; the provision of a new lift shaft that also acts as another buttress; the installation of cross floor ties and a particle board flooring; the construction of fire walls and doors; the provision of new ground floor fire exits; and the addition of new bathrooms and toilets. During the ten months programme of works, the community residents were relocated to a retreat house built in 1992 within the adjoining grounds. All this work was done with great care to sustain the internal character of the building and, into the bargain, the overall structure was reinforced to provide a future assurance for continued use of the building for community purposes.

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Christchurch City Council

The Christchurch Art Gallery – Te Puna O Waiwhetu

Architect – The Buchan Group Ltd

Main Contractor – C. Lund & Son Ltd

The Trust recognises your contribution and that of the community for the exceptional level of initiative and enterprise to fulfil a long-held vision to create a new art gallery of distinction. This important and prominent civic asset will boost the life of the Central City, be of wide community benefit and can be expected to become a national and international centre of high repute.

Christ's College Board of Governors

Fine Arts & Technology Building, Christ's College

Architects – Sir Miles Warren; Wilkie & Bruce Architects Ltd.

Main Contractor – C.S. Luney & Sons Ltd.

The Trust recognises the design and construction of the new Fine Arts and Technology Building on a highly constrained site in a way that achieves compatible aesthetic and functional relationships with adjoining buildings of high heritage significance and value.

Community of the Sacred Name

Seismic Strengthening and Upgrading the Convent of the Community of the Sacred Name

181 Barbadoes Street.

Architect: Wilkie & Bruce Architects Ltd.

Main Contractor – C.S. Luney & Sons Ltd.

The Trust recognises your initiatives and enterprise in commissioning seismic strengthening works and other improvements to the principal convent building in a way that both maintains the character of a valuable heritage building and provides opportunities for its future use for appropriate community purposes.

Simon Henry

Seismic Protection Works for the Former Horse Auction House

The Trust recognises your initiative for undertaking seismic strengthening works that will give ongoing protection to a unique heritage building that will facilitate its future use for appropriate new purposes and also prompt the upgrading of other distinctive properties in the vicinity.

David Plimmer, Architectural Design & Build, Colonial Homes.

Restoration of the Former Saddlery

Riccarton Road, Upper Riccarton.

The Trust recognises your initiatives and enterprise for the restoration of a long neglected heritage building that has been sensitively rehabilitated for a new purpose at a key focal point at the junction of Riccarton and Waimairi Roads.

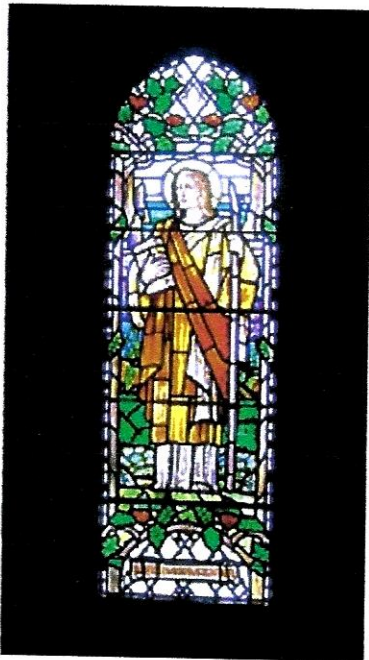
Commendation

Amuri Park Apartments - 280 Bealey Avenue

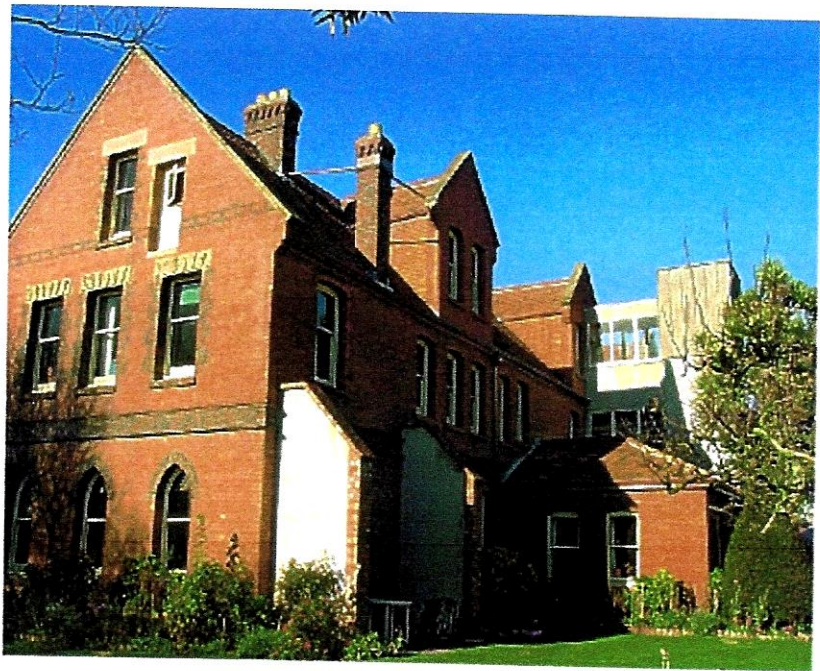
The project comprises two parallel, four storey blocks built on a 2000m² site that was previously occupied by three run-down properties. The scheme provides forty-two residential units comprising six one-bedroom, twenty-four two-bedroom and twelve three-bedroom units. All of the units have double-glazed windows that provide effective insulation against noise from traffic along Bealey Avenue and Barbadoes Street. The two blocks, constructed of concrete blocks with a long-run iron roofs, are separated by a well-landscaped courtyard. Adjoining the courtyard there is a children's playground, a barbeque garden and a well-equipped gym with a jet-stream pool heated by an energy efficient heat pump. A basement level makes provision for sixty car parks.

Video intercom, camera surveillance and computer key tag systems provide a high level of security. Additionally, a part-time manager lives on site.

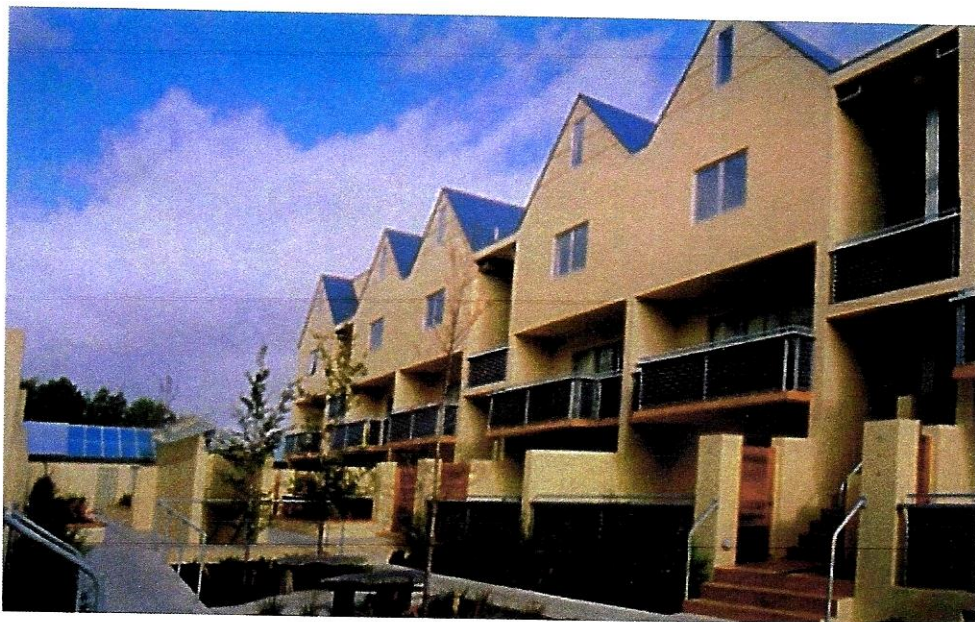
The general design provides a compact but thoughtfully designed living environment that appeals to a range of households who prefer the convenience of an inner city location. A further community benefit is that the redevelopment of the site to a higher residential density contributes to the City Council's central city revitalisation initiatives.



Window in Chapel commemorating Nurse Maude



Rear view of main building showing buttresses and new lift shaft.



Amuri Park Apartments - 280 Bealey Avenue.

Heritage Week

- 17th to 24th of October.

Joanna McKenzie has kindly arranged a display for the Civic Trust that will be on display from the 14th of October and through Heritage Week - October 17-24 at Our City - O-Tautahi, Oxford Terrace and Worcester Boulevard.

We encourage Trust members to attend as many of the City's Heritage Week events as they can manage.

The Land Gamble

This article was not published in the Civic Trust News when it was first submitted by Ian Clark in 1976. While some of the details may seem out-of-date, the issues are, once again, in the spotlight.

The Town and Country Planning Appeal Board made decisions at that time, which highlight the manner in which civic authorities allow a small minority of individuals to influence the lives of the majority. This minority consisted of the so-called land developers, whose dealings in land have such a profound effect on the whole community. However, New Zealand is not alone in facing this problem.

The Henry George League of Western Australia in a statement published in December 1973 described as disgraceful and heart-rending the plight of young couples seeking to start a home. They suggest that land gambling could be described as Australia's national sport, eclipsing horse racing and where, in the most reckless of cases, it is almost impossible for the land punter to lose - especially in a rapidly expanding country.

Almost exactly the same situation is found in New Zealand, so the suggested remedy of the Henry George League could well be of interest.

1. At the time of rezoning land for urban purposes, it should be resumed by the state through the agency of a Land Commission at fair valuation *prior to* rezoning together with reasonable compensation for improvements plus a disability allowance as applicable.
2. The land should be revalued, after rezoning, at urban prices.
3. The land should be offered to the previous owner who would have first refusal at the new valuation either as freehold land or as leasehold land.

Along with these proposals, there would need to be a substantial land tax - i.e. a penalty for withholding land from the use for which it is zoned. If the previous owner is not interested, the land should then be offered to the public on the same terms.

Such a scheme would appear to have several advantages. In the first place, it would be known in advance that no large private profit was possible from speculating in land likely to be rezoned. Consequently, we would be unlikely to get into the situation that exists in Christchurch now, where much of the rural land on the periphery of the urban fence is owned by, or under option to, land speculators. These people are waiting for opportunity to breach the urban fence when, once again, they will make vast profits out of the community's need for housing land.

It is the community, which by its needs causes the land to be rezoned, and the community should reap the financial rewards of such rezoning - not a few privileged individuals.

If the community - through a Land Commission or the Local Authority developed the rezoned land for housing, section prices could be lower and any profits made returned directly to the community - perhaps by way of land and buildings provided for community purposes. It is strange that we have to pay speculators at residential rates for sites for schools for instance, which prior to rezoning would be worth very much less.

A further advantage of public participation in land development would be that a more rational and coherent form of urban layout could be achieved. At present packets of land, large and small, are "developed" for housing with no effective overall plan because such is not easily possible where ownership is fragmented.

But undoubtedly, the greatest advantage would be financial benefit to the prospective homeowner.

As R.J. Johnstone said in an article at that time -

"It is criminal that people should be able to make substantial sums of money by speculating in the basic needs of others If it is gold or pictures or racehorses, even football teams, the costs and standards of living of poorer families are not directly affected.

When it is building land and houses however, they do suffer and New Zealand's humanitarian ethos should be galvanised to ensure that such suffering ceases".

Ian G Clark

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The views expressed in this publication are not necessarily those of the Christchurch Civic Trust Inc.