



# Newsletter

**OCTOBER 2019**

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## **CIVIC TRUST AWARDS 2019**

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**Tūranga: Christchurch Central Library**

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During the past year empty spaces within the inner city have continued to fill and in some streets renewal is almost complete. Even though heritage and character buildings are now in the minority those that have survived are gaining new status as they are restored, evidenced by some of the recipients of awards this year.

The Trust received a total of 21 nominations in 2019 for consideration by the Awards sub-committee from which 9 awards and 5 commendations are being given in 3 categories. Those projects awarded include: Tūranga: Central Library, the Timeball Tower Lyttelton, Oxford Tce Baptist Church, Avonside Girls' High School and Shirley Boys' High School, Atlas Quarter, Welles St, Risingholme Homestead Opawa, 12 Julius St Richmond and 779 Colombo St. Those projects commended are: 177 High St, Woolston Library, 85 Armagh St., Cultivate Christchurch and the Nurses' Memorial Chapel.

The 2019 awards sub-committee is: Vivien Bishop, Lynn Campbell, Trevor Lord, Joanna Mackenzie, Penny Orme and Neil Roberts, Convenor.

## Category A

*A project that has made a material and beneficial change to the City environment, involving either development on a new site or re-development of an existing site or structure.*

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## AWARDS

### Tūranga: Central Library

**Citation:** *The Christchurch Civic Trust recognises the design and functionality of the building, and the contribution to the reinstatement of a new major library facility for Christchurch.* **Recipient:** Christchurch City Council.

The new Central Library of Christchurch, Tūranga, is historically the third incarnation of such a facility, replacing the former building deemed uneconomic to repair following the 2010 – 11 earthquakes.

At 9850 square metres it is by far the most impressive and the largest city run public library in the South Island.

Built at a cost of \$92.7million it was one of 9 major projects defined by the government to assist in regenerating Christchurch in its recovery. Tūranga offers a wide range of library and other facilities on five levels that include, in addition to 3 floors of books and heritage archive reference, music and video studios, an exhibition space, study and meeting rooms, an outdoor roof terrace, a 200 seat arena on the first floor, and a ground floor café and retail space. Tūranga was designed by the international architectural firm Architectus who were commissioned by the City Council in 2013. Architectus developed the project brief in close association with Danish library design specialists Schmidt Hammer Lassen. The structural engineers were Lewis Bradford Consulting Engineers.

Construction of Tūranga by Southbase Construction commenced in 2016 and was completed for opening on 12 October, 2018.

The key influential partner with Christchurch City Council in the Tūranga project was Ngāi Tūāhuriri's Matapopore Trust which helped to develop an identity and design for the building based on the idea of mātauranga mana whenua – ‘the body of knowledge that originates from the people of this place.’

Several Maori artists were engaged to execute the works depicting cultural values and narratives that are located throughout the building.

Tūranga, the name of the library gifted by Te Ngāi Tūāhuriri Rūnanga, reflects the relationship with Whitireia, the traditional name that was given for Cathedral Square.

Presentation of the  
Civic Trust

## AWARDS 2019

Members are invited to attend the  
Christchurch Civic Trust annual awards  
to be held in

**The Sydenham Room**

at

**South Library**

66 Colombo St Beckenham

**Wednesday 09 October**

Commencing at 5.30pm

## The Lyttelton Timeball Tower

**Citation:** *The Christchurch Civic Trust recognises the initiative and enterprise in reinstating a building of major heritage importance to the Lyttelton Community.*

**Recipient:** Heritage New Zealand: Pouhere Taonga.



The Lyttelton Timeball Station tower and ancillary buildings stood as a distinctive landmark of the port of Lyttelton for many generations until they were severely damaged in the 2010-11 earthquakes.

Built in 1876 to a design by Provincial Government architect Thomas Cane, it signalled the correct time daily to ships in Lyttelton Harbour. In 1934 radio replaced it as a means of maritime communication.

A true example of nineteenth century technology, the original Timeball Station had at its heart a mechanism built by Siemens Bros. and an astronomical clock by Edward Dent & Co. of London. It was an important survivor of maritime history and the only operating example of its kind in the southern hemisphere.

Following the earthquakes the remains of the station were deconstructed and stones were numbered and stored. Then began plans to rebuild but when it was discovered that a complete rebuild of the time ball station was not feasible, a decision was made to rebuild the tower only.

Reconstruction of the tower in the style of the original, at a cost of \$3 million, was started in July 2017 by Hawkins Construction and completed by Bosworth and Barthel Stone Restoration in October 2018.

Restoration of the zinc time ball with its original colours and its apparatus was completed by Stark Bros Ltd of Lyttelton. Since completion the timeball is again operational and drops at 1pm daily. Feature lighting has been added to enhance visibility of the tower at night.

## Oxford Terrace Baptist Church

**Citation:** *The Christchurch Civic Trust recognises the quality of design of a replacement church building on an important inner city heritage site, whilst maintaining an existing use.* **Recipient:** Oxford Tce. Baptist Church.



The rebuild of the Oxford Terrace Baptist Church retains reference to the distinctive neo classical façade of the original 1881 pre-earthquake building. The group of battered classical columns situated at the new entrance was saved from the original building.

The replacement building and complex was designed by Professor Andrew Barrie of the Auckland University, School of Architecture.

Professor Barrie noted that the complex is inspired by the historical monastic tradition of a community that enables the building to be used for a range of activities. There is a delightful café, for example, that faces the river and there are various rooms for community use.

The complex design is contemporary and the use of white concrete polished tiles for the



façade exemplifies this non-decorative approach. However, the entrance is signified by a large, simple but elegant silver cross as its own distinctive signage. The auditorium of the church retains a fine sense of scale having two storey interior height and nicely proportioned windows creating a distinctive light. The congregation faces the group of windows overlooking the splendid river vista of the historic riverside colonnade of poplar trees.

### **Avonside Girls' and Shirley Boys' High School**

**Citation:** *The Christchurch Civic Trust recognises the quality of design and functionality of a major new learning facility and its value to the East Christchurch community.* **Recipients:** Avonside Girls' High School and Shirley Boys' High School.



As a consequence of the 2010/11 earthquakes both Avonside Girls' High School, founded in 1928, and Shirley Boys' High School in 1957, had buildings and land badly affected by the disaster. Initially there was uncertainty as to whether the schools would be replaced. Eventually a decision was made to do so but to combine both on a single shared campus. The outcome is a pioneer model in New Zealand education.

The new schools, opened earlier this year on former QEII Park land in north New Brighton, can accommodate 2400 students divided between each.

Designed by New Zealand's ASC Architects of the ShapED consortium and constructed by

Southbase Construction the new schools meet successfully 21<sup>st</sup> century educational needs and functionality. Among the facilities on the 11.5 hectare campus, in addition to teaching spaces, are: 4 sports fields, 3 gymnasiums, 2 theatres, a café and a cultural space. The school also has the benefit of close proximity to the QEII Sport and Recreation Centre.

### **Atlas Quarter 36 Welles Street**

**Citation:** *The Christchurch Civic Trust recognises the quality of design of a unique environment for inner city living.* **Recipient:** Fletcher Living.



In April 2014 the Ministry of Building Innovation and Employment (MBIE) and the Christchurch City Council entered into a housing agreement where both would contribute funding to building companies who had an interest in boosting inner city living potential. One of the first to take up a partnership with MBIE was Fletcher Living, a subsidiary of Fletcher Building. Fletcher Living had a project initiative to redevelop for medium – density housing, the former Atlas foundry site. Previously owned by the Christchurch City Council this large site at 36 Welles St. extends through to Dundas St.

Atlas Quarter, as it has been named, is designed to create a new kind of inner city living community. This residential development includes a mix of multi storey apartments and terrace townhouses contained within a well - planned landscaped environment.

## 12 Julius Terrace Richmond

**Citation:** *The Christchurch Civic Trust recognises both the initiative and enterprise in rebuilding a house of important historic character and the contribution it makes to the revitalisation of urban heritage in the Richmond community.* **Recipient: Martin Holland**



The residence at 12 Julius Tce. Richmond, formerly Harper Tce. until 1918, was built in 1913 by Benjamin Oakes Moore, 1888 -1953. Moore, a builder, had married the previous year and the house was to remain the Moore family home until the early 1960s. The current owner, University of Canterbury professor Dr Martin J. Holland who purchased the property more than a decade ago, discovered following the 2011 earthquakes that he held an insurance policy that would enable complete replication of his home if he so wished. However, to achieve this was not an easy task and it took almost six years of negotiations before the insurers would acknowledge total liability and pay for a complete rebuild.

In 2017 the 480 square metre, 5 bedroom brick and stucco house was completely demolished after extensive detailed recording of every feature, then totally rebuilt as a replica in new materials, with concessions to modern living. The only original features retained were marble fireplace surrounds and stained glass windows.

This project carried out by Steve Brown Builders Ltd. is unique in that it is the only post-earthquake character house in Christchurch to be totally replicated.

## COMMENDATIONS

### 177 High St - Billens Building

**Citation:** *The Christchurch Civic Trust commends the quality of sympathetic building and streetscape design in the redevelopment of an important inner city heritage site.* **Recipient: Stockman Group Ltd.**



This building bears the name of the Billens family who operated a lamp business from this address for decades. It is situated beside the elegant façade of the former McKenzie and Willis building which has retained the beautiful Edwardian carved Oamaru stone decoration in the newly repaired complex. Architect Andrew Evans, of Intrados, wisely makes no attempt to imitate past designed splendours but he uses the same sense of proportion and balance in the Billens building's exterior which helps retain the distinctive streetscape.

The desire to create a harmonious street context is evident in the relationship between the Billens building and the arcade in High Street, constructed in Edwardian style using stone and red brick polychromy.

The Billens Building at 177 High St. very cleverly plays on the street context in terms of using contrasting red with white concrete tiling to define windows, entrance and floor levels in a lively manner. There is no imitation of historic styles but a respect for the existing architecture.



## Woolston Community Library

**Citation:** *The Christchurch Civic Trust commends the building design and the reinstatement of a new library facility for the Woolston community.*

**Recipient:** Christchurch City Council.



The Woolston Community Library designed by Ignite Architects replaces the historic 1871 library lost in the 2010/11 earthquakes.

The design team have acknowledged the spirit of Woolston's industrial past and the building encompasses three main areas: an outdoor courtyard, library and community hall.

All internal spaces can be used in various ways. Glazed bi-fold doors in the library and community hall open out onto the courtyard and bi-fold doors to the north of the building connect the community hall to the carpark. This gives enough flexibility to accommodate market days and larger community events.

The use of timber, concrete and natural light create a neutral palette in contrast to the colourful children's area. Asymmetric patterns in the brick façade contrast with the symmetry of the exposed steel beams and timber canopy which references the style of nearby historic buildings.

The new Woolston Community Library facility is not part of the Christchurch City Libraries network but is a voluntary library and community space.

## Category B

*A project that has restored, upgraded or protected a site, building or group of buildings of significant heritage character or conservation value.*

## AWARDS

### Risingholme Homestead Opawa

**Citation:** *The Christchurch Civic Trust recognises the excellent restoration and refurbishment of a significant Opawa community heritage house.*

**Recipient:** Christchurch City Council.



Plans had almost been finalised to repair Risingholme homestead when in 2016 an arsonist set fire to it. Flames rushed through the top floor causing so much damage that part of it had to be deconstructed. It was decided by the Christchurch City Council to restore the building despite the fire. The 1864 homestead was built by the family of politician William Pember Reeves then, with its gardens, given to the city in 1943 by philanthropist Sir John McKenzie. Led by the Christchurch City Council, who engaged builders Cook Brothers, the restoration project involved rebuilding the upper storey, roof and chimneys. Walls were braced to earthquake proof them, and ornate features such as the marble fireplaces were remade from material salvaged from the building. The 1940's hall and other smaller buildings on the property have also been repaired, and the gardens returned to their former glory.

## 779 Colombo St

**Citation:** *The Christchurch Civic Trust recognises the enterprise and commitment in retaining and adapting the major city heritage Cook & Ross building for hospitality and commercial use.*

**Recipients:** Anup and Sadhana Nathu.



The building at 779 Colombo St has, since its restoration and seismic strengthening, housed The Permit Room, an Indian restaurant specialising in southern Indian cuisine. The brick Georgian style building, originally designed by architects Helmore and Cotterill for Cook & Ross Chemists, has stood at the corner of Colombo St and Victoria Square since completion in February 1927.

Seriously damaged in the 2010/11 Christchurch earthquakes the three storey building has been beautifully restored and brought up to 100% of the new National Building Standard. The upper two levels of the building have been designed and refurbished for offices. On the ground floor the colonial style bar and restaurant features darkly polished oak furniture and tiled floors with many subtle design details throughout. It seats 35 patrons, while a further 50 can be seated on a mezzanine floor. The restaurant's name is a reference to Anup Nathu's first visit to India with his parents when travellers were required to obtain a permit to bring alcohol into the country.

This retention is a fortunate outcome for a much loved city building especially when so much has been lost in the area. To quote Anup and Sadhana Nathu, "We believed in creating something that was appropriate for the building. Colonial style Indian fitted that imagery and gave the building the character it deserved."

## COMMENDATIONS

### Nurses' Memorial Chapel

**Citation:** *The Christchurch Civic Trust commends the quality of repair work on an important inner city heritage building.* **Recipient:** Christchurch City Council.



Christchurch Hospital Nurses' Memorial Chapel is the only memorial of its kind dedicated to commemorate nurses who died in conflict. The initial impetus for the building was to commemorate nurses lost in the sinking of the hospital ship *The Marquette* in 1915, in World War I. Designed by John Goddard Collins, the chapel was built during 1927 and 1928 by William H Williamson.

Once an integrated part of the Christchurch Public Hospital building complex, the chapel came under threat of demolition as a result of hospital rebuilding programmes in the 1970's and late 1980's, but mostly after sustaining significant damage in the earthquakes of 2010/2011. Fortunately the building and its memorial garden came into Christchurch City Council ownership in 2009 as part of a land swap deal and a commitment was made to restore the chapel and its boutique museum. Following a survey of the impact of the



earthquakes, the building plans for repair and seismic strengthening were developed. The building was then deconstructed and new reinforced concrete walls built and clad with a limestone and brick outer sheath. All interior timber features that had been removed with associated interior fittings were then re-instated. The chapel was re-opened on October 27<sup>th</sup>, 2018.

### Magistrates’ Court Building

**Citation:** *The Christchurch Civic Trust commends the initiative in retaining and restoring a major city heritage building, enabling adaptation for pre- school education use.* **Recipient:** **Peebles Group.**



The former 1880-81 Magistrates’ Court building designed by Benjamin W. Mountfort on 85 Armagh St (also locally known as the Old Family Court building) is the only portion left of the original court complex. It has been sensitively restored as an inner city child care facility, “Millie’s House.” To meet regulatory standards for the pre-school the interior layout had to provide staff with clear sight-lines. The refit has achieved this with no change to the heritage fabric of the building. By shifting some non-structural partitions, the pre-school weaves through age appropriate zones for sleeping, eating, quiet play etc, with natural light from the old courtroom windows. A few sections of the original brick and stonework have been left exposed, and outside the only alteration is a new doorway opening to a playing space that overlooks the river and Victoria Square.

### Category D

*Special events and programmes that (i)serve to raise the community’s awareness and appreciation of its heritage assets and or (ii)promote a sustainable environment of the city’s physical attributes.*

### COMMENDATION

#### Cultivate Christchurch - Urban Farm

**Citation:** *The Christchurch Civic Trust commends the social enterprise initiative in establishing an urban garden in central Christchurch for environmental sustainability and community benefit.* **Recipients:** **Fiona Stewart and Bailey Peryman.**



Cultivate Christchurch Ltd. established on a vacant site at the corner of Peterborough and Manchester Streets in 2015 is a unique urban farm concept co-founded by Fiona Stewart, a youth advocate, and Bailey Peryman, an ecologist, for growing fresh seasonal produce made available to the public as well as cafes and restaurants. It was also seen as a social enterprise with a prime objective being to assist youth who need support to enter the workforce. The urban farm experience offers farmhand internships which many people have completed, enabling them to move on to further training and employment. Cultivate Christchurch has developed strong engagement with the community on several levels and serves daily lunch made from farm food.

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



**AWARDS AND COMMENDATIONS 2019**

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