

# Contextual Historical Overview for Christchurch City



Revised 2013 by John Wilson  
(First issued June 2005)



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***Front cover photograph: Cathedral Square, Christchurch, between the World Wars.***

# Acknowledgements

When revising this Overview I received ready and valuable assistance from members of the Heritage Team of the Christchurch City Council. This assistance was given by Amanda Ohs (who co-ordinated the project), Deborah Cosgrove, Gareth Wright and Jenny May.

I m also grateful to Louise Beaumont and Katharine Watson for useful advice and information they provided when they peer-reviewed an early draft of this revision of the Overview. Frank van der Heijden of the Historic Places Trust provided valuable information on the issuing of archaeological consents after the earthquakes.

This revision builds on work done on the original Overview by John Adam, Sarah Dawson, Jane Matthews, Mary O’Keeffe and Bruce Petry. The people who assisted the team of consultants when the original Overview was being prepared are listed on page 3 of the 2005 document.

**John Wilson**

Arthur’s Pass

31 July 2013

## Picture Sources

a = above, b = below, l = left, r = right, m = middle

**Alexander Turnbull Library:** 64, 96, 104a, 105, 106, 107b, 115a, 148, 1545b, 192, 193b, 204, 210, 219, 243, 251a, 254l, 260a, 264, 287l, 299, 300, 312, 316, 321a, 328a, 330a

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**Louise Beaumont Private Collection:** 22, 127, 131, 132, 203, 309a

**Neil MacBeth:** 6a, 6m, 214, 222b

**Te Papa Tongarewa Library:** 98b, 260b

**V.C. Browne & Sons:** 98a, 116a, 128



**The city's two cathedrals, Anglican (top) and Roman Catholic (lower), were among the most conspicuous casualties of the Christchurch earthquakes. The futures of both buildings are unclear in the middle of 2013.**



**St Paul's Trinity Pacific Church was under restoration at the time of the earthquakes but was demolished after the 22 February 2011 event.**



**The Church of the Good Shepherd, Phillipstown, was also badly damaged in the 22 February 2011 earthquake and subsequently demolished.**

# Introduction

This revision of the Contextual Historic Overview for Christchurch City has been undertaken as a response to the impact on the city of a series of devastating earthquakes which occurred in 2010-2011. The earthquake of 22 February 2011 caused significant loss of life. Cumulatively the series of major earthquakes or aftershocks which began on 4 September 2010 and continued through 2011 both damaged a large number of buildings and disrupted the lives of tens of thousands of the city's residents.

The original version of the Overview was commissioned by the Christchurch City Council from Salmond Reed Architects in 2004 and issued in June 2005 as a 'Contextual Historical Overview for Christchurch City'. To prepare the Overview, Salmond Reed Architects assembled a team of experts including John Wilson, historian, Jane Matthews of Matthews and Matthews Architects, Sarah Dawson of Boffa Miskell, John Adam of Endangered Gardens, and Mary O'Keeffe of Heritage Solutions. Bruce Petry, of Salmond Reed Architects, had over-all management of the project. The Introduction to the original Overview describes how the Overview was prepared and structured and identifies others who contributed to its preparation.

The original Overview 'attempted to identify a comprehensive range of tangible and intangible heritage values and items which include built and modified landscapes, places, structures and features that define the City as a unique place within New Zealand'. It was proposed that the Overview would 'set a framework to assess places and items of cultural and heritage [value] to Christchurch City' and contribute to a review and updating of the city's heritage inventory. It noted that there was a range of protected items across all areas, but no assessment of how representative the protected items were or whether they were the most appropriate items to be protected.

The original Overview made a number of general and specific recommendations about the areas in which further research and assessment were required to add to existing resources, or to better understand specific places in the context of a broader cultural landscape. It suggested that the priority for further projects should be on adding to material associated with historic areas in central and inner suburban locations which were facing significant development pressure.

The original Overview recommended that greater consideration should be given to places or elements individually protected under the City Plan but also identified or potentially related historically as 'cultural landscapes'. It suggested that studies already undertaken to identify street character should be developed further to include issues specifically relating to heritage.

The specific and detailed research and site survey strategies to identify further potential sites which were recommended in the Overview included mapping of infrastructure development, transportation expansion and subdivision patterns; analysis of photographs, historical texts, maps and reports; analysis of currently recorded sites in their contexts; and the development of a specifically targeted oral history programme.

Between June 2005, when the Overview was issued, and September 2010, when the first of the series of major earthquakes struck Christchurch, the City Council had made progress in acting on some of the recommendations made in the Overview. A research programme, taking both a thematic and building type approach, was initiated. Among the topics on which research was undertaken were cemeteries and crematoria, post-war churches, suburban libraries, Brutalist architecture, the buildings designed by Warren and Mahoney, petrol stations, freezing works and Modernist architecture.

The aim of this research was to identify buildings or other heritage items which would fill identified 'gaps' in the city's heritage listings. The recommendations for further listings in the original Overview were used to identify a number of individual heritage buildings or items that should be researched. By September 2010 more than 60 further possible listings had been fully researched and

assessed. Many more buildings, items or places had been inspected and partially researched. The intention was to add to the listings in the City Plan by way of a plan change. No new listings had been added to the lists in the City Plan since the plan had been adopted in 1995.

Significant progress had also been made on the principle that effective protection sometimes required areas, precincts or landscapes to be listed rather than individual historic buildings or other items. A 2005 Urban Conservation Areas Study focused on local suburban and central city commercial areas. It was followed by a residential heritage conservation areas study, completed in 2010, which surveyed and assessed twelve residential areas of different ages and natures that could possibly be listed as heritage conservation areas.<sup>1</sup>

The current revision of the Overview is a preliminary exercise which will lead into consideration of identifying, recognising and protecting buildings and other heritage items in the future, when circumstances permit. The goal remains to understand heritage places within their broader context so that a comprehensive heritage inventory is achieved, one which, as far as possible, represents the full range of historical themes and heritage values of the city. The aim is not merely to add more individual items to the city's heritage lists, but to review and revise the entire inventory in a comprehensive way. The thematic framework of this Overview will serve as a guide to identify, assess, manage and interpret heritage places with this broader goal than simply identifying individual heritage items for listing in mind.

Further, the recommendations of this revised Overview concern more than just possible new listings and the research needed to identify and assess items for listing. The experiences of the earthquakes have highlighted the limitations of listing in the City Plan as a means to protect historic buildings and other items and their values. The earthquakes emphasised the need to take alternative approaches to keeping stories of the city's past alive, which was, fundamentally, the reason for trying to preserve historic buildings and items. The aim for the future should be, in addition to adding to the lists of protected items, to modify the protection provisions of the City Plan to take into account the changed circumstances in Christchurch following the earthquakes. The earthquakes have also highlighted the need to devise ways in which to tell the stories of Christchurch's past history and development which go beyond listing of key heritage buildings and other items for formal protection under the City Plan. New ideas must be developed about the most effective ways to be able to continue to tell the stories of the city's development when a huge number of the physical reminders of that history and development, especially buildings, have been lost.

The modification of the protection provisions of the City Plan (the rules that apply to the listed items or buildings) needs also be informed in the future by advances in the thinking, nationally and internationally, since 2005 about how heritage can best be protected. These changes in the thinking about effective ways to protect heritage and to maintain a sense of historical continuity in cities that are constantly changing have occurred quite independently of the rethinking in Christchurch itself required by the city's loss of heritage as a result of the earthquakes.

The Overview has been revised by the principal author of the original document to take into account developments between the completion of the original Overview and 4 September 2010, when the first of a series of major earthquakes and aftershocks battered Christchurch, and developments through the extended period of the earthquakes themselves (from September 2010 until May 2012, the date of the last major aftershock) and into the start of the rebuilding of the city.

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<sup>1</sup> The twelve areas were Englefield/Avonville, Heathcote village centre, inner central city west, the Sumner Esplanade, the Spur and Clifton Hill, Macmillan Avenue, Heaton and Circuit Streets, Slater and Dudley Streets, the Wigram Airbase, the Piko/Shand state housing area, Wayside Avenue and Brougham Village.

The review was commissioned by the City Council in January 2013. Provision was made for the first draft of the revised Overview to be read and reviewed by two people with expertise in particular areas which the author of the revision lacked. The people undertaking this review of the draft were Louise Beaumont (garden and landscape history) and Katharine Watson (archaeology). They were given a draft of the review in early June 2013. Subsequently their comments and suggestions were incorporated into the Overview before the final, revised version, was presented to the Council in August 2013.

The revised Overview opens with an entirely new section which provides a narrative of the earthquakes and their aftermath. This narrative discusses, among other matters, the loss of heritage sustained as a result of the earthquakes, and the need for rethinking how various stories of the city's past can still be told despite the significant loss of heritage the city has sustained. The narrative is also an important part of the revised Overview because the earthquakes themselves, and the responses of different groups and individuals in the city to them, have affected how many of the separate themes in the city's history are understood and can be represented in the city's listings or interpreted. Serious thought is needed on the tangible ways in which items or places that will allow future generations to understand the impact of the earthquakes in many different areas of the city's life should be protected and interpreted.

This new chapter on the earthquakes concludes with a section 'Comment and recommendations' similar to the sections with which all the subsequent chapters conclude. These recommendations are of a general nature and need to be read in conjunction with the specific recommendations at the end of each of the following chapters.

The main text of the Overview, from chapter 1 onwards, has been revised by including information about developments and changes affecting the topic of each chapter between June 2005 and September 2010 and by noting where the impact of the earthquake has made the original text no longer accurate. At the end of each chapter, still part of the main text of each chapter, are new sections, titled 'the impacts of the earthquakes', which discuss the effects of the earthquakes themselves and of subsequent developments (most earthquake-related) on the topics discussed in each chapter.

At the end of each chapter of the original Overview was a section headed 'Comment and recommendations' which discussed, among other matters, the listings as they existed in mid 2005 and the buildings or items which should be considered for listing. These sections considered whether the existing listings were adequate and suggested further possible listings, in both specific and general terms to ensure the lists were fully representative and complete. These sections have been rewritten, to give a clear idea of what listed buildings have been lost and which buildings it was suggested should be listed also no longer exist. The sections have also been rewritten to give a clear idea what opportunities remain to ensure the city retains as complete a record as possible of its historical development by recognising and protecting or interpreting heritage items through regulatory or non-regulatory methods, as appropriate. Also discussed is the extent to which the earthquake losses require that surviving buildings which might not previously have been considered for identification and recognition need now to be considered. These rewritten sections on suggested future listings also identify to what extent the earthquakes have made it impossible now to reflect certain themes in the city's history in listings

The sections which concluded each chapter also discussed the sources which covered the topics of each chapter, identified the gaps in knowledge about those topics discussed and made suggestions about what further research was needed. These passages have also been revised, to take into account the research undertaken and books published after the original Overview had been completed. Some suggested research is no longer needed, given the more limited opportunities the city has now to protect buildings and items which reflect different parts of its story.

The bibliography at the end of the Overview has been updated by the inclusion of books and other items which have appeared since the Overview first appeared. A separate section lists the sources, both printed and electronic, which have already appeared since September 2010 which deal with the earthquakes themselves and their impact on the city and its inhabitants.

At the time this revision of the Overview was completed, the fates of some buildings remained uncertain. This is reflected in the tentative nature of some conclusions and recommendations in the sections following each chapter.

The original Overview of 2005 was prepared without any input from Ngai Tahu. It was intended in 2005 that a separate study would be undertaken to document Ngai Tahu heritage and history within the thematic framework outlined in the Overview. The Council now plans to consult with Ngai Tahu about how the iwi's heritage and history as they concern Christchurch City can best be protected and interpreted within this overall thematic framework.

Since the original Overview was completed in the middle of 2005, the geographical area of Christchurch City has been greatly enlarged by the 2006 amalgamation of the former Banks Peninsula District with the city. This revised Overview does not deal with the entire enlarged city but is restricted, as the original Overview was, to the city as it existed before the Banks Peninsula District amalgamated with it. The City Council intends to have separate thematic overviews for Lyttelton, Akaroa and rural Banks Peninsula prepared in the future.

# Introduction

## Comment and Recommendations

The comment and recommendations at the end of the Introduction and of each of the following chapters of this Overview are specific to the content of those sections. These comments and recommendations differ from those following the individual chapters, including the new initial chapter on the earthquakes and their aftermath, in making general comments about changes in general policy and practice regarding the identification and protection of the heritage of Christchurch which the experience of the earthquakes has suggested are necessary or desirable. These comments and recommendations need to be read in conjunction with the new opening chapter of the Overview, titled 'The Christchurch Earthquakes of 2010-2011, and with the sections at the end of each individual chapter under the heading 'Impacts of the earthquakes'.

### *General comment*

Christchurch has suffered a devastating and unprecedented loss of heritage. More than half the buildings in the central city which were listed prior to the earthquakes had been lost by mid 2013. The scale of loss in such a short time period is rare in national and international terms. Nationally, only the Napier earthquake of 1931 saw a New Zealand city suffer a comparable scale of loss. The losses presented Christchurch with significant challenges in retaining links to the city's past and in devising new strategies, in addition to listing historic buildings and other items, to ensure that future generations are aware how the city has developed and grown.

### *General recommendations*

The listed heritage items which remain are now generally of greater importance than they were before the earthquakes. There is an urgent need to evaluate the current listings to establish which listed items now deserve a greater level of protection than they enjoyed before the earthquakes.

The recommendations of the original Overview, that other types of places or items than individual buildings such as cultural landscapes, archaeological sites and street plans, now apply with greater force. The earthquakes have also highlighted the importance of protecting the setting of listed heritage buildings or items. That the earthquakes have left some heritage items standing isolated, stripped of their context and surroundings has emphasised the need to include outbuildings and associated and neighbouring structures that contribute to the heritage value of the listed building or item.

In the absence of the actual buildings and other items which were lost in the earthquakes, education and interpretation will be of greater importance than in the past as a means of maintaining an awareness of the past. There is an urgent need for serious discussion about how to tell the stories of the city when many of the buildings which told different parts of that story are no longer physically there.

In the aftermath of the earthquakes, great difficulties were encountered in saving listed heritage items. The successes which were achieved were generally the result of negotiation with sympathetic owners and insurers and not through the enforcement of restrictions associated with listing in the City Plan. (Indeed, the restrictions were suspended under the Canterbury Earthquake Recovery Act.) Non-

regulatory means of protecting heritage buildings need to be further developed. Consideration should be given to compiling a list of heritage items which are not protected by rules in the District Plan but are identified for the purposes of advocacy and assistance, directed at the building's owners, and for the purposes of interpretation and education, directed at the general public. Promotion of awareness and appreciation of heritage buildings and items through publications, panels, web information and employing new technologies should be given greater emphasis in the development of future strategies to protect the city's remaining heritage.

In ordinary circumstances, unlike the extraordinary circumstances following the earthquakes when all protection of listed buildings and other heritage items was suspended under the Canterbury Earthquake Recovery Act, there will still be a place for rules in the City Plan and for lists of buildings and other items to which those rules apply. But the earthquakes have made it clear that this regulatory approach needs to be complemented by other strategies not just to conserve the city's heritage but to ensure, more generally, that the stories about the city's historic development and about the lives of past residents of Christchurch are recorded and conveyed in other ways than simply by the retention buildings and protection of places.

The experience of the earthquakes has also taught that recording of heritage features revealed as a result of demolition and the retention of heritage fabric when historic buildings are demolished is an important way of retaining historical evidence that would otherwise be lost. That buildings and other above-ground structures are now recognised to have archaeological significance, for what they can reveal of previous techniques of construction and of the occupation and use of the buildings or structures which cannot be discovered except by examination of the fabric of the building or structure should be taken into account when the buildings and structures are being considered for listing.

In this context the Council should not consider itself bound or limited by the definition of an archaeological site in the New Zealand Historic Places Act. Specifically, the Council should keep in mind that international best practice is to use a 100-year rolling date when identifying archaeological sites.

Many other specific lessons applicable to future strategies for protecting the city's remaining heritage and for retaining and presenting a record of the city's past in other ways than by retaining old buildings were learned as a result of the earthquakes.

- The few older buildings which had been strengthened by and large survived the earthquakes. This underlined the importance of structural strengthening to secure the building's fabric. The earthquakes emphasised that effective strengthening was more important than the visual impact of strengthening measures on heritage fabric.
- Non-regulatory case management, with ongoing support to the owners of listed buildings, is likely, to be more effective than regulation alone, but is much more 'resource intensive' than the regulatory approach, of simply enforcing rules included in the City Plan.
- The extraordinary circumstances of the earthquakes are not likely to be repeated, at least not on the scale experienced by Christchurch after 4 September 2010. But it is now clear that in emergency circumstances, funding needs to be available for immediate stabilisation and repair work as well as to support permanent repairs and seismic upgrading.
- There is a need to take a broader view of heritage than having individual items listed; the protection of groups of items or cultural landscapes (including trees and plantings which survived the earthquakes) has become more important in the absence of large numbers of specific, individual heritage buildings or other items. This relates to need to take better cognisance of the settings of listed items and of their relationship to associated or neighbouring features such as outbuildings or adjacent structures.

- It has been noted that to be able to continue telling the stories of the city's past, emphasis needs to shift from a sole reliance on the physical protection of heritage items by listing them in the City Plan (which has been the main focus of heritage retention efforts in the past) to interpretation and education. Money will need to be made available in city budgets to facilitate extensive and far-reaching programmes of education and interpretation. The City Plan may need to be rewritten in parts to provide a justification and authority for such expenditure.
- The heritage fabric retrieved from demolished buildings and stored by the City can be used in imaginative ways in new buildings and other developments as a means of keeping alive memories of the city in the past in the absence of most of the city's old buildings.
- The results of the archaeological excavations undertaken on cleared central city sites (both the physical objects retrieved and the information gained from the excavations) can also be used in programmes of interpretation and education to help residents of the city in the future understand how the city grew and developed.

One issue which the City Council may have to address in the future as a result of the earthquakes is the possible desire of owners to build replicas of historic buildings which were demolished after the earthquakes. Erecting faithful copies of some demolished buildings might seem a feasible and even desirable option in those cases where significant amounts of the heritage fabric of those buildings was retrieved when the buildings were being demolished. Current thinking among heritage professionals, worldwide, however, is that the erection of replicas of historic buildings is not desirable.



# The Christchurch Earthquakes

On 4 September 2010, at 4.35 a.m., Christchurch was shaken awake by a large earthquake. Measuring 7.1 on the Richter scale, the earthquake was centred on what was later identified as the Greendale fault. The epicentre was 40 kilometres south-west of Christchurch.

Once the residents of the city were over their initial shock and alarm, most felt relieved that the city had escaped lightly from a major seismic event. No lives were lost in this initial earthquake. There was some immediate inconvenience from liquefaction on properties and in streets and from short-term disruption of services, including the supply of water and electricity and the disposal of sewage. In some areas this disruption stretched into several weeks. The electricity supply system was not severely damaged and most households had power supplies restored in a matter of days rather than weeks. In areas where water and sewer lines were badly damaged, the inconvenience was more prolonged and more serious. In the last months of 2010, the use of port-a-loos in the streets or of chemical or makeshift 'long-drop' toilets on individual properties became routine and Christchurch residents had to become accustomed, for the first time, to drinking treated water.



**A crowd gathered in Cathedral Square in the months between the earthquakes of 4 September 2010 and 22 February 2011. After the second of these earthquakes Cathedral Square remained 'out of bounds' within the red zone for more than two years.**

The damage to old buildings from this first earthquake was not severe. As assessment of the damage proceeded a distinction was drawn between historic buildings listed by the City Council or registered by the Historic Places Trust which were described as 'heritage' buildings and those which were not listed but were valued locally as links with the past which were described as 'character' buildings. This was a distinction already familiar to heritage professionals; after the earthquakes it was made frequently in the media and became familiar to the general public. A number of character buildings were demolished after the 4 September 2010 event, but it was thought that most of the listed or registered heritage buildings which had been damaged – such as the two Cathedrals, the Oxford Terrace Baptist Church, Durham Street Methodist Church, St John's Latimer Square, the McKenzie and Willis building on Tuam Street and many other older commercial buildings – could be repaired.

The most serious damage inflicted on the city's heritage and character houses by the 4 September earthquake was damage to, or in a few cases the toppling of, old brick chimneys. The architectural integrity of some old cottages, villas and larger houses was compromised by the removal of chimneys after 4 September 2010, but the compromise of heritage character was not widespread or serious.

Between the 4 September 2010 event and the smaller but far more devastating earthquake on 22 February 2011, the only heritage building whose future aroused serious controversy was the former New Zealand Express Company building which had become known as the Manchester Courts building. The building was demolished, over local and national protest, before the 22 February 2011 earthquake.

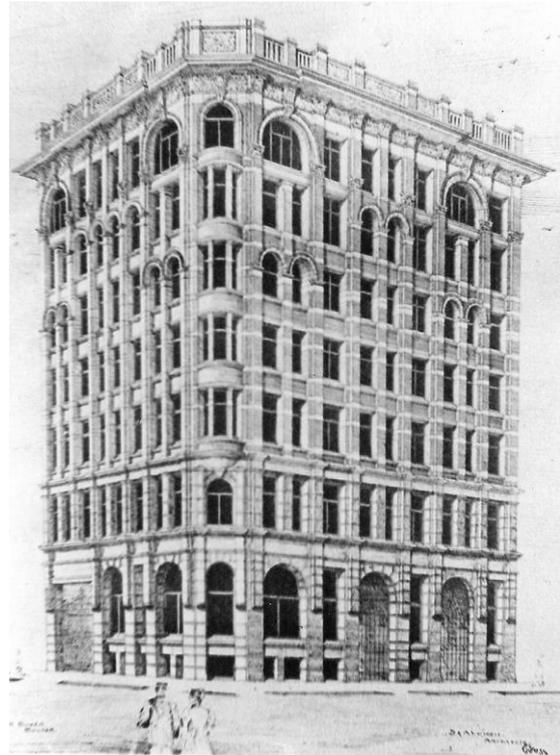
The city suffered a major aftershock on Boxing Day 2010, but the city still escaped serious or widespread damage and the Boxing Day earthquake did not cause any deaths or serious injuries.

The complacency and relief were shattered on 22 February 2011. An earthquake of lesser magnitude (6.3 on the Richter scale) but centred closer to the city, under Lyttelton, on what became known as the Port Hills fault, and occurring at a shallower depth, struck at 12.51 p.m. on a working day. 185 deaths were attributed to the earthquake, 115 in the CTV building which collapsed and another 18 in the Pyne Gould building, which also collapsed. Several victims were killed when the facade of an old masonry building collapsed onto and crushed a bus. There were other deaths from the partial collapses of older buildings and from rockfall on the Port Hills.

Earthquakes and aftershocks, of varying intensity, continued to occur intermittently through the rest of 2011. One of the strongest of the later earthquakes was on 13 June 2011. It did not result in any more deaths but caused further damage to already battered buildings. The west wall of the Cathedral collapsed in this later quake. The last major shake, of magnitude 6.2, was on 23 December 2011. Aftershock activity continued until the time of writing, July 2013. A shake of magnitude 4.2 was recorded in that month. But the last (by July 2013) aftershock with a magnitude exceeding 5 was a 5.2 earthquake on 25 May 2012. Between 4 September 2010 and that date there were 52 shocks with a magnitude of 5 or higher. Three of those shocks (the events on 22 February, 13 June and 23 December 2011) were between 6 and 6.4.

The immediate civil emergency after the 22 February 2011 earthquake was handled by professional services, domestic and international. A state of national emergency was declared and not lifted until 1 May. Through that period of more than two months, the Civic Defence Controller exercised sweeping powers. Most of the central city was cordoned off and the perimeter of the cordon was patrolled by army personnel. The area within the cordon became known as the central city 'red zone'. (The term was also used – see below – for residential areas which remained accessible but within which rebuilding was considered inadvisable because of underlying ground conditions.) Parts of the city remained 'out of bounds' until as late as the middle of 2013. Between the middle of 2011 and the middle of 2013, the area of the central city which was closed off was progressively reduced. As the cordon shrank, curious residents would 'patrol' the new perimeter, particularly at week-ends, to inspect the damage to the central city first-hand. Prior to the final lifting of the cordon and the re-opening of the central city, opportunities to view the scale of the damage inflicted by the earthquakes and the extent of demolitions and clearing of ground within the red zone were afforded by bus tours which followed carefully planned routes through the zone.

All the main streets of the central city had been re-opened by the end of June 2013, although some individual sites or buildings remained cordoned off. The last military personnel left the city at the end of June 2013.



**The former New Zealand Express Company building was the most serious loss of a heritage building between the earthquakes of 4 September 2010 and 22 February 2011.**

That the Christchurch community coped well with the immediate emergency was exemplified by the organisation (largely using such social media as facebook) of the Student Volunteer Army after the earthquakes. There were countless examples of neighbours helping each other with immediate problems and needs in those suburbs which were badly affected by liquefactions or were without power, water or sewerage for extended periods. After the 22 February 2011 earthquake, port-a-loos returned to the city's streets and chemical toilets were distributed to households in areas where sewerage services could not be restored quickly. Some homeowners again dug 'long-drops' in their back yards, harking back to the city's earliest days. Treatment of the city's water supply continued for some months. Some of the few property owners who still had private artesian wells on their properties made the water available to others through street-side taps.

Two new words entered the vocabularies of Christchurch people after the major earthquakes – 'liquefaction' and 'munted'. Liquefaction spread silt to considerable depth on some streets and properties. (Clearing streets and properties of the silt was one of the main tasks undertaken by the Student Volunteer Army.) Liquefaction was only one of the visible physical effects of the earthquakes. Especially after the February event, there were surface ruptures and 'rents', large and small, in many parts of the city. The lateral spread of riverbanks made some riverside roads virtually impassable. Localised uplift and subsidence turned other roads into roller-coasters. On the Port Hills rockfalls were widespread and altered the profile of one of the notable crags on the Hills, Castle Rock above Heathcote. Parts of the coastal cliffs from Mount Pleasant to Scarborough Head collapsed, most spectacularly behind the Redcliffs School. In places houses were left teetering on the new cliff edge.

The collapsed local landmark, Shag Rock, at the mouth of the Estuary, became a symbol of the earthquakes.



**Between the earthquakes of 4 September 2010 and 22 February 2011 several damaged heritage buildings, like the former Trinity Church, were shored up in the expectation they could be repaired.**

The word 'munted' was used to describe the destruction of the city as a whole and of individual buildings. Especially in the inner city, buildings suffered very extensive damage. Many of the heritage and character buildings which had been thought repairable after the 4 September 2010 earthquake were damaged beyond any hope of restoration in the 22 February and 13 June 2011 events. Of the buildings erected during or since the 1960s most (with the two notable exceptions of the CTV and Pyne Gould buildings) 'performed' to their design standards to the extent that they did not collapse, but many were very extensively damaged and like the older buildings which had not been built originally (or strengthened subsequently) to meet earthquake codes were eventually deemed to be beyond economic repair and were demolished.

Within the central city's 'red zone', individual buildings were inspected and given red, yellow or green 'stickers' (actually A4-sized notices which were affixed to the buildings). The stickers were initially simply an indication of the immediate danger the building posed to those who might approach close to or enter it. A red-stickered building was unsafe to enter; a yellow-stickered building could be entered by certain people in

certain circumstances; a green-stickered building was considered safe to enter. Buildings outside the central city red zone were also stickered if they had suffered damage.

Once the immediate emergency had passed, buildings were inspected and assessed by engineers. The red, yellow or green status of the buildings was either confirmed or changed as a result of these inspections. At no point, however, did a red sticker mean that the building had to come down. Equally, a yellow or green sticker did not mean a building was safer from demolition than those which were red-stickered. In the central city many buildings which were yellow- or green-stickered were demolished, depending, as discussed below, on the wishes of owners or the requirements of the Canterbury Earthquake Recovery Authority (CERA) and the insurance companies.

The cumulative effect of the successive earthquakes and aftershocks and of decisions made subsequently by CERA, the insurance companies and owners, was the loss of more than 1,200 buildings in the central business district. The impact of these demolitions on the city's heritage is discussed below.

The loss of buildings was, of course, matched by disruption of business activity. Prior to the earthquakes around 6,000 businesses, employing around 51,000 people, were operating in the central city. A great number of the businesses in the central business district either relocated to suburban locations or ceased trading.

In several residential suburbs which were 'red zoned' tests established that the underlying ground conditions were such that the repair of existing (damaged) buildings or rebuilding would be at best unwise. (This matter is discussed below.) However, geo-technical investigations established that it would be feasible to rebuild the central city on its historic site.

The buildings of the central city, from the nature of the area's building stock, suffered the worst damage in the earthquakes. But buildings were damaged throughout the city. An estimated 100,000 houses were damaged, more or less, seriously. In some cases, toppled chimneys and cracks in plaster walls were the extent of the damage. In other cases, houses shifted on their foundations, or the foundations themselves moved. But the impact of the earthquakes in the suburbs was measured less by damage to individual houses than by what geotechnical investigations revealed about the nature of the ground on which individual suburbs had been built.

In Avonside, Dallington, Bexley and South Brighton geotechnical investigations led to large areas, not all contiguous, being 'red zoned'. These suburbs had been built on former swamp or poorly consolidated sediments. That building on such land had been unwise only became apparent after the earthquakes. The zonings (red, yellow or green) of suburban areas based on geotechnical investigations differed from the red-zoning of the central city, where it was unstable buildings that prompted the authorities to exclude the public from the area. In the suburban red zones many houses were not badly damaged and no public safety concerns required the public to be excluded from the areas. The houses (the final count was around 7,000) in the various suburban red zones were condemned primarily because the ground on which they were built could not be remediated and was not, therefore, suitable for rebuilding on. Some land remained zoned yellow or white for long periods while investigations continued.

The Government decided either to buy the properties (land and improvements) in the suburban red zones or to allow the owners of the properties to settle with the insurance companies for the dwellings themselves before the Government bought the land from the owners. Whether what the Government offered homeowners for their properties (based on previous valuations for rating purposes) was fair and the extent and nature of the liabilities of the insurance companies in different individual cases became matters of debate and disagreement over many months. The homeowners in the red-zoned suburbs were eventually given deadlines to accept the Government's offer and to quit their homes. What had been attractive suburbs, both old (as in the case of Avonside and the Avon Loop) or new (as

in the case of Bexley) became deserted ghost towns. (In many areas in the east which had suffered from severe liquefaction but did not need to be red-zoned individual houses which had been badly damaged were abandoned.) Many of the owners of homes in the red-zoned areas found the protracted period of investigations and negotiations (with the Government or their insurance company) financially and emotionally stressful.

Apart from the suburban areas on the flat that were red zoned because of underlying ground conditions, parts of some hill suburbs – Mount Pleasant, Redcliffs and Sumner – were also red-zoned because of the danger of rockfall from above or, in a small number of cases, because the houses were close to the unstable edges of cliffs. In some cases areas were temporarily zoned yellow or white while the authorities decided whether it was safe to repair the existing houses or rebuild on their sites. Through 2012 and the first half of 2013, the uncertainty became trying for some homeowners.

The residential areas which were red-zoned were east of the central city, at varying distances from the central business district. The city's western suburbs were built mostly on different ground (with underlying shingle, deposited over millennia by the Waimakariri River) and escaped serious general damage, although individual dwellings and other buildings were damaged and some demolished.

Although services (electricity, water and sewerage) were restored to almost all the city relatively quickly, the city's infrastructure suffered serious long-term damage. Around 57 kilometres of water mains and 528 kilometres of sewage pipes were damaged and had to be repaired or replaced. About half the city's residential road network needed repairs. Some major transport links were damaged, including two key bridges, one leading to Sumner (at Ferrymead) and the other to South Brighton (where the Avon River enters the Estuary). The causeway, on the way to Sumner, was also damaged. Work was still under way on repairing the South Brighton bridge and causeway and replacing the bridge at Ferrymead in the middle of 2013. A total of nine bridges over the Avon River east of Fitzgerald Avenue required repairs and bridge closures were expected to disrupt traffic in the affected areas well beyond the end of 2013. In the central city a stretch of Fitzgerald Avenue where it curved around a shallow bend on the Avon River was seriously damaged but had been rebuilt by the middle of 2013.

To co-ordinate and manage repair to the city's infrastructure, an 'alliance' was formed between three 'owner participants' – the Canterbury Earthquake Recovery Authority, the Christchurch City Council and the New Zealand Transport Agency – and five major contracting firms, along with other local firms. The Stronger Christchurch Infrastructure Rebuild Team (SCIRT) assumed responsibility for planning and undertaking the extensive repairs needed of the city's damaged roads and water supply and drainage (sewage and stormwater) systems

Finally, a relatively large number of key metropolitan facilities were damaged. The damaged facilities included parts of the Christchurch Hospital, parts of the University and of the Canterbury Polytechnic Institute of Technology, the bus exchange, the Convention Centre, the Town Hall, the AMI Stadium (formerly Lancaster Park) and 'QEII' – the Queen Elizabeth II sports complex. For some of these damaged facilities whether to repair or replace them became matters of debate. This debate became tied up in discussion about the plans drawn up for the central city by the City Council and the Central City Development Unit (see below).

### *The Government, City Council, CERA and the CCDU*

The scale of destruction and damage in Christchurch, even after the less harmful 4 September 2010 earthquake, was such that it was evident that once the initial civil emergency was over, extraordinary measures would be needed to ensure that the city coped with the crisis and, in the longer term, was rebuilt. It was unclear whether the City Council had the necessary powers, authority and financial

resources both to cope with the civil emergency and organise and pay for the rebuilding and recovery of the city.

On 14 September 2010, Parliament passed the Canterbury Earthquake Response and Recovery Act. This Act created a Canterbury Earthquake Recovery Commission which was to advise the Minister for Earthquake Recovery on the exercise of his extraordinary powers through Orders in Council and to serve as a point of contact between the central and local government.

Following the more serious 22 February 2011 earthquake, the Commission was disbanded and its place taken by the Canterbury Earthquake Recovery Authority (CERA). CERA was initially established under the State Sector Act and began operations on 29 March 2011. Under the Canterbury Earthquake Recovery Act 2011, which came into force on 19 April 2011, CERA was responsible for leading and co-ordinating the recovery of the city. It was charged with working with local bodies, local communities and the business sector and reported to the Minister for Earthquake Recovery. Under the Act special, wide-ranging powers were vested in the Minister and CERA. Section 71 of the Act allowed for Orders in Council to relax, suspend or extend the provisions in all current Acts of Parliament and regulations that might be impeding the recovery effort. CERA was under the scrutiny of a four-member Review Panel and the Minister was required to review the working of its Act annually. Finally, CERA was required to consult with a Community Forum of at least 20 members which was to meet six times a year.

CERA saw its main initial role to make the central business district safe for rebuilding and recovery, to determine in which areas (including residential areas) existing buildings could safely be repaired and to draw up a programme and strategy for the city's long-term recovery. From its inception until well into 2012, CERA focused on managing the demolitions it believed were necessary to make the urban environment safe, on assessments of land and damaged structures and on the development of policy and plans for the rebuilding of the city.

The Christchurch City Council, meanwhile, remained in existence. Its authority and powers were circumscribed by the extraordinary powers given to CERA and the Minister for Earthquake Recovery, but it continued to participate in planning for the future of the city and to exercise some residual powers under the Resource Management Act in issuing building and other consents.

From the middle of 2011 until the middle of 2013, the relationship between the central government (as represented by the Minister for Earthquake Recovery and CERA) and the city council became at times uneasy and even strained. This was nowhere more evident than in planning the recovery and rebuilding of the central city.

In March 2011 the task of developing a plan for the central city was given to the City Council while CERA took responsibility for the balance of the urban area (including the badly damaged eastern suburbs). Through the middle months of 2011, the City Council worked on preparing a Central City Recovery Plan (which became known as the Draft Central City Plan). Wide community consultation (citizens were invited to 'Share an Idea' with the Council) was part of this process. The Plan set out how the City Council would work with CERA and other central government agencies, the Regional Council (Ecan, then under the direction of appointed Commissioners rather than an elected council), Ngai Tahu, private investors and developers, local businesses and the community. The Central City Recovery Plan drew on the work already done, prior to the earthquakes, by the City Council to revitalise the central city and on the Greater Christchurch Urban Development Strategy, which had also been developed by the City Council and other affected local bodies prior to the earthquakes.

The Draft Central City Plan envisaged a thriving, cosmopolitan community in the central city. It suggested Christchurch should become a sustainable 'city in a garden' with a distinctive modern urban identity. Specific proposals in the Draft Plan included an Avon River Park, a compact central

business district, a metro sports hub, a new library, the redevelopment of the hospital, a convention centre, neighbourhood parks and better transport choices, including light rail.

The Draft Central City Plan was released in August 2011. After further comment and consultation, the Council approved the plan and presented it to the Minister for his approval (as the Earthquake Recovery Act required). The Minister was not happy about some aspects of the Draft Plan and asked CERA to do further work on plans for rebuilding the inner city. Over-riding the division of responsibilities which had been agreed in March 2011, CERA established a Central City Development Unit (CCDU) 'to provide clearer leadership for the rebuild of the central city'. Working with professional consultants (rather than the public, as the City Council had in preparing its Draft Central City Plan), the CCDU produced a 'Blueprint' as the 'final draft' of the recovery plan for the central city. The 'Blueprint', which was formally titled the Christchurch Central Recovery Plan, identified 'cornerstone rebuild projects' (the so-called 'anchor projects'), specified where they were to go and what was to be in the 'precincts' surrounding them. The 'anchor projects' included a convention centre built over two full city blocks, a 'cultural hub' on Victoria Square, a compact central city contained within a 'frame', a new stadium in the south-east corner of the inner city, a metropolitan sports facility in the south-west corner and development of the Avon River's banks. The CCDU built on the City Council's Draft Central City Plan, setting out how 'the vision' which had been articulated in the submissions made during the City Council's consultation of the community could be achieved. But there were significant differences between the CCDU's plan and the City Council's.

A revised and finalised Christchurch Central Recovery Plan was given effect by gazette notice on 31 July 2012. The notice spelled out that those exercising functions and powers under the Resource Management Act (including the Christchurch City Council) were not to make decisions inconsistent with the Plan. The City Council was directed to make changes to its District Plan to ensure the objectives of the recovery plan could be met, which it duly did. The Christchurch Central Recovery Plan became in effect a planning document for the central city separate from the City Council's District Plan.

### *New Opportunities*

A positive note ran through both the City Council's and the CCDU's plans for the recovery and rebuilding of the central city. The summary of the final draft of the Christchurch Central Recovery Plan saw in the destruction of the inner city (the negative effects of which are discussed in the following section) as 'an unprecedented opportunity to rethink, revitalise and renew central Christchurch'.

Both the City Council's and the CCDU's plans for the inner city included discussion of the possibility that Christchurch would become a 'green', sustainable city and identified opportunities to achieve this in the areas of the health of the river, of transportation, of building energy efficiency and of waste disposal.

Also emphasised in both plans was the opportunity the earthquakes gave the local iwi, Ngai Tahu, to put their history back into the city. Both plans provided for Ngai Tahu culture, values and identity to be reflected in the rebuilt city. As the plans for the rebuilding of the central city were being formulated, Ngai Tahu made known that they had been made in the past to feel excluded by Christchurch celebrating its English character. The wish of Ngai Tahu to have a far more visible cultural presence in Christchurch was expressed most strongly in the CCDU's plan for a new cultural precinct on Victoria Square. There was also discussion of Christchurch's becoming a 'post-colonial' city in its design and layout.



**The 'English' character of Christchurch was exemplified for many years by the character of the banks of the Avon.**

plantings along the river banks and in other public open spaces and with the identification and marking of places significant in the pre-European history of the area.

Ngai Tahu were given statutory recognition in the Canterbury Earthquake Recovery Act. This recognition allowed the iwi to suggest that the cityscape of the rebuilt Christchurch be one that, as Ngai Tahu leader Mark Solomon declared, 'acknowledges our shared past'. Solomon envisaged that giving Christchurch a 'post-colonial identity' would not involve over-writing the European history of the city but ensuring that the rebuilt city's identity reflected its 'shared', bi-cultural history.

It was declared that this new 'post-colonial', bi-cultural identity would be reflected in riverbank plantings, signage, the use of Maori names of significance for specific places and in what the CCDU described as 'a Ngai Tahu design aesthetic' in the new city's architecture and urban design.

As the CCDU developed its plan for the central city, Ngai Tahu were able, thanks to their statutory recognition in the Canterbury Earthquake Recovery Act and the special relationship this gave them with the central government and its agencies, especially CERA, to ensure that a primary focus in the CCDU's plan would be 'to make a Ngai Tahu narrative continue to be part of the Christchurch rebuild'. The Executive Summary of the CCDU's Christchurch Central Recovery Plan spoke of 'a city for all peoples and cultures, recognising, in particular, Ngai Tahu heritage and places of significance'.

### *The Loss of Heritage Buildings*

After the first earthquake on 4 September 2010 it was thought that Christchurch would, despite the magnitude of the earthquake, escape serious loss of its heritage. The argument that developed over whether the Manchester Courts (formerly New Zealand Express Company) building should be demolished or retained drew in heritage bodies and individuals from outside Christchurch. The building was considered nationally important, but was demolished nonetheless. Also demolished after the 4 September 2010 earthquake were several late 19<sup>th</sup> and early 20<sup>th</sup> century commercial buildings, built of masonry. Some of these modest 'character' buildings, for example a block of shops at the corner of Westminster and Cranford Streets, were important local landmarks. After the September event, many listed heritage buildings, and a number of 'character' buildings that were neither listed nor registered, were red-stickered (which meant they were dangerous to enter) but there was optimism that even such badly damaged buildings as the Durham Street Methodist Church, St John's Latimer

Ngai Tahu envisaged a partnership under which the previous long-standing emphasis on the English character of the city would be tempered by recognition that the site of the city had a long history preceding the establishment of the Canterbury Settlement in 1850.

Even before the earthquakes, this re-assertion of an older history of the place than the history which began with the Canterbury Association's settlement of 1850 had led to a changed emphasis on the



**After the 4 September 2010 earthquake, it was thought that the Oxford Terrace Baptist Church could be repaired. After the 22 February 2011 earthquake repair was clearly impossible.**

specific buildings, and to cover the gaps between insurance cover and the costs of repairs to and upgrading of damaged historic buildings. When the Fund was established, it was thought most of the city's damaged heritage buildings were repairable. Money was also available, for heritage items listed by the City Council from the Council's Heritage Incentive Grants Fund. In the following months, the Canterbury Earthquake Heritage Building Fund made grants to the owners of more than 20 damaged heritage buildings.



**After the June 2011 aftershock, this commercial building on the corner of Manchester and Lichfield Streets was clearly damaged beyond repair.**

government's agency, CERA, could act with impunity in demolishing even listed or registered heritage buildings. CERA could act in this way because the Canterbury Earthquake Recovery Act in effect abolished all protection of those listed buildings in Christchurch which, prior to the passing of the Act, had enjoyed some protection under the City Plan.

Despite these obstacles in the way of preserving damaged heritage buildings, efforts to do so continued after the 22 February 2011 earthquake. In March 2011, a group called ICONIC, 'Interest in Conserving the Identity of Christchurch', was formed to endeavour to bring the demolition of damaged buildings, already in full swing under the civil emergency regime, under control. The leading personalities in ICONIC were Brendon Burns, then the M.P. for Christchurch Central, Anthony Gough and Ernest Duval, central city property owners, and Ian Lochhead, an architectural

Square, the Oxford Terrace Baptist Church and the McKenzie and Willis (formerly A.J. White's) building on Tuam Street would eventually be restored.

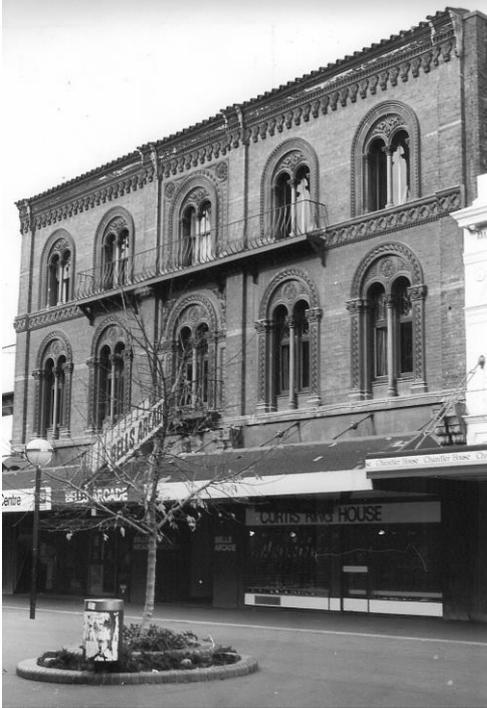
In late 2010, after the 4 September 2010 earthquake but before the 22 February 2011 earthquake, a Canterbury Earthquake Heritage Building Fund was established as a collaboration between the Ministry for Culture and Heritage, the New Zealand Historic Places Trust, the Christchurch City Council and other local bodies. The Government promised to match donations to the Fund dollar for dollar and a major construction firm, Fletchers, quickly pledged \$1 million to the Fund. The Fund was set up to act as a channel for donations to help save

After the 22 February 2011 earthquake it was obvious that the city would sustain serious and widespread loss of heritage. There were initial efforts to retain as many listed buildings as possible. These efforts were frustrated in part by CERA's initial determination to clear away all damaged buildings as quickly as possible in the interests of public safety, then by the agency's wish to clear ground so that the central city could be rebuilt quickly.

There was a widespread belief in the city that the Minister of Earthquake Recovery's dismissal of the city's damaged older buildings as 'old dungs' within a week of the 22 February earthquake helped create an environment in which the central

historian. Some of the demolitions in the immediate post-earthquake period were unauthorised and some at least, ICONIC believed, were not warranted. In March 2011 the Civil Defence authorities did impose a moratorium on further demolitions, but it was temporary and when CERA took over responsibilities from Civil Defence at the beginning of May 2011 the pace of demolition accelerated.

ICONIC continued to attempt to save threatened buildings after CERA took over from Civil Defence.



**Efforts made in 2011 to save the Bells Arcade building on Cashel Street from demolition were unsuccessful.**

In 2011, both the New Zealand Historic Places Trust and the Strategy and Planning Unit of the Christchurch City Council made strenuous representations to save the Bell's Arcade (originally Anderson's) building on Cashel Street, one of the city's key Venetian Gothic buildings and one of the last remaining buildings designed by a significant architect, W.B. Armson. Their efforts were to no avail. Council staff also made efforts to save other buildings along the stretch of Cashel Street between Colombo Street and Oxford Terrace (the Cashel Mall) but all but one or two of the older buildings along the mall had been demolished before the end of 2011. Later the Unit's focus shifted to High Street where the few remaining heritage buildings offered the prospect that, if the Council worked with the owners of those buildings, it would be possible to retain at least a vestige of the street's heritage character.

In 2012, a new local group Historic Places Canterbury, formed in response to changes in the structure of the New Zealand Historic Places Trust, became active in efforts to save what heritage buildings remained standing. A public meeting in October 2012, organised by Historic Places Canterbury and other groups,

protested against the impending demolition of Cranmer Courts (the former Normal School). Strenuous efforts to save this building on the part of many groups and individuals eventually failed. The loss of the city's heritage was a key concern at the rallies for local democracy, the first in February 2012 and the second in December 2012. (The main focus of the first of these rallies was dissatisfaction with the performance and role of the City Council's Chief Executive Officer and Mayor and of the second the erosion of local democracy, from the 'sacking' of the regional council prior to the earthquakes to the exercise of sweeping powers by a body not accountable to the public, CERA.) After the second of these rallies, a deputation waited on the City Council to express concern about how heritage issues were being handled in the post-earthquakes environment.

The most contentious of the post-earthquake heritage controversies concerned the Anglican Cathedral, situated in the city's centre and for long a symbol of its identity. The Cathedral's spire and part of its tower collapsed on 22 February 2011 and the west end, including the prominent rose window, on 13 June 2011. The nave, transepts and chancel of the building, though damaged, remained standing. The controversy pitted the Anglican Church Property Trustees and to some extent the representatives of the Anglican Diocese, who wished to 'deconstruct' the damaged building and build a new cathedral more appropriate to the church of the 21<sup>st</sup> century, against a number of community organisations, including the Restore Christ Church Cathedral Group, the Great Buildings of Christchurch Trust, the Christchurch Civic Trust and the Canterbury Historic Houses Conservation Trust.

The Great Christchurch Buildings Trust was one of the persistent advocates of restoration of the Cathedral. The Trust was set up to help owners repair and restore any of Christchurch's great buildings through advocacy and financial support. The Trust was concerned about the fates of all

Christchurch's remaining 'great buildings' and focused on the fate of the Cathedral only because it was pre-eminent among the city's buildings which were still partly standing but at risk.

Prior to the earthquakes, the Christchurch Heritage Trust had been actively saving heritage buildings in the city by buying, strengthening and finding new uses for them. After the earthquakes, it continued these efforts, becoming involved in trying to save a key commercial building on Lower High Street (which was subsequently destroyed by fire), the surviving wall of the Excelsior Hotel (which the Trust had previously saved and then resold) and the former Trinity Church.

The efforts to save as much as possible of Christchurch's heritage proved largely fruitless in the face of CERA's determination to give priority to making the central city 'safe' and clearing the ground for a comprehensive rebuild, of the unwillingness of some owners to repair damaged buildings and of some insurance companies to support more expensive restoration as opposed to demolition and rebuilding. After the collapse of buildings on 22 February engineers who lacked specific expertise in seismic solutions for heritage buildings advocated the most rigorous (and therefore often most expensive) repair and upgrade strategies. The unwillingness of owners and insurance companies to consider expensive retention and repair options for damaged heritage buildings combined with CERA's concerns about public safety to make saving damaged heritage buildings extremely difficult.

In mid 2012, immediately on the release of the CCDU's 'Blueprint', it became evident that the Christchurch Central City Plan itself posed threats to some of the few remaining listed heritage buildings that were candidates for restoration. Plans for road widening and the wish to have whole blocks cleared as sites for 'anchor projects' or for the 'frame' of the contracted central business district threatened the former Civic Offices (originally the Miller's building), the Lawrie and Wilson building, the facade of the Odeon/St James Theatre, the Majestic Theatre, and the Sargood Son and Ewen and Wellington Woollen Mills buildings. One other building, the Ng Gallery building on Madras Street, was not listed but as one of the few older commercial buildings remaining in the central city it became a symbol of the threat to the city's remaining heritage buildings posed by the CCDU's plans. The Central Library on Gloucester Street (an important building of the 1980s) was condemned because it occupied part of the site of the proposed new convention centre. (Even one of the city's first new, post-earthquake buildings, Westende House on the corner of Manchester and Worcester Streets, was slated for demolition but later reprieved.)

The efforts of those who endeavoured to save individual buildings were thwarted by the fact that the Canterbury Earthquake Recovery Act in effect suspended all provisions in the City Plan which gave the Council power to prevent the demolition of certain listed buildings. The powers of owners to control the fates of their buildings were, in some cases, circumscribed by the powers which CERA possessed under the legislation to require that buildings be demolished. In many cases, owners were happy to have CERA require that damaged buildings come down.

Between 4 September 2010 and 22 February 2011, the Council retained its powers to prevent the demolition of buildings without resource consent. When immediately after the initial September earthquake, two listed heritage buildings on Victoria Street were demolished without resource consent or other approval, the Council made it known to the owners of listed buildings that resource and building consent was still needed to demolish listed buildings and that a red sticker on a building meant that access to it was denied, not that the building had to be demolished. Some buildings (including Manchester Courts and a building on Colombo Street in Sydenham) which were considered an immediate danger to public safety were demolished under section 129 of the Building Act. The Council set up a Building Recovery Office to give advice to owners on the consent processes that had to be followed for damaged buildings. Between the first two major earthquakes, owners had still to secure resource consent from the Council to demolish listed buildings, though the need for public notification of applications for consent to demolish listed buildings became an issue.

Between the September 2010 and February 2011 events, when it looked likely that most of the city's damaged heritage buildings could be repaired, the Council's Heritage Team worked closely with the New Zealand Historic Places Trust, building owners, and such professionals as engineers, architects and stonemasons, to provide advice on work to make the buildings safe and to facilitate working through the resource consent process which was then still in place. The team took the initiative in contacting owners and gave owners advice and guidelines on stabilisation and repairs and put them in touch with specialised tradesmen. The Council in this period funded some 'make safe' work on damaged buildings and supported the establishment of the Canterbury Earthquake Heritage Buildings Fund (discussed above).

The circumstances in which the Council's Heritage Team worked to retain damaged heritage buildings changed dramatically after the 22 February 2011 earthquake. While the state of emergency was in place (23 February to 30 April 2011) the Civil Defence National Controller and then a Civic Defence 'demolitions manager' approved applications for demolition without reference to the City Council. The perception that 'old buildings had killed people', which the comments made by the Minister for Earthquake Recovery about the city's 'old dangers' reinforced, appeared to justify decisions to demolish buildings in the interests of public safety.

Once the Canterbury Earthquake Recovery Act came into force, on 19 April 2011, the formal role of the Council's Heritage Team in respect of demolitions was severely restricted. After the 13 June 2011 earthquake, CERA restricted its heritage reporting requests to the Council to group 1 and 2 listed buildings. The only opportunity the Council's Heritage Team had to influence decisions about the demolition of listed buildings was responding to CERA's requests for advice concerning group 1 and 2 heritage buildings which were slated for demolition. In the cases of group 3 and 4 heritage buildings, the Council's Heritage Team was limited to intervening 'opportunistically' when it became aware that CERA was about to make decisions about the buildings.

In this period owners could request permission from CERA to demolish their buildings, or CERA could require owners to demolish buildings which were a risk to public safety or were a danger to adjoining properties. Demolitions authorised by CERA became a 'permitted activity' which meant neither the Council nor members of the public had any opportunity for input on decisions to demolish the buildings. The Council's formal role was reduced to granting consent for 'make safe' or permanent repairs only where CERA was not involved in determining the futures of the buildings. CERA would forward applications from owners to the Council to go through the Council's consenting process only when owners wanted to repair their buildings.

After the 23 December 2011 earthquake CERA began using its powers to grant owners permission to demolish their damaged buildings on even broader grounds – if a building was 'earthquake prone' or 'uneconomic to repair'. Throughout the protracted period of continuing shocks, the powers of the City Council to prevent the demolition of any buildings having been taken away, the Council's Heritage Team was reduced to encouraging and persuading owners (and their insurance companies) to retain rather than demolish specific buildings.

In these circumstances of limited opportunities even to influence CERA's decisions about the demolition of listed buildings, the Heritage Team worked 'behind the scenes' with owners who had resolved issues with their insurance companies and who were considering repairing rather than demolishing their buildings. Such owners were given advice on engineering reviews and funding options.

Through the period when the Heritage Team was being given, at best, 48 hours to respond to the risk assessments of CERA engineers often the best the Heritage Team could do was arrange for a photographic record to be made of the building prior to its demolition or for the retrieval of heritage fabric when the buildings were actually being demolished. (The importance of the retrieval of some of the fabric of key historic buildings which were demolished is discussed below.)

Late in 2012, the Christchurch City Council requested a moratorium on further demolitions until the Ministry of Culture and Heritage's promised heritage buildings and cultural heritage places programme was in place. (CERA had asked the Ministry to prepare this programme but by as late as the middle of 2013 it existed only in draft form.) The Minister for Earthquake Recovery declined the Council's request on the grounds that he did not want to slow the city's recovery.

With almost no restraint on CERA's power to require or allow demolitions coupled with the organisation's preoccupation with eliminating any risk to public safety and with preparing the central city for the comprehensive rebuilding proposed in the CCDU's Christchurch Central Recovery Plan, the central city, through 2011-2012, suffered an enormous loss of heritage buildings.

If all the listed buildings throughout the metropolitan area are taken into account, the loss of heritage resulting from the earthquakes does not look as serious as earthquakes of that severity might have been expected to cause. Taking the city as a whole, only a little more than one-third of all (groups 1, 2, 3 and 4) the 589 heritage items listed before 4 September 2010 have been demolished.

Of the 75 Group 1 buildings throughout the city, two-thirds (52) have been retained. Only 14 have been demolished, though nine more had been partly demolished. More than two-thirds of the 122 Group 2 buildings and of the 196 Group 3 buildings had been retained.

The figures, however, look worse when attention is focussed on the inner city. Of the 309 listed buildings within the 'four avenues' around a little under 50 per cent have been demolished or partly demolished and a little over 50 per cent retained. Of the 55 group 1 buildings in the inner city, 40 percent have been demolished or partly demolished and 60 per cent retained. But the architectural losses had been disproportionately concentrated on late 19<sup>th</sup> and early 20<sup>th</sup> century commercial buildings of masonry construction – which were almost all in the central city. Buildings that had defined whole blocks (especially in what was loosely known as the High Street precinct) and articulated many streetscapes were gone. (Masonry churches, too, as a group, were lost in disproportionate numbers.)

By the middle of 2013 only a small number of listed heritage or unlisted 'character' buildings remained in the central city. (They included the several listed buildings of the Arts Centre, Christ's College and the Canterbury Museum.) Most of the city's remaining 'iconic' buildings – the two Cathedrals, the Town Hall and the Provincial Government Buildings – were all badly damaged and faced uncertain futures. Perhaps more importantly, almost all of the city's 'second-tier' architectural heritage which had given Christchurch its national, and even international, reputation as a city of historical and architectural interest was lost. The only remaining precinct which still gave a sense that the central city had a past was at the western end of the Worcester Boulevard, where the Arts Centre (badly damaged but by the middle of 2013 already under restoration), the Canterbury Museum and most of the buildings of Christ's College remained.

In late 2012 and into 2013, the Council became more active in promoting the heritage incentive grants which were available for buildings listed in the City Plan (and the Banks Peninsula District Plan) and which would pay for up to 50 percent of work done on the heritage fabric. Substantial grants made by the Council helped secure the futures of some of the few heritage buildings still standing in the central city by the early months of 2013.

In July 2012, the Council made a heritage grant of \$884,750 towards the repair and restoration of Woods' Mill in Addington, then in March 2013 made grants of \$1.7 million (60 per cent of the total) towards the repair of the Mountfort building of the Christchurch Club and \$1 million (40 per cent of the total) for the restoration of the former Trinity Congregational Church (another Mountfort building).

The assistance to owners included such non-monetary assistance as securing structural assessments of damaged heritage buildings and advice on repairs and strengthening. The Heritage Team continued, as best it could in a difficult situation, to advocate for the retention of heritage buildings.

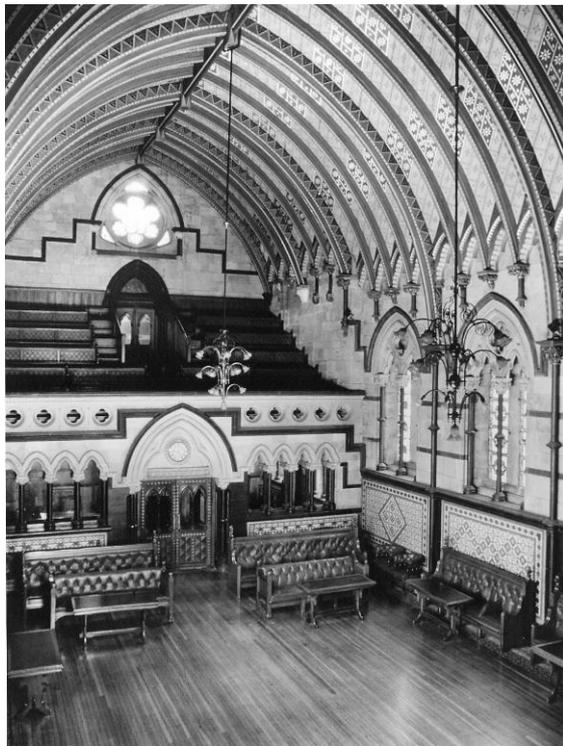
Through into mid 2013, however, CERA was still approving applications to demolish listed buildings from owners frustrated by the slow progress they were making in settling claims with their insurers.

In the first half of 2013, the City Council also voted to retain and repair the city's most important surviving building of the modern period, the Town Hall, in the face of Government reluctance to see the building retained because it would compromise the proposed new cultural centre of the CCDU's Christchurch Central Recovery Plan.

### *Retrieved fabric and archaeological investigations*

The demolition of buildings damaged by the earthquakes began immediately after the first earthquake of 4 September 2010 and continued until the middle of 2013. As the third anniversary of the first earthquake approached most of the central city had been cleared. A relatively small number of buildings remained standing and some of these faced uncertain futures, including several of the very small number of listed historic buildings

Through this difficult period for those charged with preserving the city's heritage, notably the members of the staff of City Council's Heritage Team in the Strategy and Planning Unit and of the Southern Regional Office of the New Zealand Historic Places Trust, two ongoing programmes gave some hope that it would still be possible to tell the story of Christchurch to future generations, even



**The Stone Chamber of the Provincial Government Buildings collapsed on 22 February 2011, but the heritage fabric was carefully retrieved and stored off site.**

with most of the central city's heritage and character buildings demolished. The first of these programmes was the retrieval of some of the heritage fabric of several key buildings as they were demolished and the second the systematic archaeological investigation of sites which had been cleared of buildings.

As some of the city's important heritage buildings were demolished, parts of their heritage fabric were retrieved and put in storage. The material was retrieved for re-use when new buildings were being constructed or for use in interpretation and educational programmes in the future. Material was also retrieved when the reconstruction of damaged heritage buildings was considered possible in the future.

This was the case for the collapsed Stone Chamber of the Provincial Government Buildings. The heritage fabric on site was carefully recorded and taken off site for storage. The limited further deconstruction that was necessary so that what remained could be protected from the elements was also recorded and the heritage fabric retained. A large amount of the fabric of the Chamber is in storage pending a final decision on what will be done with the building's damaged remains that are

still on site. When the Roman Catholic Cathedral of the Blessed Sacrament was partly deconstructed to avoid what was left of the building collapsing important material was carefully retrieved, numbered and taken off site for storage. When the Edmonds Band Rotunda was deconstructed its dome was lifted to the ground intact.

When efforts to save the Bells Arcade building on Cashel Street failed, virtually all of its Venetian Gothic facade was retrieved as the building was demolished and put into storage. Important elements of another important Venetian Gothic building, the Fishers Building at the corner of Hereford and High Streets, were also retrieved when the building was demolished. The effort to save the Cranmer Courts (the former Normal School) also failed, but again a substantial amount of its heritage fabric was taken off site as demolition proceeded, possibly to be re-used in the new building which is to be erected on the site by a church group.

The other programme which helped lay the foundations for new ways of informing future generations about the city's past by way of interpretation and education as opposed to the preservation of historic buildings themselves was the archaeological excavations undertaken on sites cleared of old buildings. These investigations went some way to mitigate the sense of loss experienced throughout the city as a result of the demolition of heritage buildings. The clearing away of buildings left open sites which in most cases had been built on for more than a century. These cleared sites were examined and excavated by archaeologists to obtain evidence of past occupation and uses of the site. Paradoxically, the demolitions severed many connections with the city's history, but the archaeological excavations that the demolitions made possible helped to create new connections with the city's past.

The Canterbury Earthquake Recovery Act over-rode the Resource Management Act and removed all protection it provided for buildings and structures listed in the City Plan. But it did not over-ride the Historic Places Act; the provisions of the Historic Places Act which protect archaeological sites remained in force. This meant that archaeological authorities were required for all work affecting archaeological sites, including the demolition of pre-1900 buildings and structures. The other works affecting archaeological sites for which authorities were still required included the removal of houses in the residential red zones, redevelopment of on earthquake-affected sites and infrastructure repairs undertaken by SCIRT. To cope with the circumstances in Christchurch after the earthquakes, a streamlined process was put in place through an Order in Council. Once an application for an archaeological authority had been made, the Historic Places Trust had to make a decision within five working days if the application related to a site of Maori interest and within three working days in all other cases. The Trust could still require an archaeological assessment before it issued an archaeological authority and could impose conditions on any consent it gave to disturb or destroy an archaeological site, including to have the site examined or excavated by an archaeologist.

In some cases, the requirement that an archaeologist be present when a pre-1900 site was being disturbed were not observed, but no prosecutions for the unauthorised disturbance of an archaeological site were made.

Archaeologists were intimately involved from 3 March 2011 with the demolition of old buildings and clearance of central city sites which began in earnest after the 22 February 2011 earthquake. By the middle of 2013 more than 500 new archaeological sites had been recorded in Christchurch, which was being described as New Zealand's largest archaeological investigation. Examples of the sites excavated were those of the Occidental Hotel, the Theatre Royal, the Oxford Hotel, the Zetland Arms Hotel, the former Canterbury Public Library and librarian's house, the premises of H.F. Stevens Ltd, the Masonic Lodge, Sydenham, and the former Nugget factory.

The below-ground archaeology of Christchurch's European sites was not spectacular (most of the sites were rubbish pits or building foundations), but a large amount of archaeological material was recovered. This material afforded significant insights into Christchurch's history. The material recovered included bottles, china and bits and pieces of metal, but surprisingly little animal bone,

which archaeologists had expected to find in rubbish pits. On one site ceramic telegraph insulators and a metal-smelting crucible were found. On another site, on Colombo Street, six furnaces were excavated, then reburied in situ

During the repair and rebuilding of horizontal infrastructure by SCIRT, a number of 19<sup>th</sup> century drains were uncovered. These were generally recorded and left intact.

No significant discoveries were made which cast light on the Maori occupation of sites in central Christchurch. This surprised the archaeologists who excavated the site of the former Canterbury Public Library on Cambridge Terrace which was known to have been a pre-European Maori site of significance.

The earthquakes also uncovered other features of heritage interest. Old business names and advertising signs were found intact on the sides of some old buildings when neighbouring buildings were demolished. (This repeated on a larger scale what had happened in one or two isolated cases before the earthquakes, notably at His Lordships Lane, when old buildings were demolished.) The City Council's heritage team promoted the recording of the signs which were revealed as inner city buildings were demolished following the earthquakes.

In a few cases, the earthquakes revealed former features of the fabric of historic buildings which had been covered over subsequently. At the Provincial Buildings, earthquake damage revealed a former window opening which had been blocked off many years before.

### *The Loss of Trees, Statuary and Public Memorials*

In addition to the loss of and damage to 'heritage' and 'character' buildings, Christchurch sustained, as a result of the earthquakes, damage to its urban trees and items that enhanced the character and heritage value of several public open spaces. Trees across the entire city were damaged, though different areas were affected differently. On the hills trees were damaged or lost as a result of falling rocks and landslips while on the flat much of the damage was due to the effects of liquefaction.

In the months immediately following the 22 February 2011 event, 385 trees affected by the earthquakes were removed from City Council parks and reserves. Included among these were a number of trees in Hagley Park, the Botanic Gardens, the grounds of Mona Vale and along the banks of the Avon River. Some of the trees removed were among the city's most venerable trees, with links back to Christchurch's earliest nurserymen and the Provincial Government nursery.

Large-scale removal of trees proved necessary in the South Brighton Domain, where 200 trees were felled, and Porritt Park, where between 50 and 60 trees were lost. Later more than 1,400 trees were removed from pine plantations in South Brighton. City Council arborists are continuing to monitor hundreds more trees on Council land as the effects of widespread liquefaction, changes in the water table and root plate damage become manifest.

Trees on Council land account for approximately 20 per cent of Christchurch's urban trees. The overall loss, including of trees on private land, has been greater than the record of losses of trees on Council land might suggest. The pattern of loss has been localised. In several areas of the city, most particularly in New Brighton, the canopy cover has been dramatically reduced. The true extent of the city's loss of trees as a result of the earthquakes may not be known for up to ten years as delayed effects become apparent. Ultimately, thousands of trees across the city could be lost.

Compounding the losses resulting from damage directly attributable to the earthquakes is that trees have had to be removed during the demolition of buildings. As work has proceeded with the rebuilding of the city's infrastructure and with development of plans for the major rebuild projects in

the central city, conflicts have arisen between the preservation of trees and the proposed work. Some designs have been altered to accommodate the retention of trees it is thought desirable to keep. But where trees are not regarded as worthy of retention, or where proposed work cannot be redesigned, further trees will be removed and replaced. At the time of writing June 2013 attempts were being made to quantify the impact the rebuilding of the city will have on its urban trees. Preliminary findings suggest that there will be a substantial further reduction of tree cover in the central city as the rebuilding of the city gathers pace. The losses will, presumably, be ameliorated by new planting, which will, however, take time to mature.

In public open spaces in the central city important cultural landmarks sustained varying degrees of damage. Some of the city's important public statuary has been temporarily removed for repair after sustaining damage. The protracted absence from long-occupied, high-profile locations about the inner city of the Godley, Rolleston and Scott statues has intensified the sense of erasure of the city's visible



**The visible damage to the Victoria Street Clock Tower was minor, but the structure needs extensive repairs following the earthquakes.**

civic history and Victorian/Edwardian identity created by the demolition of most of the inner city's buildings.

Other defining public monuments, memorials and treasured ornamental structures also sustained damage. The most significant of the damaged structures, the Bridge of Remembrance, is to be strengthened and conserved. The Edmonds Band Rotunda has been dismantled but its intact dome retained on site for future re-use. The nearby Edmonds Clock Tower has already been repaired and plans are in hand to repair the city's other damaged historic clock tower on Victoria Street. The long-term fates of the Cunningham and Townend Houses in the Botanic Gardens and the Bandsmen's Memorial Rotunda in Hagley Park have yet (at the time of writing) to be finally determined.

The city's three most historic cemeteries, Barbadoes Street, Addington and Rutherford Street (Woolston) suffered damage, as did the slightly later cemetery at Linwood. Remediation of damage in these cemeteries, the final resting places of many of the founders of Christchurch and of the city's subsequent generations, should eventually be taken in hand.

### *The City in Transition*

An important part of the story of the earthquakes in Christchurch is how the city coped through a transitional phase 'from recovery through to the return of a functioning central city', as the CCDU's Christchurch Central Recovery Plan put it.

Before recovery got under way in any meaningful sense there was a prolonged period during which houses in the red-zoned suburban areas were abandoned one-by-one as the homeowners made arrangements to relocate and during which the demolition of buildings which the earthquakes damaged continued.

It is as pertinent to ask what will remain to remind future residents of Christchurch of the 'transitional city' of the years immediately after the earthquakes as to consider how the earthquakes themselves will be remembered or 'memorialised' as distinct, brief events.

Through the immediate aftermath of the earthquakes efforts were made to return activity to those parts of the devastated central city which were accessible to the public so that people were eased through the transition from a period of destruction and loss into a period of reconstruction and revival.

Vacant sites were used to introduce ‘vibrancy and activity’ to the central city and suburban areas. Taking advantage of the availability of these open spaces were various groups, including Gap-Fillers which placed works of art on or temporarily landscaped cleared sites. Vacant sections were also used for performances of different sorts. The City Council launched a ‘Life in Vacant Spaces’ project with similar goals.

The city’s art gallery had been used as a civil defence headquarters after the 22 February 2011 earthquake, but hopes that it could be re-opened quickly were dashed when it was discovered the building needed more extensive repairs and seismic strengthening than was originally thought. The Gallery compensated for its inability to open with an ‘Outer Spaces’ Project which saw works of art executed or installed temporarily throughout the city. The Gallery also took space in one of the few undamaged commercial buildings, the Ng Gallery on Madras Street. The placement of a work of art which had been New Zealand’s contribution to a Venice Biennale by Michael Parekowhai on vacant land across Madras Street from the gallery building was one of the Art Gallery’s Outer Spaces projects. A cafe adjacent to the Ng Gallery became an important ‘edge of the inner city’ place for meeting and socialising.

The most important of these initiatives to return life and activity to the central city was the construction of a temporary shopping precinct, the Re:START mall on cleared ground on each side of Cashel Street. Built of containers, this ‘mall’ was popular with both residents of Christchurch who were desperately missing the central city and visitors to the city. The mall adjoined Ballantynes department store which had, before the earthquakes, been a key remaining retail business in the central city. The re-opening of Ballantynes marked an important step in the re-opening of the inner city. The way the Re:START mall (a temporary expedient) and Ballantynes (a permanent presence in the inner city) each reinforced the success of the other was an example of the complex overlap between temporary expedients and long-term, permanent returns of activity to the central city.

There were other important permanent ‘returns’ to the inner city in the two or three years after the earthquakes, before any significant recovery or reconstruction was under way. The city’s leading ‘art’ video-renting business, Alice in Videoland, re-opened in one of the few remaining heritage buildings on High Street, the former High Street post office, where it had been located before the earthquakes. A popular inner city cafe which had occupied premises elsewhere on High Street, in a building that was demolished, relocated to the former post office. The *Press* newspaper, based in the inner city since it was founded in 1861, whose historic building on Cathedral Square was demolished after the 22 February 2011 earthquake, moved into the new building on Gloucester Street which it had been on the point of moving into when the February earthquake struck. In April 2012 businesses opened in some of the premises on New Regent Street, an historic central city shopping street. The re-opening of the street was hailed as a milestone in the revival of the central city.

The construction of a building on Manchester Street that looked half-way between temporary and permanent to accommodate high tech firms was another important step in the return of economic activity to the inner city. The temporary Anglican cathedral, dubbed ‘the cardboard cathedral’, designed by a Japanese architect Shigeru Ban, had this same ‘half way between permanent and temporary’ character. This new church was built on the site of the demolished St John’s Latimer Square in the first half of 2013 to serve the congregation of the Anglican Cathedral.

Another significant ‘temporary’ structure, in the suburb of Addington rather than in the central city, was the AMI stadium erected at Rugby League Park. How long the ‘cardboard cathedral’ and the AMI stadium will remain in use is not clear at the time of writing. Either may become candidates of structures that should be retained as reminders of how the city coped through the years of transition that followed the earthquakes themselves.

## *Remembering the Earthquakes*

The earthquakes of 2010-2011, especially the earthquake of 22 February 2011, are the most significant events in Christchurch's history since the city was founded. Following the earthquakes there has been discussion in Christchurch about how the events themselves (as distinct from the 'lost' city) should be remembered.

The discussion about how the earthquakes could be best memorialised included consideration whether there are physical traces of the destruction of the earthquakes, such as the remains or ruins of badly damaged structures, which could or should be retained. Candidates for this included a twisted footbridge over the Avon River in Avonside/Dallington (which was been removed to Ferrymead), the Roman Catholic Cathedral and Knox Church (which is, however, to be rebuilt as a functioning church). Building a physical memorial on a suitable site was considered in the city's recovery plan, but the nature of an earthquake memorial has still (in mid 2013) to be decided.

A temporary memorial consisting of rows of white painted chairs, one for each of the 185 victims of the earthquakes, was first installed on the cleared site of the Oxford Terrace Baptist Church, then transferred to another cleared corner site in the inner city.

Events in 2012 and 2013 on the anniversary date of the 22 February 2011 earthquake which caused loss of life and the most destruction, established a tradition of ritualised, community remembering of the event which is likely to continue.

There has also been a remarkable effort made to ensure that a full record of the earthquakes and their aftermath is passed on to future generations in archives and repositories. This is reflected in the number of books published and websites developed in the years immediately following the earthquakes. (These are listed in a separate section in the Bibliography at the end of this Overview.)

The University of Canterbury set up a 'CEISMIC' project to ensure a full archival record of the earthquakes and the experiences of those who lived through them would be created and preserved. The University's Quake Studies programme combined with the Christchurch Branch of the National Council of Women in a 'women's voices' project, an oral history project to record the experiences of women in the Canterbury earthquakes.

The Ministry for Culture and Heritage took a 'Quake Stories' initiative which gave those who had experienced the earthquakes and their aftermath an opportunity to create a record of their experiences which would be permanently retained for the use of people in the future wanting to understand the earthquakes and their impact on the people who lived through them.

In the years following the earthquakes a number of public displays were mounted to remind people of the city that had existed prior to the earthquakes and to portray the effects of the earthquakes on the city and its people. The displays included two using free-standing panels on Worcester Boulevard. The first was a display 'Reconstruction: Conversations on a City' organised by the Christchurch Art Gallery, which was on show from June to October 2011 and the second a display of large format images commissioned from Richard Mahoney by the Canterbury Heritage Trust, placed on show in October 2012. An exhibition on the earthquakes, mounted in 2013 in a surviving building on Cashel Street at the Re:START Mall by the Canterbury Museum, became a popular attraction.

# The Christchurch Earthquakes

## Comment and recommendations

### *I. General discussion*

The earthquakes and their aftermath have become the most significant event in the history of Christchurch since the city was founded in 1850. The experiences of Christchurch people through the period of the earthquakes themselves and the years of transition between the destruction that the earthquakes caused – of physical reminders of the city’s past and of established patterns of living in the city – and the rebuilding and long-term recovery of the city (which had not been achieved by the time of writing) have already been well recorded in a number of ways.

### *II. Relevant listings*

There are clearly no listings yet of items that will remind future residents of the city of the period of the earthquakes and its immediate aftermath. The important role one listed place, Latimer Square, played as a triage centre in the immediate aftermath of the 22 February 2011 earthquake has given further historic significance. Many surviving listed items have been visibly affected by the earthquakes. It will be important to recognise and acknowledge that the repair, reconstruction or alteration of such items have become part of the histories of those items.

### *III. Further possible listings*

It is too early to decide whether any physical features, items or places (such as the sites of the CTV and PGC buildings which collapsed on 22 February 2011) that tell the story of Christchurch’s experiences as an ‘earthquake city’ will need to be listed. But attention should be paid to the possibility that listing of such physical features, items or places may be necessary to ensure that a physical record of the earthquakes and their aftermath is retained into the future. This will need to be a separate exercise from deciding how the earthquake and its victims are to be ‘memorialised’.

### *IV. Bibliographic note*

Some of the surprisingly large number of sources already available about the earthquakes and their impact and aftermath are noted in the supplement to the bibliography at the end of this Overview.

### *V. Further research*

The effort to record the earthquakes and the experiences of Christchurch people through the time of the earthquakes themselves and their aftermath already has a life of its own. There is unlikely to be a dearth of information available to allow well-informed decisions to be made about what should be retained and possibly listed as a permanent record and reminder of the experiences of those years.

# ***THEME I: LAND AND PEOPLE***

## **Chapter 1: The site of Christchurch**

### *Before human beings arrived*

Christchurch is built on land of very recent formation. Most of it sits on the seaward edge of a plain which slopes gradually from its inland edge, against the foothills of the Southern Alps, to the coast. The plain was formed by the outwash from glaciers which were eroding the Southern Alps. One of Canterbury's major glacier-fed rivers, the Waimakariri, flows a short distance north of the city. At different times the site of Christchurch has been both far inland (when sea levels were lower during glacial episodes of the Pleistocene) and below sea level. The sea last covered the site of Christchurch perhaps 7,000 years ago. Since then sea levels have fallen slightly and gravel and other sediments have accumulated against the northern side of the volcanic hills of what is now Banks Peninsula (but was at different times in the past both entirely landlocked and an island).

The city is built on what was a mosaic of lobes of shingles deposited by the Waimakariri River, swamplands and waterways located south and east of these shingle lobes, and belts of sandhills running parallel to the coast. Two small spring-fed rivers (the Heathcote and Avon) drained the Christchurch swamplands into an estuary. North and south of the city, the Styx flows into the Brooklands lagoon and the Halswell into Te Waihora/Lake Ellesmere.

The implications for the city of large areas on which it was built consisting of former swampland lying over 'soft' or 'weak' sediments (including former beach sands) were not generally understood until the earthquakes of 2010-2011 caused widespread liquefaction and surface instability.

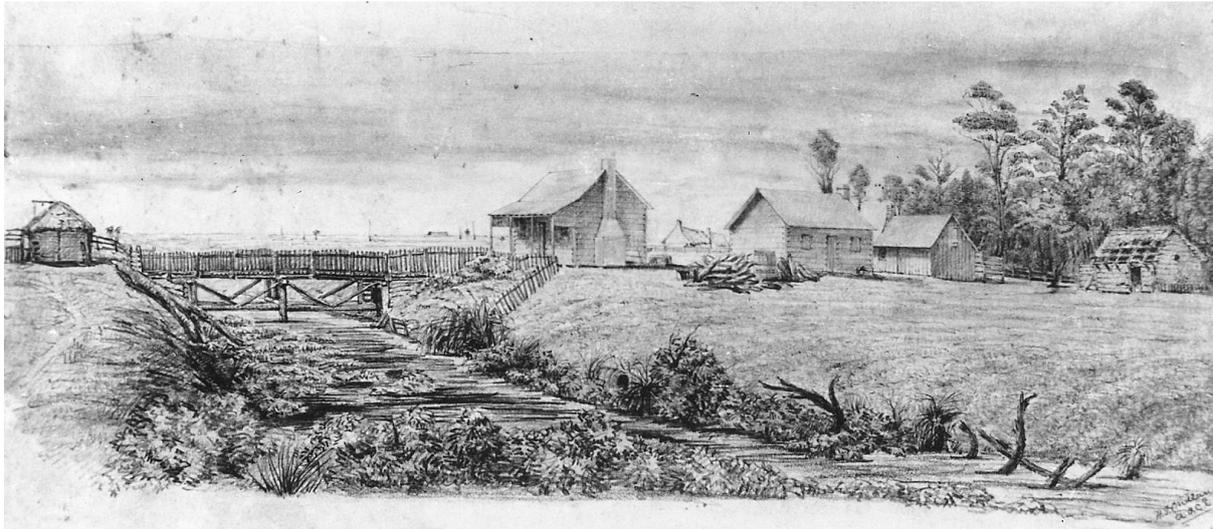
The site of Christchurch has three dominant landscape elements deriving from its geological evolution: the flatness of the plain; the moderating of the sense of expanse by the volcanic Port Hills to the south; and the distant relief to the west of the outlying ('foothill') ranges of the Southern Alps, which are snow-covered in winter.

The natural vegetation of the site was another mosaic – of swampland plants (flax and rushes), drier grasslands with shrubby vegetation (kanuka, matagouri, ribbonwood and cabbage trees) and patches of true forest, dominated by kahikatea.

Before the arrival of human beings, the Port Hills were almost entirely forested, with now extinct species – moa, the giant rail, the adzebill and Haast's eagle – all present.

### *The city's site in Maori times*

The swamplands and varied seashore (estuary, open beach and rocky foreshore) were productive ecosystems for the first Maori inhabitants of Christchurch. Early archaeological sites close to the sea suggest periodic, temporary exploitation of the area's resources. Closer to historic times there were permanent or semi-permanent settlements on the margins of the Estuary (notably at the mouth of the Otakaro/Avon) and built, like the city of Christchurch itself, on the first areas of higher, drier ground up the Avon and Heathcote Rivers.



**Hints of what the site of Christchurch was like prior to European settlement are evident in this early sketch of the Deans' brothers' farm at Riccarton. In the background, right, is part of last remaining fragment of original forest on the site of Christchurch, now known as Deans or Riccarton Bush.**

The intensive development which has transformed the site of Christchurch since 1850 means that there are unlikely to be major new archaeological discoveries which will throw further light on the Maori occupation and use of the area.

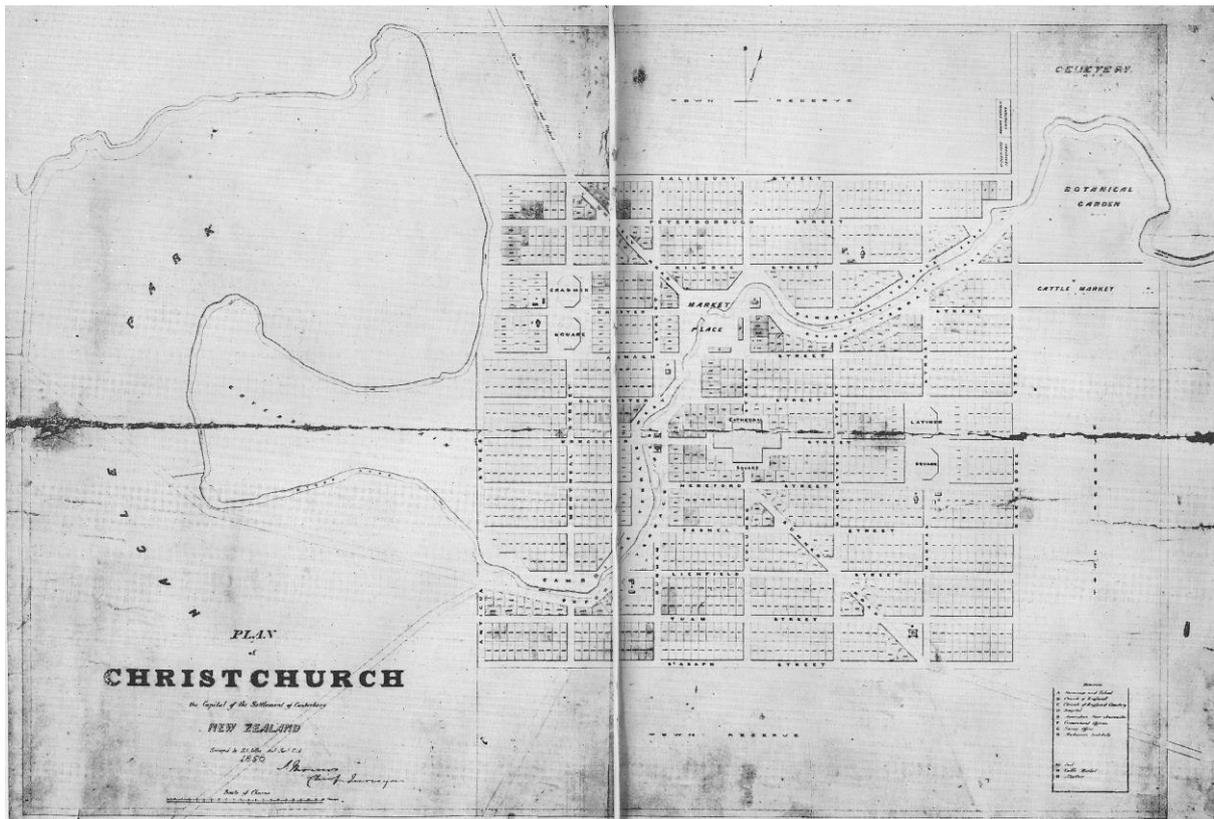
The Christchurch area had generous resources for Maori. They included eel and other fresh water species in the rivers and wetlands, flounder and other fish and shellfish in the Estuary, and birds in the patches of forests on the plains and more extensive forests on the flanks of the Port Hills. Exploitation of these resources by Maori did not significantly modify the site, except through the destruction by human-lit fires of forest on the northern flanks of the Port Hills and possibly also on the flat. These Maori fires reduced the forest cover of the Port Hills by between 30 and 50 per cent. Significant areas of the short tussock, which is now the dominant vegetation on the hills, developed in Maori times. By the time Europeans arrived the extent of forest cover on the Hills was between 15 and 20 per cent to the east and between 50 and 75 per cent to the west. Almost all the remaining forest disappeared in early European times. About 8.5 hectares of true old-growth forest remain on the hills. This drastic reduction of forest cover, and the introduction of predators, after the arrival of Europeans led to the rapid local extinction of such species as kiwi, kakapo, tui, kaka and native bats.

### *Thomas's choice of a site for Christchurch*

The site of Christchurch was probably traversed or visited in the 1830s or even earlier by whalers using the bays and harbours of Banks Peninsula. A first attempt to settle on the plains was made in 1840 by a party which landed at the whaling station at Oashore. They established a farm at Putaringamotu (later Riccarton), on drier ground to the west of the site later chosen for the capital of the proposed Canterbury Settlement. This pioneering party soon abandoned their venture. The Deans brothers established their farm at the same location in 1843 and were the only permanent residents on the site of Christchurch until 1850. Their farming operations had little impact on the site beyond the immediate vicinity of their farm.

The 'Port Cooper Plains' were considered as a site for a European settlement prior to 1848-49, but remained largely empty of Europeans until they were selected in 1848 as the site of the Canterbury Settlement. When the plains were considered as a site by those planning the Nelson and Otago

settlements, the problem of access between the plains and ‘Port Cooper’ (Lyttelton Harbour), the scarcity of timber and the extent of swampland were considered serious obstacles to settlement. In 1848, the Canterbury Association sent out Captain Thomas, accompanied by surveyors, to select and prepare a site for settlement. Thomas originally placed the principal town of the proposed settlement at the head of Lyttelton Harbour, but when he realised there was insufficient flat land there to meet the Canterbury Association’s requirements, he relocated Christchurch to where he had previously placed a town called ‘Stratford’ at a point on the Avon where those coming up the river first encountered slightly higher, drier ground. This left Christchurch with the problem of access to its port which was not adequately solved until the rail tunnel was completed in 1867. It also left the original settlers of Christchurch with the two other problems which had dissuaded those looking for a site for the Nelson and Otago settlements from choosing the Port Cooper Plains – the lack of timber and extent of swampland.



Thomas’s plan for Christchurch (laid out by the surveyor Edward Jollie by March 1850) was the ‘standard’ rectangular grid of colonial settlement (adopted for ease of survey and to facilitate land sales). Thomas did not allow Jollie to include crescents to provide variety, but the Avon River ran eccentrically across the site. Two diagonal streets (High Street/Ferry Road leading to Ferrymead, Heathcote and Sumner, known originally as the Sumner Road, and Victoria Street/Papanui Road leading to the Papanui Bush) also broke the regularity of the grid. At the very centre of the city was a ‘Square’ (actually cross-shaped) intended as a grand centre for the city and the site of the proposed cathedral and grammar school. East and north-west of the Square were two more ‘squares’ (actually oblongs) which were placed in a symmetrical relationship to the diagonal line of the Avon running in a north-easterly direction across the city.

The grid was laid out originally between Salisbury Street to the north and St Asaph Street to the south and between Barbadoes Street to the east and Rolleston Avenue/Park Terrace to the west. Between Salisbury, Barbadoes and St Asaph Streets and (respectively) the North, East and South Town Belts

was land with-held from immediate sale which was, however, sold off by the Provincial Government in the 1850s. The streets of the original grid were mostly projected out to the Town Belts, across the area initially reserved from sale, but the street system is less systematic between Salisbury Street and Bealey Avenue, Barbadoes Street and Fitzgerald Avenue and St Asaph Street and Moorhouse Avenue than it is in the area within Salisbury, Barbadoes and St Asaph Streets.

The names chosen for the streets of the inner city almost all commemorate the English colonial origins of the settlement, but further out there are some streets with descriptive names which recall original features of the site which have long since disappeared.

West of the grid a large area was reserved as Hagley Park and a Government Domain. Parts of Hagley Park were subsequently allocated for the use of the Hospital, and of the Government Domain for the Museum, Botanic Gardens and Christ's College, but the presence of a large area of public open space (comprising both Hagley Park and the Botanic Gardens) close to the city centre has had a profound effect on the character of Christchurch and the lives of its citizens.

Although the ideals of the Canterbury Association harked back to an earlier, even mediaeval, England there is little about the layout of the city which reflects these ideals. Christchurch is from this point of view unmistakably a mid-19th century colonial town with a layout similar to that of towns laid out during the westward expansion of the United States, which owed their form in turn to Roman precedents.

Even allowing for the irregularity of the Avon River and the terraces on each of its banks and for the two major diagonal streets, Christchurch is the clearest example in New Zealand of a town laid out in a 'classical', grid plan. One other notable example of the use of such a plan was the plan drawn for the town of Britannia at Petone by the New Zealand Company surveyors, but the plan was not executed. Thomas himself, in 1840-41, had helped with the survey of the town of Petrie (now Whanganui) which is another example of a New Zealand Company town plan based on the classic grid.

The exigencies of their sites meant that New Zealand's other major early settlements, Wellington, Auckland and Dunedin, all developed more haphazardly than Christchurch. Plans were prepared prior to settlement for Auckland, Wellington and Dunedin, but it was only on Christchurch's flat, expansive site that a regular grid was a feasible plan.

Prior to the earthquakes of 2010-2012 there had been minor modifications of the original layout of the city, for example by the closing off the stretch of Victoria Street across Victoria Square and up to the corner of Kilmore and Durham Streets. These minor modifications did not, however, significantly alter the perception of Christchurch as a city laid out on a grid.

### *Making the site suitable for a city*

The site on which Thomas placed Christchurch was conveniently level but was low-lying, poorly drained and subject to a major hazard – flooding from the Waimakariri River – which was only recognised some years after Christchurch had already developed into a substantial town. This was the only serious natural hazard threatening Christchurch recognised for many years. By the end of the 20<sup>th</sup> century scientists were aware of the existence of faults in the base rock underlying Christchurch and had warned that areas of the city would be prone to liquefaction in a major earthquake, but these hazards were not widely known about among the general public. The common belief was that Wellington was at far more serious risk from earthquakes than Christchurch.

But the first version of this Historical Overview, written in 2005, noted that 'Though it is far from major active faults (the Alpine fault is well to the west and the Hope and other North Canterbury

faults well to the north), Christchurch is considered to be at relatively high risk from earthquakes. They have occasionally caused minor damage in the city. Making the city safer against earthquake risk led to significant modification of older buildings in the 1970s.’

This comment reflected the existence of reports which identified some (but not all) of the underlying faults responsible for the earthquakes and aftershocks of 2010-2012 and which warned of the earthquake risk to Christchurch. These reports had been taken into account by some officials and others prior to September 2010 (notably those responsible for ensuring the city’s electricity distribution system would survive a major earthquake) but the city’s general population did not for the most part even know about them.

An inconvenience as well as a hazard of Christchurch’s site was that after heavy rain surface water accumulated in lower-lying parts of the town. The surface water was a hazard because it was a major reason for Christchurch’s poor health record in its early days. The contemporary theory that the ‘deleterious effects of miasma’ caused disease may have been incorrect, but stagnant water, in ‘miniature lakes and dirty puddles in every one of our streets’, and overflowing cess-pits contributed to the prevalence of water-borne diseases in the city’s first three decades.

Some attempts to improve drainage of the site were made by the Provincial Government and by the City Council in the 1860s and early 1870s, but drainage of the site was only properly taken in hand after the Drainage Board had been set up in 1875-76.

The threat posed by the Waimakariri was brought home to the city by the flood of 1868 when water from the Waimakariri entered the headwaters of the Avon and flowed through the central city. Works were put in hand along the southern bank of the Waimakariri after the 1868 flood. Prior to that flood there were two branches to the lower Waimakariri, with the north branch flowing round the north side of Kaiapoi Island. Improvement of these flood protection works which began in the 19th century continued well into the second half of the 20th. The river was eventually confined (notably by Wright’s Cut of 1930-31) to a single, more-or-less straight course to the sea. The last break-out of the Waimakariri River in the vicinity of Christchurch occurred in 1957. The last major flood protection scheme was completed in 1989.

On the coast, Sumner suffered from local flooding problems, aggravated by spring tides. After serious encroachment by the sea in the 1950s and early 1960s, a protective wall was built right around the Sumner beach, from Cave Rock to Scarborough. This was supplemented by major stormwater drainage work undertaken by the Drainage Board. The South Brighton Spit, built up after World War II, is considered to be at risk from extraordinary sea events, including tsunami.

The site chosen for Christchurch has a reasonably benign climate but is subject to winds. The hot, dry nor’-wester can blow with ferocious strength, as it did in August 1975. In February 1973, a record temperature of 41.6 degrees centigrade was reached during a nor’-wester. Strong cold southerlies occasionally bring snow to the city – there were significant falls in 1918, 1945 and 1992. (The city’s immediate post-earthquake woes were intensified by a July 2011 snow storm that caused significant damage to trees and was described as the city’s worst snow storm in 15 years.) The prevailing easterlies sometimes cover the city with cloud and drizzle. Rainfall is relatively low, but can fall with sufficient intensity to cause local flooding. The easterly wind especially, but also the windiness of the site in general, has affected patterns of development in Christchurch, strengthening a tendency, driven by desires for privacy and security, to protect dwellings with plantings and with relatively high fences. The horizontal nature of the site, coupled with the prevalence of winds seems to have strengthened the wish to create a sense of protection and enclosure afforded by fenced gardens. The easterly, coupled with the relatively open and exposed beach from the South Brighton Spit to the mouth of the Waimakariri, also explains why, in contrast especially with Auckland and Wellington, Christchurch in a sense turned its back on the sea.

## *Residual landforms and vegetation*

In the course of draining the city, forming roads and building the site of Christchurch has seen significant surface modification. Traces of old irregularities in the ground surface do, however, remain, as creases running across North Hagley Park, as sandhills in Linwood and, in the heart of the city, as the depression in the St Michael's Church grounds which is all that remains of an old watercourse that caused endless trouble in the city's early days.

Of the vegetation typical of the city's original swamps only very small areas survive. The largest such area, Travis Swamp (purchased by the county council in the 1990s to avoid subdivision), is highly modified but being restored to something closer to its original condition. There are other small remaining or restored wetlands at Bexley, by Humphreys Drive, at the Brooklands lagoon and in the Cockayne Reserve.

On the northern slopes of the Port Hills only tiny, vulnerable fragments of native bush remain, but there are somewhat larger areas on the western flanks of the Hills. The tussock which replaced the original forest in Maori or pre-Maori times is still well represented on the Port Hills. An area of dry plains grassland is being preserved at McLean's Island.

The most remarkable survival of original vegetation is Riccarton Bush, a remnant (less than half) of the patch of swamp forest beside which the Deans, the first permanent settlers on the site of Christchurch, established their farm in 1843. Since the remnant was given to the city by the Deans family it has been administered by a Trust. Though the bush is highly modified, management plans now call for it to be restored to closer to its original condition. The bush is an 'island' in an urban landscape now heavily dominated by introduced species such as oaks, limes, willows, poplars, Tasmanian blue gum, pines (radiata and maritime), macrocarpa and the like. The planting of these trees gave parts of Christchurch a quasi-English character.

In the late 20th century, a new focus on retaining what was left of the City's natural heritage and on replanting with native rather than exotic species became evident in the city's management of many public open spaces. This practice was not entirely new in the late 20th century. In 1864, the commissioners appointed to direct the development of the Domain accepted an offer from a gardener living in Governors Bay to supply native shrubs for planting in what became the Botanic Gardens. In 1904, the city's Reserves Committee passed a resolution that a small native section was to be planted in each of the parks under development at the time. Such sections were duly planted in Linwood Park, St Albans Park, the Addington Recreation Ground and Sydenham Park.

There were a number of specialist nurseries in Christchurch growing native plants through the second half of the 19th century and the first half of the 20<sup>th</sup> and there has been a native plant section of the Botanic Gardens for more than one hundred years. The scenery preservation movement of the early 20th century, which had some impact in Christchurch, tended not to discriminate between natives and exotics, but in the 1970s the Beautiful New Zealand programme used only natives. In the 1970s, the City Council adopted a city-wide native planting regime which was applied in respect of new and necessary replacement plantings in reserves, parks and cemeteries throughout the city.

The new focus on restoring native vegetation in parts of Christchurch was evident in plantings along the river banks, of the Avon in particular, and in the purchase by the City Council of Travis Swamp (which had been zoned for housing since the 1970s). The switch to greater use of natives in planting public open spaces was resisted by some who felt the city's true identity was reflected in its plantings of English and other introduced species of trees.

The City Council also through the years, particularly after the Christchurch Civic Trust had created the Mount Vernon park, purchased relatively large areas of tussock land and regenerating native bush on the Port Hills, to provide recreation areas and a natural landscape backdrop for the city. These purchases were also intended to limit the expansion of housing further up the Port Hills.

### *The impacts of the earthquakes*

The earthquakes of 2010-2011 alerted the people of Christchurch to a natural hazard of the site of the city which had not previously been widely recognised. The existence of active faults in the basement rocks underlying the recent sediments on which the city had been built was known to scientists and had been acknowledged in several technical reports and in documents prepared to assist with city planning. These documents included a 1991 paper on 'The Earthquake Hazard in Christchurch' (Elder et al.). Further reports appeared in the 1990s and early 2000s, culminating in two reports in 2005 – an Institute of Geological and Nuclear Sciences report on estimated damage and casualties from earthquakes affecting Christchurch and an Opus study on earthquake hazard and risk assessment for Christchurch. These were the first documents to consider the risk of damage and loss in the city resulting from earthquakes in a comprehensive manner. Subsequently the National Institute of Water and Atmospheric Research and the Institute of Geological and Nuclear Sciences initiated a RiskScape project but the project was not pursued vigorously. Although these studies identified an earthquake hazard, the Institute of Geological and Nuclear Sciences, prior to September 2010, continued to rate Christchurch's seismic risk as low.

The city's history of minor earthquakes had been recorded in works on the city's history (including the original version of this Overview) without the possibility of further or major earthquakes being acknowledged. The popular perception was that Christchurch was at less risk from earthquakes than other places in New Zealand, especially Wellington.

The earthquakes also made the people of Christchurch aware of an additional hazard (to surface flooding) arising from the fact that parts of the city had been built on former swampland and on loosely consolidated sedimentary deposits. This was the hazard of liquefaction, which after the major earthquakes and aftershocks covered many city streets and properties with fine grey silt, initially damp but eventually drying to dust. In the most severely affected areas the liquefaction of sub-surface sand and silt rendered the areas unsuitable for rebuilding.

The almost complete clearance of buildings from the inner city has had the potential to blur the regular grid of the original layout of the city within Barbadoes, Salisbury and St Asaph Streets and east of the line of Antigua Street, Rolleston Avenue and Park Terrace. The possibility that the grid might be compromised led to its being defended in some post-earthquake planning documents (notably the City Council's Draft Central City Plan) as a major reminder of the city's past, once the majority of inner-city buildings had been demolished. The grid street pattern was identified as the longest lasting European heritage feature of the city, following the destruction of the earthquakes and their aftermath. The 1850 plan was described as an essential part of Christchurch's identity and character. The Draft Central City Plan therefore spoke of 'strengthening' the grid and emphasised that the city's pre-earthquake layout was typically colonial, but also 'relieved' by the river, the two diagonal streets and the existence of generous, formal open spaces. The survival of the inner city's network of established parks, historic squares, mature trees and open riverbanks was identified as an important continuity between the city of the past and the rebuilt city of the future. The implication was that in the rebuilding of the city, its original grid should be preserved and the character of its existing open spaces, which was not seriously harmed by the earthquakes, should be protected. (The Draft Plan also noted practical reasons for retention of the grid, especially avoiding the need to remove or replace the few surviving buildings and street-based infrastructure or to tamper with existing property rights.)

But other post-earthquake planning documents (notably the Central City Development Unit's plan for the central city) proposed changes in the inner city's layout and the placement of major new facilities which blurred or compromised the historic grid and the existing character of the city's public open spaces. This tension has not, at the time of writing (July 2013) been resolved.

# Chapter 1: The site of Christchurch

## Comment and recommendations

### *I. General discussion*

The site of Christchurch has been very significantly modified from its ‘natural’ state especially since the arrival of Europeans. The major modifications have been the almost total elimination of wetlands and the almost complete displacement of native by exotic vegetation. (By contrast, native vegetation (bush) remained a more conspicuous element in Dunedin and Wellington and to some extent Auckland landscapes.) Nevertheless, the main elements of the wider landscape – the Port Hills and the more distant foothill ranges of the Southern Alps – remain and descriptions of the way views of the hills and the ranges visually modify the flatness of the site from the earliest days of European settlement remain true today, even allowing that the site is no longer bare, treeless and exposed.

The original grid lay-out and disposition of open space in the central city remained remarkably intact up to the time of the earthquakes, despite such minor changes as the creation of pedestrian precincts and the road closures associated with the building of the Town Hall and its neighbouring hotel and the redevelopment of Victoria Square. The almost complete clearance of the inner city following the earthquakes made the existing grid street pattern disappear visually in large parts of the city.

The post-earthquake rebuilding of the inner city may result in significant modification of the grid and alteration of the visual character of the inner city. The rebuild may also result in changes to the historic roles of various public open spaces in the area. The need to retain at least parts of the historical character of the inner city’s lay-out and disposition of public open spaces should be taken into account when modifications to the grid and of the size and character of public open space in the inner city are being contemplated.

### *II. Relevant listings*

Surviving patches of original vegetation and original landforms or surface features have been recognised in various ways by City Council agencies. The relic native forest ***Riccarton (or Deans) Bush*** is a listed heritage item and protected by its own Act of Parliament. The relic ***native forests on the Port Hills*** and the ***Travis Swamp*** (and several smaller surviving areas of wetland of which the Travis Swamp is representative) are protected through being reserved and managed according to plans that acknowledge their historical importance as the last surviving reminders of the original vegetation of the site of Christchurch.

### *III. Further possible listings*

The statement in the original Overview that surviving landforms and surface features (such as the ***Linwood sandhills*** and the ***St Michael’s gully***) do not appear to enjoy any form of protection remains correct. They are described in some written sources and remain visible. The opinion expressed that it would probably be difficult to protect such features through listing also remains valid, although the St Michael’s gully could be protected as part of the setting of the Church and School. The strategy (followed so far in only a limited way) of listing the settings or surroundings of heritage buildings, could, as a general practice, be used more widely. The existence of these surviving landform or

surface features should be brought to the attention of those planning the rebuilding of the inner city to ensure they are not, through ignorance, obliterated.

Less tangible aspects of the site – notably the importance of views and glimpses of the Port Hills and the foothill ranges from city streets and open spaces – would be almost impossible to protect by listing, but their importance needs to be recognised and acknowledged in some formal way. The clearance of much of the inner city has created opportunities to enhance the views from different parts of the city of the Port Hills and the more distant foothill ranges of the Southern Alps.

That the form and banks of the Avon River are an important cultural heritage landscape is discussed later in the section on public open spaces.

Because the protection of relic landforms and surface features and of distant views of the Port Hills and mountains (which are crucial to the city's special 'sense of place') may not be able to be addressed satisfactorily through any listing process other techniques and processes will have to be applied in these cases. They should, as a minimum, be identified and recognised in some way so that through regulatory or non-regulatory methods or some combination of the both they are preserved. The possibility of listing and protecting by rules in the City Plan surviving 'original' land surface features (which could easily be eliminated overnight by site development works) should be investigated.

The historic *Waimakariri flood protection works*, though partly outside the city's boundaries, are important to the story of the city's site and its modification.

Evidence of *early stormwater drainage works* – original ditches or modified natural waterways, culverts and subsurface drains, outlets for drains or piped natural streams – remains. But what actually does remain of historically important stormwater drainage works appears not to have been systematically investigated or protected in any way.

As work to repair the city's damaged infrastructure got under way after the earthquakes, the possibility that work could damage surviving old drainage works was brought to the attention of SCIRT. The possibility that the remedial work will uncover or reveal traces of early drainage works which have not previously been known about has also been drawn to SCIRT's attention.

The City Council's heritage team should follow up their alerting SCIRT to the heritage features that exist in road reserves and the possibility that previously unknown historic drainage works might be revealed by ensuring SCIRT advises it of heritage features identified in the course of its work and by monitoring the protection and preservation of the most important of those features.

#### *IV. Bibliographic note*

There is information on the site of the city and its modifications dispersed through several sources. Among the most useful of these are:

*The Natural History of Canterbury*; Wilson, *Swamp to City*; Ogilvie, *Pioneers of the Plains*; Amodeo, *Forgotten Forty-niners*; Wall, *Botany of Christchurch*

The bibliography also lists the several sources which relate to the botany and management of Deans Bush.

## V. *Further research*

There are no serious gaps in the information available in reasonably accessible sources which pertain to the nature of the city's site and its modification. There is information about what the earthquakes have revealed about the underlying geological structure of the site of Christchurch in the sources listed in the supplementary bibliography, about the earthquakes themselves and their aftermath.

## Chapter 2: The People of Christchurch

### *Maori*

Early archaeological sites at Redcliffs and on the shores of the Estuary, particularly near the mouth of the Avon River, provide evidence that Maori frequented the Christchurch area in the earliest years of Maori occupation of New Zealand, seven or eight hundred years ago when moa were still hunted.

The area would certainly have been known to subsequent Maori iwi – Waitaha, Ngati Mamoe and Ngai Tahu – but Christchurch gains a history (as opposed to an archaeological and traditional past) only with Ngai Tahu. Tracks crossed the country on which Christchurch was later built, which lay between Ngai Tahu's largest pa, just to the north, at Kaiapoi, and the centres of population on Horomaka (Banks Peninsula) and around Te Waihora (Lake Ellesmere). The Rapaki Track follows the line of a principal Maori route from the plains to Whakaraupo (Lyttelton Harbour).

On the swampy area of plains now occupied by Christchurch, which would have been rich in food and other resources for Maori, there were pa or kainga at the Barbadoes Street bridge (the pa of Tautahi, the Ngai Tahu chief whose name is part of the now commonly accepted Maori name for Christchurch, Otautahi) and a pa called Puari on, approximately, the site now occupied by the city's Courts. There were urupa near St Luke's Church and on the site of the former Public Library.

The margin of the Estuary and the mouths of the rivers which flow into it were important food-gathering places. Early Europeans reported middens and the remains of eel weirs and other structures at the mouth of the Avon. A pa known as Te Kai o te Karoro, associated with extensive middens, was located in what is now the South Brighton Park.

These known sites of Maori occupation and activity share a common feature that they are concentrated near water, either the rivers which flow across the site of Christchurch or the estuary or sea at South Brighton and Redcliffs.



**Since the 1950s, Rehua Marae has been a focus of Maori life in Christchurch. On one of her last visits to the city, Queen Elizabeth II visited the marae.**

the area were well established. The site was included in the Kemp Purchase of 1848. When reserves for Ngai Tahu were being set aside subsequent to this purchase a small area on the north side of the Estuary was set aside as a reserve. This reserve was obliterated when the oxidation ponds of the sewage treatment works were built. There were no other reserves made in Christchurch, those nearest

There are strong Maori traditions associated with the Port Hills. The Maori names of many of the hilltops and outcrops of the Port Hills are still known though not in common use. There was known to be a pa from at least Ngati Mamoe times near the top of Mount Pleasant (Tauhinu Korokio).

When European settlement began, the site of Christchurch seemed to the settlers to be uninhabited, although, significantly, the Deans brothers 'legitimised' their farm at Riccarton by leasing the land from Maori so ownership and use rights to

to the city being at Tuahiwi (north of the Waimakariri River) and at Rapaki (on the shores of Lyttelton Harbour).

A customary right to camp in Little Hagley Park when coming to Christchurch to trade fell into disuse. When the claim to the area was revived in the second half of the 20th century, the right was exchanged for a site in Bromley on which the Nga Hau e Wha Marae was built.

In the third quarter of the 20<sup>th</sup> century a significant internal migration, of Maori from the North Island, raised the percentage of Maori in the city's population, but never to the level reached in North Island cities. The migration was fostered by the establishment of Maori trade training schemes in Christchurch. (This topic is discussed in the section on the city's population.)

### *Early European settlers*

The first Europeans to see and travel across the site of Christchurch came after sealers, flax traders and whalers began frequenting the bays of Banks Peninsula. The first small settlements were tiny groups at shore-whaling stations, followed by the French and few German settlers at Akaroa in 1840 then a few predominantly British farming settlers elsewhere on the Peninsula. Apart from the Deans brothers and their predecessors at Putaringamotu (Riccarton), there were no permanent European settlers living on the site of Christchurch until the Canterbury Association settlers arrived at the end of 1850. Several



**Deans Cottage, Riccarton, is a reminder of the earliest permanent settlement by Europeans on the site of Christchurch.**

early European travellers and explorers called at Riccarton between 1843 and 1850. One of the Deans' dwellings of the 1840s remains on the edge of the Riccarton Bush (a short distance from its original site), along with the substantial house which the Deans built later (in several stages, beginning in the 1850s). Farm buildings from the later 19th century stood on the grounds of Christchurch Boys' High School until the earthquakes of 2010-2011.

### **The Canterbury Association settlement**

The first significant influx of European settlers were the more than 3,000 individuals who came to New Zealand under the auspices of the Canterbury Association. The early development of Christchurch was profoundly influenced by the ideological belief in the role of the city held by those who founded and supported the Association. A large, vigorous urban centre was thought necessary to serve as a civilising centre for the surrounding farming community.

The settlement of Canterbury was one of a number of private company immigration schemes in New Zealand. Others include the New Zealand Company settlement of Wellington in 1840 inspired by

Edward Gibbon Wakefield, the famous theorist of colonisation who, with John Robert Goldey, was principally responsible for the Canterbury settlement. Wanganui, Nelson and New Plymouth were also established by the New Zealand Company in the early 1840s. Dunedin was established as a Scottish Free Church settlement in 1848, the year in which the Canterbury Association was founded and began planning the Canterbury Settlement. The planned settlements at both Christchurch and Dunedin were based on New Zealand Company models. Of all the New Zealand settlements which Wakefield had a hand in founding, Christchurch came closest to his ideal of transporting a cross section of English society to a new land.

After the Canterbury Association was formed in 1848 by Godley and Wakefield, it gained support from clergy of the Church of England, including the Archbishop of Canterbury, and other members of



**The statue of John Robert Godley in Cathedral Square is a reminder of the Canterbury Association origins of Christchurch. The statue was damaged in the earthquakes but is to be reinstated.**

the English elite. Godley arrived in Lyttelton as leader of the new settlement in April 1850. He spent two years in New Zealand, acting as a de facto governor of Canterbury in that period. The first four ships carrying immigrants arrived in December 1850. Within a year, a further 15 ships had arrived, bringing the population of the settlement to more than 3,000. The last of the Canterbury Association immigrants arrived in 1853.

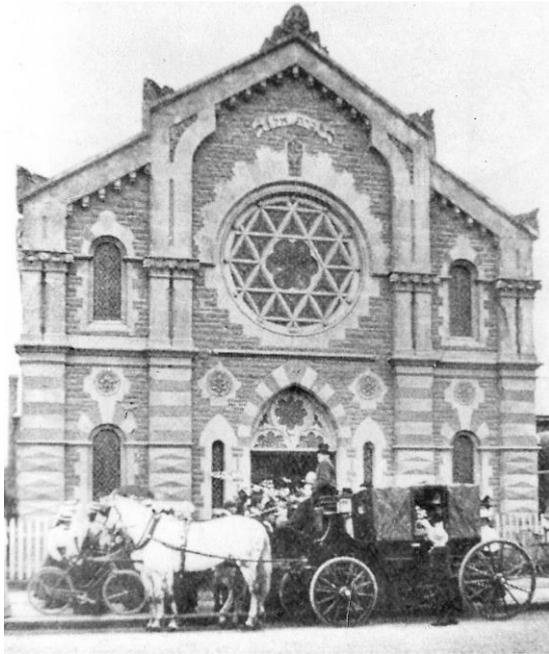
Though extensive pastoralism developed on the Canterbury Plains and in the high country soon after organised European settlement began, most of the Canterbury Association settlers set up homes in or about Lyttelton and Christchurch. Lyttelton was slightly older than Christchurch, but was eclipsed by Christchurch before the end of the 1850s. The Canterbury Association settlers came predominantly from southern England, with smaller numbers of Scots, Irish, Welsh and English from other parts of England. Most of the immigrants assisted to come to New Zealand by the Canterbury Provincial Government in the 1850s and 1860s were also drawn from England.

In the 1860s, Christchurch's southern rival, Dunedin, grew rapidly in population and became more diverse ethnically as a result of the Otago goldrushes. Although the West Coast was originally part of Canterbury, the West Coast goldrushes did not have the same impact on Christchurch. Hokitika had closer links with Melbourne than across the alps with Christchurch.

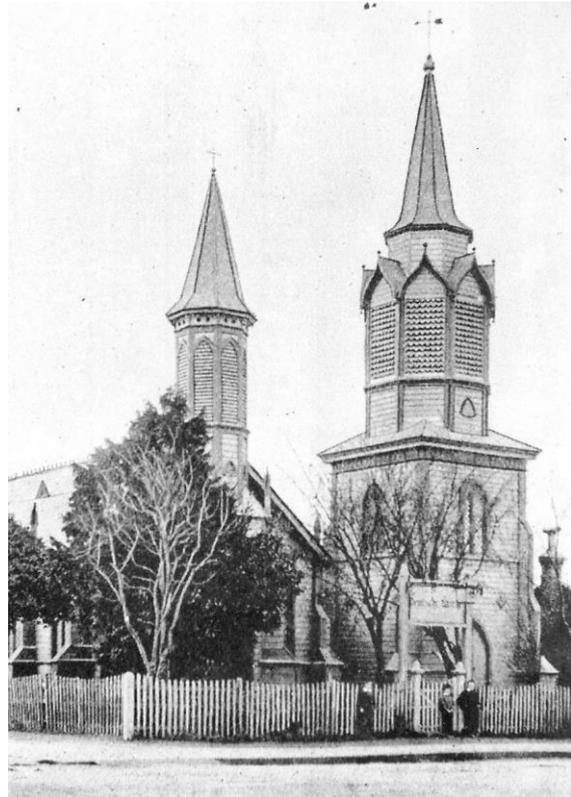
### *Later 19th century immigrants*

In the 1870s, Canterbury gained a significant influx of the Government-assisted immigrants of the Vogel era. In 1874, however, Christchurch was the smallest of the original 'four main centres', with only 14,270 inhabitants, compared to Dunedin's 29,832, Wellington's 15,941 and Auckland's 27,840. These Vogel-era immigrants were still overwhelmingly British, and still predominantly English, though there were also sizable numbers of Scots. Christchurch had fewer Irish than Auckland, but enough came that one of the few episodes of civil disorder in Christchurch erupted in 1879 between Roman Catholic and Protestant Irish.

The Welsh and Scots among the British immigrants thought themselves distinct enough from the English majority to establish societies in which their distinct identities were celebrated. These societies continued to be active right through the 20th century and the Caledonian is one of the strongest and most active of Christchurch's 'ethnic' societies in the early 21st century.



**Two buildings, both demolished years ago, which were evidence of ethnic diversity in 19th century Christchurch were the Jewish Synagogue, above, and the German Church, right.**



By 1900, the population of Christchurch was still overwhelmingly British. The tiny non-British minorities included a few Chinese who had come to Christchurch from the West Coast and Otago goldfields. There had been enough Jews arriving in the 19th century (from Britain and from Continental Europe) for a congregation to be formed in the 1860s. There were small Maori populations near Christchurch in Tuahiwi, Rapaki, Little River and Taumutu, but their presence in the city was negligible. When Maori performers were needed for the 1906-07 Exhibition in Christchurch they were ‘imported’ from the North Island. The 1926 census recorded only 144 Maori living in Christchurch. That same census recorded only 235 Chinese, 50 Indians and 13 non-Maori Polynesians. Between 1918 and 1926, 35,000 new settlers made their homes in Auckland compared to 9,000 who came to Christchurch.

Canterbury remained the most Anglo-Saxon-Celtic of all New Zealand regions. Christchurch always had larger numbers of people of different nationalities and ethnicities than rural Canterbury, but until the late 20th century had smaller and fewer non-European immigrant communities than North Island New Zealand cities. There are no groups in Christchurch’s history comparable to say the Scandinavians of the Wairarapa and Southern Hawkes Bay, the ‘Dalmatians’ of Northland, or, somewhat later, the European refugees who made such a difference to Wellington in the years before, during and immediately after World War II or the Pacific Islanders and then Asians who in the later 20th century, profoundly altered the character of Auckland.

### *Greater ethnic diversity*

Christchurch’s population remained predominantly British in origin through the first half of the 20th century. Only after World War II did this begin to change, though not to the extent the situation changed elsewhere in New Zealand. A few of the ‘displaced persons’ who arrived in New Zealand after the War from such countries as Latvia and Greece settled in Christchurch. In the 1950s, a Dutch

community established itself with the large Dutch immigration of that and the following decade. A small number of Hungarians arrived after the 1956 uprising in that country. A Russian Orthodox church opened on Brougham Street in 1963. A Greek Orthodox Church was also established in the city. After the 1973 coup in Chile a small Latin American community became established in Christchurch.

One of the most striking features of Christchurch's post-war population growth was the increase in the number of Maori living in the city. In 1926 only 144 Maori were living in Christchurch. Their post-war increase in numbers was partly a result of more Ngai Tahu choosing to live in Christchurch than in the 'traditional' Maori communities elsewhere in Canterbury. It was also a result of some of the young Maori brought to Christchurch from the North Island for trade and other training schemes deciding to stay and settle in the city. Rehua Marae (where a meeting house was opened in 1960) developed out of a Methodist trade training hostel. Other Maori came south to work in industries traditionally staffed by Maori, especially freezing works. Groups with iwi identifications other than Ngai Tahu became established in Christchurch. In 1996, 7 per cent of the city's population was Maori, compared to 14 per cent for the country as a whole.

By the 1960s there were also enough Pacific Islanders living in Christchurch to form Pacific Island congregations. These churches continued to flourish through the remainder of the 20th century.

But by the 1970s, Christchurch was lagging far behind Auckland in attracting immigrants from countries other than Britain. In 1976, 24 per cent of the population of Auckland was foreign-born, but only 13 per cent of the population of Christchurch were not New Zealand born.

In the 1990s, people of various Asian nationalities became a more obvious presence in Christchurch, adding new strands to the previous history of Chinese in the city. By 1996 people of Asian birth made up 4 per cent of the city's population (almost as many as the combined number of those born in Canada, the United States, Europe and South Africa). The 'Asian presence' was noticeable in the inner city partly because of the number of young people coming to the city to study. Avonhead was where the greatest concentration of Asians settled. In the 1990s too a small Somali community became established after numbers of Somali refugees were admitted to the country. A small Egyptian Coptic community has also become established. Small numbers of Iraqis and Iranians have arrived from the 1990s on. By this time there was already a mosque on Deans Avenue serving the city's Muslims, opened in the mid 1980s.

### *The impacts of the earthquakes*

Up to the time of the earthquakes of 2010-11, the trend in Christchurch towards greater cultural diversity continued. The earthquakes seem not to have altered that trend. But there may be long-term effects on the size and composition of the city's population as a result of the earthquakes. Whether in the long term the city's population will drop (as a result of established residents deciding, for a wide range of reasons, to leave the city permanently) or rise (as a result of people deciding to settle in the city because of the economic prospects arising from spending to rebuild the city) is not yet clear. In the absence of any reliable data on the effect on the city's population of the earthquakes, the City Council, when preparing its Draft Central City Plan, used the population and demographic forecasts of the pre-earthquake Urban Development Strategy.

At the time of writing (June 2013) the data is not yet available to substantiate firm conclusions about the demographic impact of the earthquakes on Christchurch. The rebuilding of the city is expected to lead to an increase in the city's population. In the middle of 2012 more people were leaving than arriving in the city, as the post-earthquake exodus of residents continued. By the middle of 2013,

however, more people were arriving in the city than leaving and this trend was expected to continue for some time, though it was uncertain when new arrivals would peak.

There was a substantial immediate post-earthquake 'exodus' from the city. The pattern of EFT/POS transactions suggested that as many as 80,000 people left the city in the months following September 2010 as further earthquakes and aftershocks occurred. The exodus probably reached a peak in the weeks following the 22 February 2011 event. It is not clear, however, how many of those who left the city in 2011 and 2012 will return (or may have already returned) and how many will become long-term 'exiles' from their home town. Nor is yet clear how many people have left Christchurch, or will leave it, because of delayed effects of the earthquakes, perhaps particularly the sense that the city people many people grew up in and were familiar with no longer exists.

Nor is it yet clear to what extent the 'exodus' of people from Christchurch (both temporary and permanent) has been (or will be once the rebuilding of the city gets properly under way) counter-acted by the influx of people attracted to the city by the opportunities afforded by the rebuilding of the city. These newcomers to the city appear to be of varied origins and ethnicities.

In the middle of 2013 it was noted that Filipinos (who had been coming to the Canterbury before the earthquakes mainly as nurses and dairy farm workers) had become the main ethnic group among new arrivals to the city (though Britain and Ireland combined still provided more new arrivals than the Philippines).

The new arrivals will probably not significantly alter the composition of the city's population and the balance of ethnicities, although the likelihood that the newcomers will be generally younger than the established residents who have decided to make permanent homes elsewhere could affect the age structure of the city's population. It became a matter for conjecture in 2013, as the rebuilding of the city appeared to be about to get under way, how many of the workers who come to the city for the rebuild will stay permanently.

Less tangibly, the fact that the newcomers (whether they are here just for the years of the rebuild or stay permanently) who will take the place of departing residents lack the historic and family connections with the city of many of those who have left could have a significant effect on the life of the city.

# Chapter 2: The People of Christchurch

## Comment and recommendations

### *I. General discussion*

Christchurch's population has, for the full span of the city's history, been markedly more British, and more English, than the populations of North Island cities. Its population has been closer, in composition, to the populations of smaller towns and rural areas. Nevertheless, there have been persistent, small, ethnic 'minorities' living in Christchurch. These have included, from the 19th century, small numbers of Indians and Chinese and equally small numbers of non-British Europeans. There are references to many of these non-British communities scattered through the literature on the city. Systematic study of the ethnic composition of Christchurch's population (based on census data) remains to be done.

### *II. Relevant listings*

The ***Moa Bone Point Cave at Redcliffs*** appears to be the only Maori archaeological sites listed. The cave was closed for public safety reasons prior to the earthquakes and whether there has been rockfall within the cave that would impair its heritage value is not known. ***Rehua Marae*** appears to be the only place relevant to later Maori history of Christchurch already listed.

Association with ethnic groups, whether the non-English British groups (Scottish, Welsh and Irish), non-British European groups or non-European groups was apparently not, prior to the earthquakes, a criterion in the selection of places for listing, with the sole exception of the ***Caledonian Hall*** on Kilmore Street. The loss of this sole listing that had obvious ethnic significance gives the recommendations below concerning places associated with various ethnic groups added relevance. ***St Andrew's Church*** (now at Rangi Ruru School), already listed, has become a focus for celebration of Scottish history and tradition.

### *III. Further possible listings*

The second cave of archaeological and historical significance at Redcliffs, ***Moncks Cave***, is already registered by the Historic Places Trust but should also be listed by the City Council.

A method of dealing (for purposes of protection and public education) with known traditional sites such as the pa ***Otautahi*** and ***Puari*** which are unlikely to have any archaeological remains needs to be developed. The site of the riverbank pa or kainga in Opawa needs to be given greater prominence.

Maori, like the European settlers after them, planted trees to mark locations and routes and investigations should be made to establish whether any of these still survive.

In association with the listing of the caves at Redcliffs, the ***Redcliffs Flat*** area around the Redcliffs School should be considered for listing. The flat was the site of a moa-hunter camp and it is believed

that archaeological material remains in situ across undisturbed parts of the flat. The flat lies between the Moa-bone Point and Moncks Caves and the area may lend itself to protection as a heritage precinct or landscape.

*Te Rangimarie Centre* should be considered for listing, in addition to Rehua Marae, because of its importance in the lives of many Maori residents of Christchurch in the second half of the 20<sup>th</sup> century. So should *Nga Hau E Wha Marae* and possibly Maori *kura* which have played important roles in the Maori cultural renaissance in the city.

*Boundaries* (including ditches and banks to keep out animals) of gardens, farms and nurseries, parks may survive all across city. It may also be possible to identify in parts of the city that had once been its rural fringe remnant shelter belts that delineated the boundaries of paddocks, orchards and market gardens.

Early European as well as Maori created ‘location markers’, including trees and cairns. These ‘markers’ should be identified and some possibly listed. Early, and later, commemorative trees may also need to be recorded as evidence of the interests and concerns of the city’s European settlers.

The clear need to focus on identifying places associated with different ethnic groups, as provided for in the Council’s significance criteria, remains following the earthquakes, though it may be more difficult to meet because of post-earthquake demolitions and other changes. This applies to buildings and sites associated with

- the ‘sub-groups’ of 19th and 20th century British immigrants
- the small 19th and early 20th century Chinese and Indian communities
- the post-World War II migration of Maori into Christchurch
- the post-World War II non-British migrant groups, from the European displaced persons through to the Somali refugees

The *Salvation Army property at Poulson Street*, Addington still needs (following the earthquakes) to be examined for anything that remains from the years it was the site of the city’s immigration barracks.

Some of the buildings at *Wigram* used for the reception of post-World War II migrants may remain. Following the amalgamation of Banks Peninsula District with Christchurch City, sites connected with the arrival and reception of immigrants such as Camp Bay, Quail Island and the surviving immigration barracks at Takapuneke near Akaroa came within the city’s boundaries. Although these places are outside the geographic boundaries of this Overview, they need to be taken into account when deciding what buildings or sites within metropolitan Christchurch should be considered for listing or recognised in other ways.

#### IV. *Bibliographic note*

The only substantial publication on any Christchurch archaeological site is Trotter’s booklet on the Redcliffs caves.

Ngai Tahu have undertaken extensive mapping of sites of significance to iwi. The information has not yet been made freely or widely available in printed or other form but should be accessible when the possibility of listing, or recognising in other ways, further pre-European sites or features is under consideration.

O’Keeffe’s report on the Heathcote Valley includes data on a range of archaeological sites in that area.

The books by Harry Evison provide information about the nature of Maori occupation of the area that became Christchurch. There is also a useful City Council leaflet covering the Maori heritage trail.

No comprehensive study of different ethnic groups in Christchurch has been made, but there is some information in some of the general histories, notably Eldred-Grigg’s *New History*.

## V. *Further research*

The recommendation in the original Overview that field research needs to be done to identify archaeological sites has been largely overtaken by the number and range of archaeological investigations and excavations undertaken on cleared sites since the earthquakes. The need now is to absorb and use in interpretation and education the considerable new information that has resulted from these investigations and excavations.

The original Overview recommended that further research into the broader cultural landscape associated with the Deans Estate should be undertaken to identify all surviving associated structures, significant planting, modifications to landscape and fence lines that relate to the farm. A series of individual places related to the city’s first farm were included in the schedule, (Deans Cottage and Riccarton House, the Riccarton Bush, and farm buildings now forming part of Christchurch Boys’ High School) but given the significance of this estate, investigation of the cultural landscape of the farm estate as a whole is warranted. This study could be expanded to identify further early farms now within suburban areas. This recommendation remains valid although the loss of the farm buildings at Boys’ High has limited the opportunity to present the original Deans farmstead as a more or less intact cultural landscape.

Many aspects of the history of immigration into Christchurch and of the community lives of the smaller ethnic groups have yet to be studied. The basic census data about the composition of the city’s population needs to be compiled as a preliminary step to being able to identify sites and buildings associated with each group. An oral history project to get information from the (most now elderly) people who arrived in the immediate post-World War II years and from more recent refugee and immigrant group arrivals would be a useful supplement to the relatively scant written records available about these groups. Specific questions would need to be asked about places and buildings important in the lives of members of each of the groups.

## ***THEME II: INFRASTRUCTURE***

### **Chapter 3: Transport**

#### *Between city and port*

Though close to the sea, Christchurch is an inland city and (unlike New Zealand's other three 'main centres') is separated from the port at which its first European settlers arrived and through which flowed the exports and imports that were the lifeblood of Christchurch industry and commerce.

The first transport 'problem' that had to be solved if Christchurch was to thrive was access to the port, Lyttelton, from the city. Captain Thomas had begun to form the Sumner Road to provide a route for wheeled traffic from Lyttelton to Christchurch before the Association settlers arrived, but had been forced to suspend work when money ran out. With the arrival of the Association settlers imminent, he had a track formed over the hills immediately behind Lyttelton to Heathcote. It was called a Bridle Path and was negotiable by horses, but most of the settlers walked. The Rapaki Track (the Maori route to the settlement of that name on the shore of Lyttelton Harbour) was also used by the settlers to cross the Port Hills between Lyttelton and Christchurch. After the Sumner Road was completed in 1858, use of the Bridle Path and Rapaki Track diminished, though they remained the quickest and fastest routes on foot between port and town. The notorious zig-zag near the top of Evans Pass, on the Lyttelton side, was not eliminated until 1920 but after 1858 wheeled traffic could make the journey between Lyttelton and Christchurch with relative ease.

The settlers who walked over the Port Hills sent their heavy baggage round to Christchurch by sea, in boats small enough to cross the Sumner bar and navigate the shallow Estuary and Avon and Heathcote Rivers. The Avon was navigable – just – as far as 'The Bricks' by the Barbadoes Street bridge. (The site is marked by a riverbank cairn.) Most freight was taken up the lower Heathcote to the Ferrymead, Steam (about where the Tunnel Road crosses the Heathcote) or Christchurch (by the Radley bridge) wharves. Christchurch Quay, the earliest, opened in late 1851. The Ferrymead Wharf, built to serve the Ferrymead railway, dates from 1863. There was a regular service by steamer from Lyttelton to Ferrymead by at least 1858. Evidence remains at Ferrymead of this use of the lower Heathcote, but not at the sites of the other wharves on the lower Heathcote, though their sites have been marked by bollards.

The practice of bringing goods round from Lyttelton by boat into the lower Heathcote contributed to the construction of Christchurch's (and New Zealand's) first public steam railway. The line from the South Belt to Ferrymead was opened in 1863. Most of this line became part of the line between Christchurch and Lyttelton. The short spur that linked the Ferrymead wharf to the Christchurch to Lyttelton line became redundant with the opening of the Lyttelton rail tunnel in 1867 and was finally closed in 1877. The solution to the problem of linking Christchurch to its port, of constructing a rail tunnel beneath the Port Hills, was a bold one for a small colonial society. The tunnel was one of the most significant achievements of early New Zealand engineering. It was the first tunnel in the world through the wall of an extinct volcano, New Zealand's first rail tunnel and for many years its longest. Construction began in July 1861 and the tunnel was opened in December 1867. The tunnel eliminated the need to use small vessels coming into the Estuary to get goods to and from Lyttelton.



**The entrance to the Lyttelton tunnel is visible in the background of this early photo of the Heathcote railway station.**

The Estuary, however, continued to figure in the story of port facilities serving Christchurch until the 20th century. Some were sure the difficulties of access between Christchurch and Lyttelton and the shortcomings of Lyttelton as a port could best be overcome not by improving facilities at Lyttelton and upgrading transport links between city and port but by creating a 'Port of Christchurch', by dredging the Estuary and building a new port. The proponents of this scheme continued to press their case into the early years of the 20th century.

The last chapters in the story of access between Christchurch and Lyttelton were not written until

the second half of the 20th century. The long-mooted road tunnel was finally opened in 1964. The tunnel administration building, designed by Peter Beaven, was a key building in the development of the 'Canterbury style' in New Zealand architecture.

Prior to the building of the road tunnel an oil pipeline had been built over the Port Hills, along, roughly, the line of the Bridle Path, to a tank farm in Heathcote. Later a natural gas pipeline was built across the Port Hills, taking a route from Lyttelton to Rapaki then over the hills.

(Although Christchurch and Lyttelton are interdependent, economically and socially, the port was under a separate local body jurisdiction until the amalgamation of Banks Peninsula with Christchurch in 2006.)

When Christchurch was founded, canals were still an important part of Britain's transport system. A wide reserve for a canal was set aside running from the Estuary to the Avon at Avonside, above the river's lower meanders. This is the line of Linwood Avenue. Other canal reserves were also surveyed, including one linking the headwaters of the Heathcote and Halswell Rivers. No canals were ever constructed. The excavated waterway down the canal reserve beside lower Linwood Avenue is a later stormwater drainage outlet.

### *The age of rail in Christchurch*

Though canals were still in use in the Britain from which Christchurch's first large group of organised settlers came, by 1850 Britain was well into the railway age. The building of the lines to, first, Ferrymead and then Lyttelton was followed by the construction of railway lines to the south, west and north. These lines linked Christchurch to its expanding farming hinterland and also provided long-distance links between the city and other parts of New Zealand. The lines also served a limited role as commuter lines (see below) and played a role in the recreational lives of residents of Christchurch.

The line south (built initially on the wider provincial gauge) was completed to Selwyn by 1867 and to Rakaia by 1873. The line (on the narrower gauge adopted nationally) reached Ashburton in 1874, Timaru in 1876 and provided a through route to Dunedin by 1878. The north line reached Rangiora by 1872 and Waipara by 1880. From Waipara the line was extended north-west to Culverden and then Waiiau, and north to Parnassus, but the through route to Picton via Parnassus and Kaikoura was not completed until 1945. The line west (which left the south line at Rolleston) reached Springfield in the 1880s, but there was no through connection to the West Coast until the opening of the Otira Tunnel in 1923. Coal and timber came from the west; newspapers were sent west.

The building of a South Island rail system centred on Christchurch helped cement the city's position as the economic and social 'capital' of Canterbury and much of the rest of the central and southern South Island. Ports at Timaru, Port Chalmers and Bluff never challenged Christchurch's supremacy in the South Island, though in recent years Port Chalmers has rivalled Lyttelton.

Christchurch acquired new rail stations in 1877 and again in 1960, the latter ironically just as passenger train travel was in near-terminal decline. (After serving for some years as the city's Science Alive centre, the building was demolished after the earthquakes.) Though a motor bus service to Timaru began in 1904, road challenged rail for passenger transport beyond Christchurch only after private cars became commonplace in the years after the end of World War II.



**Christchurch's 1877 railway station in the early years of the 20th century.**

Trains also played an important role in the working and social life of Christchurch itself. Although trains were used far less by Christchurch commuters than commuters in Auckland or, particularly, Wellington, commuter trains did run on the line to Lyttelton until 1972 and out to Rangiora on the north line until 1976 (though from 1967 there was only one return train per day). Until 1954, there was a station at the Riccarton Racecourse and race trains were an alternative way of reaching the races to trams from the Square. There was also a platform at the Addington Show Grounds allowing people to travel to the annual shows by train. Until travel by car became common, farmers and their wives came into Christchurch by train for sale days (the saleyards were close to the Addington station) and to shop or for professional services. For many years, children travelled into Christchurch by train for their secondary schooling. Trains were used to escape the city. Excursion trains took hundreds of city people to Caroline Bay and Arthur's Pass. Firms and churches used trains for their annual picnics. At the time of the International Exhibition of 1906-07, a temporary railway line was built across Hagley Park from the north line to the exhibition site on the Park Terrace side of the park.



**Christchurch once had a number of suburban railway stations. Only one remains. The Hornby station burned down in the late 20th century.**

The main rail corridor – the line south and the line to Lyttelton forming a continuous through route – ran east to west across the southern side of the central city, with the city's station situated on this corridor, some distance from downtown. The line to the north left this through line at Addington; there was no direct through connection between the lines north and south until a new passenger station was built at Addington in 1993. The existence of this corridor had a significant effect on the

physical development of Christchurch. Along the rail corridor were marshalling yards and goods sheds in the vicinity of the station, the Addington railway workshops to the west and the Linwood locomotive depot to the east.

The building of the new railway station at Addington (on former railway workshops land, right next to the water tower which is the sole reminder that the workshops ever existed) and the transfer of all rail passenger services from the imposing station on Moorhouse Avenue was a striking physical reflection of the changed status of rail travel in the city.

The closure of the central city station and the Addington workshops and the consolidation of marshalling yards at Middleton, combined with the closure of the Addington saleyards, opened the way for zoning changes over large areas of former railway land along the main rail corridor in the central city and beyond. New business and residential development on the land vacated by the railways became possible.

The development of the rail corridor and the industrial and railway-related workshops, buildings and other structures (including the gasworks established in 1863) along the corridor had a profound impact on the structure of the city. As the rail network expanded an increasing population of workers settled nearby to the south of the station, to form the district, later borough, of Sydenham. Industrial development occurred in Addington and Woolston, and Moorhouse Avenue became the centre of large stores and factories.

That the main railway station was relatively distant from the central city was the spur to the building of the first tram line, opened in 1880, which linked the station to the central city (see below).

### *Road links out of Christchurch*

As with railway lines, main roads leading north, west and south linked Christchurch to its agricultural hinterland. But until the mid 20th century these roads were less important than railway lines as links between Christchurch and other parts of the country. The roads to the south and west diverged at Upper Riccarton. (When St Peter's Church was built in the resulting gore, this junction became known as Church Corner.) Subsidiary routes to the south which tied outlying farming districts to the city led down Springs Road into the Ellesmere district and down Lincoln and Halswell Roads to Banks Peninsula.

The road north led out to Papanui where again two roads diverged. Harewood Road was an important access route to the Oxford district, by way of fords across the Waimakariri River. This ceased to be a main outlet when the Waimakariri was bridged between Belfast and Kaiapoi in 1858. The construction of that bridge ensured that the road which diverged from Harewood Road at Papanui would become the 'Main North Road'.

This pattern of main road outlets from Christchurch was set early on and has been subject to only minor later modifications. A motorway was built north from the northern side of Belfast crossing a pair of new bridges over the Waimakariri River in the late 1960s as part of the northern motorway to bypass the bottleneck of the existing two-lane Waimakariri bridge on the Main North Road. Congestion on Riccarton Road, which led to the main roads south and west, prompted the transformation of Blenheim Road, which ran parallel to Riccarton Road a little to the south, from a country lane running through farmland which was used as a stock route to a four-lane highway lined with commercial and industrial premises. This improvement of Blenheim Road, planned since the 1930s, was completed by 1957.

Under the National Government which came to power in 2008 a renewed emphasis on road construction has seen the southern motorway extended and a western corridor upgrade commenced. Work on both these projects continued without significant interruption from the earthquakes.

### *Long-distance bus services*

Christchurch's position at the focus of main road routes in the central South Island made it a centre for long-distance bus services in the region. One local company, Days Motors, ran buses on medium-distance routes into the Ellesmere district and out to Darfield. Days Motors was eventually taken over by Midland Motors, which had services to places like Oxford, Lake Coleridge, Darfield, Springfield, Whitecliffs and Hororata. It also

ran local services to Harewood and Burwood and to Templeton before the city bus services were extended into these areas. In 1952

the company introduced a service to Dunedin. Midland Motors also ran sight-seeing tours (notably along the Summit Road) and excursions (to many destinations, including Lake Ida for ice-skating in winter). The Midland Motors' later terminals were on Lichfield Street, about where the temporary bus exchange was located after the earthquakes.

The other 'main player' in providing long-distance bus services was the Road Services of New Zealand Railways. Based for many years in a former garage on Victoria Street (on the site now occupied by the casino), Road Services ran buses to Akaroa, the West Coast, Hanmer, and on the main roads north and south. In the 1990s, most long-distance bus services were replaced by smaller, more flexible shuttle-bus services.

### *Other links to the rest of the country*

Associated with railway lines as a link to the rest of the country was the inter-island ferry between Lyttelton and Wellington. A scheduled service began on the run in 1895 and continued until 1976. For the first two-thirds of the 20th century, the ferry was important in Christchurch life. It was the usual way by which people from Christchurch travelled to the North Island. People from the south and west generally travelled by train to Christchurch and on to Lyttelton to catch the ferry. This linkage gave Christchurch station an important place in the national transport system – and its dining room a 'captive' clientele as people waited for the boat train to take them to Lyttelton or the express to take them further south.

Christchurch Station and the Port of Lyttelton lost this importance in the national transport network with the inauguration of the roll-on roll-off ferries between Picton and Wellington, the improvement



**For many years most long-distance bus services left Christchurch from the NZR Road Services depot on Victoria Street. The Casino now occupies the site.**

of the highway between Christchurch and Picton and the proliferation of private cars and increasing use of trucks to carry goods which had previously been carried by train.

### *Air travel*

The demise of the Lyttelton to Wellington ferry resulted from not just improvements to main roads and increasing use of the private motor car but also from the growing popularity of air travel. Of Christchurch's two airports, Wigram was primarily an air force base and is discussed in chapter 29. The City Council decided to purchase land for a municipal airport at Harewood, north-west of the city, in 1935. Other sites, including one in Linwood, had been considered (with proximity to a rail station then considered desirable by some). The use of the Estuary as a sea-plane base was also discussed in the 1930s, but unlike Wellington and Auckland, sea-planes played no part in Christchurch's transport history.

In 1936, United Airways began inter-island air services. The airport was officially opened in 1940. Shortly afterwards, it was taken over by the government for the duration of the war as an air force base (see chapter 29). After the war, the airport reverted to civilian use and in 1950 was designated New Zealand's first international airport.



**The terminal at the Christchurch airport, designed by Paul Pascoe, as first built.**

route from the airport right into the edge of the central city. The creation of such an entry route, from the airport to the north-western corner of Hagley Park was first planned by Waimairi County (later District) in the 1950s.

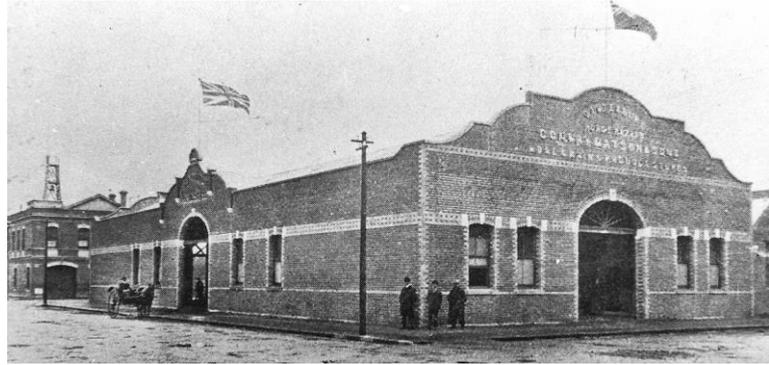
The most important step in the steady expansion of the airport was the replacement, in the 1960s, of the old wooden terminal building by a modern terminal designed by Paul Pascoe. This terminal was subsequently greatly extended before being replaced by an entirely new terminal in progressive stages of airport development. Burnside Road, leading to the airport, was upgraded in 1959 and renamed Memorial Avenue. The widening of Fendalton Road, completed in 2004, along with the earlier improvement for traffic of Hagley Avenue, gave Christchurch an attractive and efficient

### *The era of horse transport within Christchurch*

For the first 50 years of the city's life, the people of Christchurch walked, rode horses or rode in horse-drawn vehicles. (In the earliest years, while the roads remained particularly bad, bullock teams were also used for heavy haulage.) The hey-day of the horse lasted from approximately 1870 to 1910. A wide range of horse-drawn vehicles plied Christchurch streets. Some were for hire. A cab stand was established in front of the City Hotel, at the High Street 'triangle' in 1863; a year later eight licenses were issued under the new City Council's first Hackney Carriage Ordinance. A horse-drawn omnibus began running to Sumner in 1858.



**Right: The Conway Matson and Sons' Canterbury Horse Bazaar building survived until the earthquakes.**  
**Above: Inside the building in 1903.**



Keeping the horses fed was a major preoccupation of those who provided passenger and freight services using horse-drawn vehicles. Hagley Park and other open spaces in or close to the city were grazed and were sources of hay or wet grass which were taken to stables. Oats were grown on farms around Christchurch and cut to chaff which was transported in sacks.

Many different sorts of buildings and structures were associated with reliance on horses for transport. They included stables (both public stables and smaller structures associated with private homes or hotels), the premises of horse traders (some of which were large buildings) and the premises of the saddlers, farriers and blacksmiths, which were the horse-age's equivalent of service stations and car workshops. Hitching posts were provided in front of public buildings and commercial premises. Horses were generally taken to drink or to be washed down in the Avon River at recognised watering places.

In the first decades of the city's life, when travel beyond walking distances was by riding horses or riding in horse-drawn vehicles, milestones were placed on primary routes throughout the city.

The early roads were poorly formed and surfaced – dusty in summer and muddy in winter. They generally lacked side-channelling. One of the first tasks the newly established City Council took up in 1862 was improving the city's streets, using horses and carts and wheel-barrows. Gravel was initially sourced from local pits for road surfacing. Levelling of streets, especially the filling of gullies and depressions, contributed to the smoothing out of the original land surface of the city. Wooden culverts and stone gutters and kerbs were formed. Some use was made of rectangular cobbles to surface heavily used stretches of road. A council yard was established at the corner of Worcester Street and Oxford Terrace, where the statue of Captain Scott now stands. Later the council established a yard (with, initially, stables) on Montreal Street. Later again it moved its main yard to Milton Street in Sydenham.

A particular problem Christchurch faced was bridging the rivers, particularly the Avon which flowed at an angle across the centre of the city. The necessary bridges were built through the 1850s and 1860s. A footbridge was built at Worcester Street in 1852 and the first cart bridge on the Whately Road (now Victoria Street) in the north-western corner of Market Square in the same year. By 1862, there were also foot or one-way cart bridges at Armagh (west), Montreal, Hereford and Gloucester Streets and two-way cart bridges at Colombo and Manchester Streets. In 1864, the original wooden bridge on the Whately Road was replaced by the city's first masonry and iron bridge. Subsequently, other early wooden bridges were replaced by either larger wooden bridges or masonry and steel structures. Later again, reinforced concrete bridges replaced the second-generation bridges at many of the crossings of the Avon.

Several bridges were also built across the Heathcote. The first two bridges at the river's mouth were a swing then a lift bridge (to allow for the passage of ships up the river).

Asphalt came into use, initially for footpaths, in the late 19th century. Some streets had been cobbled prior to the use of sealing. Stone was also used for edging streets and forming gutters. When concrete came into use for streets edging and guttering, a deep, dish-shaped gutter became the norm. Subsequently these deep gutters have been replaced on most city streets by flat concrete gutters terminating in a low curb.

### *Trams and buses*

The first ‘revolution’ in transport in Christchurch came with the construction of the city’s first tramways in the 1880s. In 1880 itself, the Canterbury Tramway Company opened the first steam tram line between the Square and the railway station. By the year’s end the line ran between Sydenham and Papanui. In 1882 the first horse-drawn tram line opened. (Some trams remained steam-hauled, but horse power was cheaper on shorter, lightly used lines and to some extent supplanted steam power.) Tram lines reached Addington station and Woolston by 1882; by 1887 these lines had been extended to the Addington Showgrounds and Sumner respectively. New Brighton was linked to the city by tram by 1887, using the Corporation and New Brighton Tramway Company lines which met in Linwood. The Corporation line had been built out as far as the Linwood Cemetery, but a tramway hearse service never became popular and the tram hearse built to run on the line was scarcely used. There was a tram service to North Beach by 1894.



**One of Canterbury's early tramway companies had its shed right on Cathedral Square.**

These early steam- and horse-drawn trams were important in the city’s development. Travel over some distance became affordable even to people of modest means. They could now live at greater distances from their places of work. The introduction of trams spurred peripheral residential growth in Christchurch. Because the tram lines all radiated from the Square, they also had a centripetal effect. It became easier to get into the central city for shopping and entertainment. Although the peripheral ‘villages’ and shopping centres along Ferry Road (Woolston), Colombo Street (Sydenham), Riccarton Road (Lower Riccarton) and Papanui Road (St Albans, now Merivale) and elsewhere in the city remained important, it is no accident that the years that trams were a key part of the city’s transport system coincided with the years the central city drew its largest numbers of people from the suburbs, to work, shop or seek entertainment or other social diversions.



**The hey-day of the electric tram in Christchurch. Trams in Cathedral Square between the two world wars.**

In the early 20<sup>th</sup> century, a Christchurch Tramway Board (later Christchurch Transport Board) was formed to take over the various company and city lines and to extend and electrify the entire system. After electric trams were introduced in 1905, the city’s tramway system grew significantly. The Board built a large power station and car shed on Falsgrave Street (between the eastern end of Moorhouse Avenue and the railway corridor). The first electric

trams ran on 5 June 1905. By 1914, the tramway system had reached its maximum extent – 53½ route miles. In addition to the termini reached in the horse and steam tram age, trams ran by that year to Riccarton, St Albans Park, Cranford Street, Spreydon, Fendalton, St Martins, Opawa, Northcote, Dallington and Cashmere Hills. The system was the largest in New Zealand, but because Christchurch was so dispersed and settled so lightly (it had a much lower population density than Auckland, Wellington or Dunedin, largely because of the abundance of flat land) the Board had to try to make the system pay with fewer passengers per route mile than other New Zealand tram systems. Nevertheless, between the wars only the bicycle competed with the tram as the way most people of Christchurch moved about the city. Tram shelters were erected along many routes and the tram shelter in the middle of the Square – where all the lines converged – became the subject of controversy. The city had a single trolley-bus line, from the Square to North Beach, which was discontinued in 1956. The tram cars themselves were initially imported from Britain and the United States, but later a Christchurch firm, Boon and Co., manufactured cars for the city's system.

By the end of World War II, the tram system was badly run down and facing competition from the private car. The Transport Board decided to scrap the trams and base the city's public transport system on diesel buses. The Board had begun using buses on some routes (to Bryndwr and Hornby and between central and south Brighton) in the 1920s. The last tram ran in 1954. There are still some tram lines buried deep in some roads and they can be seen on the pedestrianised Victoria Street Bridge. The buses followed, generally, the same routes as the trams, though as the city expanded at its edges the routes to the north, west and south-west were extended steadily further and further out.



**The point of transition: an old electric tram and new diesel bus at the Falsgrave Street depot.**

All the routes continued to run through the central city until 1999 when the Orbiter service was inaugurated to link suburban malls and other destinations so that those using public transport no longer had to travel into the inner city and out again to move perhaps just a short distance round the circumference of the city. Even after the inauguration of this service, the city's public transport system remained overwhelmingly radial, centred on downtown, although this no longer reflected the patterns of movement and living of most Christchurch residents who used their private cars rather than the buses. The Square retained its role as the central node of the public transport system, even after it was remodelled and partly pedestrianised in the early 1970s, until the bus transfer station was built on Lichfield Street. This significantly shifted much inner-city activity to the south in the very first years of the 21st century.

Immediately before the earthworks changes to the routing of buses saw the first break with an almost exclusively radial transport system. The new routes linked suburbs on the edges of the cities without passing through the central city. But prior to the earthquakes, most bus routes continued to cross the inner city.

Although the old tram car shed and power station were demolished, the Transport Board maintained its presence in that south-eastern sector of the inner city by establishing its bus depot between Ferry Road and Moorhouse Avenue. The depot remained in use even after the Transport Board was abolished in 1989. After the abolition of the Transport Board the Regional Council (later called

Environment Canterbury) became responsible for organising the city's public transport, contracting with a number of operators to provide services.

### *The bicycle*



**Two cyclists share Hereford Street with early cars in the years between the two world wars.**

The bicycle has a special place in the history of Christchurch's transport system. The first velocipedes appeared in the late 1860s and the first safety bicycles in the 1880s. The first cycle track across Hagley Park was formed in 1897. Through the years between about 1900 and 1950 those Christchurch people who didn't take the tram to work probably biked. People also biked to social events like dances, many parking their bikes in Crooks cycle storage facility, which used a token system to ensure people reclaimed the right machine. There were also cycle storage facilities at the main railway station, used by Lyttelton watersiders who lived in Christchurch, who would bike to the station and take

the train to Lyttelton. The station's cycle storage facilities were also used by trampers and mountaineers who used trains (the 5.30 p.m. Perishable and the early morning *Press* rail car as well as regular passenger services) to reach the mountains of Arthur's Pass National Park.

It was customary also for schoolchildren of all ages to bike to school and long bike sheds were a feature of all school grounds (with what happened 'behind the bike sheds' part of the child-lore of growing up in Christchurch). The city gained a reputation, which was probably correct, for having more bicycles per head of population than any other city in the world with the possible exception of Copenhagen. The popularity of cycling in Christchurch stemmed, of course, from the fact that the city is mostly flat, which means cycling is easy. The manufacture of bicycles was an important Christchurch industry. The last of the earlier cycle manufacturing enterprises closed in the 1950s, but in the late 1960s the manufacture of bicycles in the city was revived by Healings which was a significant city business for several years. The manufacture of bicycles in the city is also referred to in chapter 13. Bicycle repair shops were found throughout the city – every suburban shopping centre of any size had at least one 'bike shop' which sold new and second-hand bicycles but were primarily repair shops.

Cycle use went into steep decline with the proliferation of the private motor car (see below). In 1959 there were still 90,000 bicycles in the city, but it was noted that while children were still riding bikes to school, adults were increasingly using cars. Subsequently the practice of children biking to school largely ceased.

Christchurch still has more cyclists (absolutely as well as in proportion to its population) than any other New Zealand city. Providing for cyclists has been a preoccupation of the City Council for two decades and defining cycle lanes on roads and building designated cycle paths is part of the Council's over-all transport strategy. Not all cycling advocates were happy with the strength of the Council's

commitment to encouraging cycling and the perception that cycling on city streets was dangerous continued to discourage greater use of bicycles.

### *The private car*



**By 1911, when this photograph was taken at the Christchurch railway station, cars were already competing with horse-drawn vehicles for space on the city's roads.**

shops attached. Specialist car repair shops also began to appear in the city between the wars. The city's first traffic lights were installed in 1930 at the corner of Colombo and Cashel Streets.

Most new and used car trading firms established premises in the central city, often in substantial buildings built for the purpose. Somewhat later two further classes of buildings resulted from the increasing numbers of private motor cars in the city. The city council's first down-town parking building was constructed on the corner of Manchester and Gloucester Streets in 1965. Another early multi-level car parking development was part of the premises of Amuri Motors on the corner of Durham and Chester Streets. Somewhat later there was a significant proliferation of new and used car yards on the southern side of the inner city, especially in the south-western sector. The increasing popularity of the private car had generally the effect of dispersing commercial activity away from the inner city (see below) but the new and used car dealerships contributed to the economic survival of the inner city, though not, in several cases, to the survival of its historic building stock. A car yard was built on the site of after the controversial demolition of the Kaiapoi Woollen Company building on Manchester Street.

By 1959 of the 500,000 trips the people of Christchurch made each week-day, 40 per cent were by car, 10 per cent on foot, one-third by bicycle and

The motor car first appeared in Christchurch in 1898. The Canterbury Automobile Association was formed in 1903 and in 1905 an 'auto gymkhana' was held at the Addington trotting grounds. Car numbers rose steadily but remained relatively low until after World War II, then expanded dramatically in the 1950s and 1960s. Before World War II a network of small service stations appeared, most of them on corner sites and most with just two or three pumps on a small forecourt. A few larger service stations were built between the wars, but into the 1960s and even later most city service stations were still relatively small, with a handful of pumps and small repair



**As use of private cars increased, the city's roads were improved to cater to the increased traffic. In the 1930s a road was built alongside the older tram track to form the McCormack's Bay causeway on the way to Sumner.**

only one-fifth by public transport. Making provision for people to journey to work by car became a key consideration for town-planners from the 1950s on. The increasing use of private cars also unshackled the need for residential developments to be at least relatively near a tram line or bus route. Areas between the older 'tramway' suburbs were filled in by new suburbs and suburban expansion began to spread well beyond the terminuses of the tram lines.

The improvement of the city's road network to cope with the increasing volume of vehicles took a particular course in Christchurch, similar to that taken in Dunedin but very different to that taken in Wellington and (particularly) Auckland. There were some minor improvements made as relief works during the depression, notably the widening of the causeway to Sumner to take road traffic and not just trams. A comprehensive motorway system was planned in the 1960s. The Regional Planning Authority released a master transportation plan in 1962 and an overseas expert reported on the city's traffic plans in 1965. The Christchurch City Council undertook a major strategic review of planning for the city's growth in 1966-67, including planning for the city's transport network.

Two major motorways, supported by expressways, were planned and were included in the 1972 Christchurch City Council planning scheme. However, only small parts of the proposed system were ever built, on the city's edges. One particular part of the proposed system – the 'road across the park' to link Fendalton Road with Salisbury Street and on to the northern motorway – aroused particularly strong opposition and influenced the 1971 mayoral election. The northern motorway was built from Belfast across the Waimakariri on new bridges and on the western side of Kaiapoi to Pines Corner. The first section of this motorway was opened in 1967. But plans to extend this motorway through St Albans to link with a motorway along the southern side of the inner city leading from Sockburn to Lyttelton were never implemented (though a large number of residential properties were bought with the motorway in mind).

When the planned motorways did not eventuate, the city's traffic problems were solved by a number of alternative solutions. In the inner city, a one-way system was introduced progressively from 1969 to 1973. It was designed to make journeys by car around and across the inner city quicker and was the first area traffic control scheme in New Zealand. In the inner city, rail overbridges were built over the rail corridor at Waltham Road, Colombo Street (in 1965) and Durham Street (in 1977). Further out, rail overbridges were built at each end of Blenheim Road. The first length of limited access expressway in the urban area was built in Addington in 1977, when Brougham Street was increased to four lanes and extended.

With the lack of money available for major public works in the 1970s, some of the major transportation proposals of the 1960s were scaled back. However, transportation planning continued for a ring-road system around the city. The ring road concept was supported politically by the various Christchurch Councils in the 1980s, as a safe alternative to constructing major motorways through areas which included some of the city's mostly older housing stock. Around the city's periphery a number a new roads were built or existing roads upgraded to create the ring roads. A key part of this ring road concept, the southern arterial from Brougham Street to Curletts Road, was opened in 1981. This southern arterial road was increased to four lanes and extended to the south-western side of Hornby immediately after the earthquakes. The project included the construction of two new overbridges, at Barrington Street and Curletts Road.

A comparable expressway on the northern side of the city, the Queen Elizabeth II expressway, was not completed until the 1990s. The eastern extension of this expressway linking the Main North Road at St Bede's to Bexley, with a new bridge over the Avon River, was not built until early in the 21st century, despite a Bexley Expressway having been included in the 1972 Christchurch City Planning Scheme.

These improvements reinforced the trend towards ever-greater reliance on the private car, which in turn contributed to the spectacular growth of suburban shopping malls one of the major attractions of

which were the extensive areas of carparking they had available. (The significant changes in the patterns of retail shopping associated with the mutually reinforcing growth of car use and suburban malls is dealt with in chapter 14.)

The historic development of the city's roading network led to a number of localities becoming identified by a particular feature of the roads in the area. In the suburbs, the two best examples of this are the Papanui Roundabout and Church Corner (Upper Riccarton). In the central city, the southern entrance to Cathedral Square is still occasionally referred to as 'the Bottleneck', even though changes to the layout and traffic functions of the Square itself have meant that the congestion which characterised this short stretch of road no longer occurs.

### *The impacts of the earthquakes*

The earthquakes of 2010-11 caused significant damage to the city's transport infrastructure. Road surfaces were disturbed, to the level of minor inconvenience in most parts of the city but to the extent that roads were virtually impassable in the areas where liquefaction was serious and underlying ground conditions resulted in surface fractures and rents. SCIRT has calculated that more than 1,000 kilometres of road (52 per cent of the urban sealed roads) needed rebuilding after the earthquakes. Most of the damaged roads were east of Hagley Park. A number of road bridges were also damaged,

After the 22 February 2011 earthquake, the closure of the central city required motorists to follow new routes and severely disrupted the city's bus-based public transport system. Congestion became common on roads such as Bealey, Fitzgerald and Moorhouse Avenues which had to carry more traffic as a result of the closure of the central city.

Disruption of road traffic continued long after the earthquakes as streets were closed or reduced to one lane in one direction as the SCIRT programme to repair or replace damaged water and sewer lines swang into full gear by late 2012. The disruption is expected to continue for several years as successive road repair projects are undertaken

The earthquakes damaged key road bridges, including nine over the Avon River east of the Fitzgerald Avenue bridge. The bridge over the Lower Heathcote River at Ferrymead had to be replaced following the earthquakes and the bridge over the Avon River on Bridge Street leading to South New Brighton, was reduced to one lane through a long period of repair. The Causeway leading to Sumner was also closed for a long period while it was reconstructed.

The road over Evans Pass was closed after the 22 February 2011 earthquake and had not been re-opened by the middle of 2013.

A footbridge over the Avon in the severely affected suburb of Avonside was dramatically twisted by the 22 February earthquake and became one of the symbols of earthquake damage. Its eventual removal did not have seriously adverse effects because most of the houses in its vicinity were red-zoned.

Public transport services were gradually restored through 2011 and 2012. In the 18 months after the 22 February 2011 earthquake, bus patronage was down by about 30 per cent on pre-earthquake levels. Initially makeshift bus exchanges were established well out from the central city, on Hagley Avenue at the Hospital Corner and towards the western end of Bealey Avenue. A new, temporary, inner-city bus exchange between Lichfield and Tuam Streets was opened once it became possible to reinstate cross-city bus routes. The exchange is temporary because a new central city bus exchange is included in the plans for the rebuilding of the central city.

The restored bus service did not follow exactly the same route pattern as before the earthquakes. Those responsible for running the city's public transport system took the opportunity to inaugurate new services and to create new 'trunk' routes which connected with less frequent 'feeder' services at key points. Suburban 'interchanges' are to be built at the points where the feeder services connect to the through, 'trunk' routes of the core network. The first of the new trunk routes was the B service between Belfast and Princess Margaret Hospital.

The city's airport did not suffer serious physical damage in any of the events of 2010-11. It was closed only briefly immediately after the most serious of the events themselves. That the airport was able to re-open quickly after the 22 February 2011 earthquake was crucial to the handling of the immediate emergency, as rescue personnel and others were able to reach the stricken city. Progress on building the new terminal at the airport was not checked by the earthquakes and the terminal was completed and opened after the major earthquakes. The last parts of the Paul Pascoe terminal at Christchurch Airport came down after the earthquakes, but not as a consequence of them. There was a significant decline in numbers of people passing through the airport in the years after the earthquakes. In the year ending June 2010 (the last full year before the earthquakes) the airport handled six million passengers. In the year ending June 2013, the number of passengers handled was 5.4 million. It is thought that a high proportion of the 600,000 fewer passengers would have been overseas tourists.

The city's port at Lyttelton was back in operation soon after each of the major earthquakes, but suffered very severe damage which, while not preventing the port from operating, will take some years and substantial expenditure to put right. Demolition material from Christchurch City was used to extend the area of reclaimed land at the port.

In the months immediately after the earthquakes, the Government pressed ahead with the Christchurch projects that were part of its 'roads of national significance' programme. This saw, notably, the completion of the southern motorway extension from Barrington Street to Hornby. Construction is scheduled to start on stage 2 of the Southern Motorway extension in 2015/2016. After the earthquakes, work was put in hand on the western corridor upgrade, the first stage of which was opened in May 2013. The upgrading of the full length of road from Hornby to Belfast is expected to be completed in 2018-2019. Plans for the northern arterial extension and Cranford Street upgrade were opened for public consultation in the middle of 2013.

Transport issues were raised in the debate about the rebuilding of the city. Advocates of light rail and of better provision for cyclists were heeded by the City Council when it prepared a transport plan. The Council's Draft Central City Plan addressed transport issues and mentioned improved cycleways and light rail. The likelihood of light rail being part of the city's future public transport system was diminished by the Government's reaction to the Draft Plan and light rail was not included in the CCDU's Christchurch Central Development Plan, which did not deal with transport issues. A separate transport plan released later by the CCDU, however, did state that consideration would be given to light rail as one of several modes of transport in the rebuilt city.

The transport implications of the decision to locate the new homes of displaced Christchurch homeowners mostly in peripheral, 'ex-urban' (from Rolleston in the south to Amberley in the north) tract housing developments became a subject of disagreement and debate in 2013. Those critical of further cementing in place a transport system based on the use of private cars by people living some distance from commercial or public facilities proposed alternatives to ongoing 'ex-urban' residential developments as the primary way in which new residents and existing residents from red-zoned areas of the city were to be housed.

As SCIRT got under way with the rebuilding of Christchurch's infrastructure, it was alerted to the possibility that its work could disturb or even destroy heritage features and archaeological sites. SCIRT was provided by the City Council's Heritage Team with a general list of the sort of non-listed heritage items that might be found in road reserves, where SCIRT was undertaking much of its work,

on both the roads themselves and the water-lines and drains beneath them. The items or features which SCIRT was asked to look out for and not damage if possible included old styles of kerbing and channelling, walls, gates and fences, bus shelters, tram tracks, drain and waterway outlets, trees, artworks, old power poles and even rubbish bins, which reflect street furniture design aesthetics of the period they were installed, for example the concrete aggregate rubbish bins placed around the city in the 1980s.

# Chapter 3: Transport

## Comment and recommendations

### I. *General discussion*

Maori trails and water routes laced the area on which Christchurch was later built, associated both with exploitation of the resources of the site itself and with travel between the pa at Kaiapoi and the settlements on Horomaka (Banks Peninsula), particularly Rapaki on the shore of Whakaraupo (Lyttelton Harbour), over the Port Hills. The important early story in the European city's transport history was the creation of efficient and economic ways of moving people and goods between the port, Lyttelton, and the town, Christchurch. The construction of the Lyttelton rail tunnel (made possible by provincial land sales, based in turn on profits from wool shipped overseas) was an achievement not matched by other early New Zealand settlements. Later Christchurch became the focus of provincial and national transport networks, rail, road and air.

Within the city the early reliance on foot and horses had given way by the early years of the 20th century to the tram car and bicycle. In the second half of the century these in turn gave way the private motor car and residual public transport services provided by diesel buses. The story of transport within Christchurch follows a common New Zealand pattern, except for the abundance of bicycles in the city through the first half of the 20th century. Christchurch's local road network needed substantially more bridges than other New Zealand cities.

### II. *Relevant listings*

Transport was one of the themes better represented than some others in the listings before the earthquakes.

For the early routes over the Port Hills and into the lower Heathcote and up the Avon there were: *'The Bricks' memorial*, the *Ferrymead wharf and railway embankment*, and *Ferrymead House*. All were mostly unaffected by the earthquakes, though the future of Ferrymead House is uncertain at the time of writing (mid 2013). The later links between Lyttelton and Christchurch were represented by the *Lyttelton rail tunnel portal* and the *Lyttelton road tunnel control building*. The road tunnel building was demolished over some protest after the earthquakes.

Some of the now very few relics of the age when horses dominated transport in and beyond the city were listed. They included: the *Victoria Square watering ramp*, the *horse auction (bazaar) building*, the *Canterbury Club hitching post*, the *saddlery building*, Upper Riccarton and the *Daresbury stables*. The horse auction building and the Daresbury stables were demolished after the earthquakes. *The High Street triangles* which have been listed were important in the days of travel around the city by horse and cab.

Rail transport was relatively poorly represented by the former *main railway station*, the *Papanui railway station* and the *Addington workshops water tower* even before the former main railway station was demolished after the earthquakes. (The Lyttelton rail tunnel portal is mentioned above.)

The single tramway-associated listing is the *Redcliffs passenger shelter* which survived the earthquakes.

Roading was represented by the *Armagh Street kerbstones* and by a number of *bridges* (*Antigua Street, Armagh Street, the Bridge of Remembrance, Gloucester Street, Helmores Lane, Victoria Street* and *Colombo Street*). The *Halswell quarry* was an important source of road metal. None of these were lost as a result of the earthquakes though the Helmores Lane bridge was closed after the earthquakes and has an uncertain future.

There are several buildings associated with aviation at *Wigram Aerodrome* all of which survived the earthquakes. Also at Wigram is the *Kingsford Smith landing plaque*.

The *Bell's Motorworks building* on Lichfield Street, the only listing which had even a tenuous connection to the early development of private motor car transport in the city, was demolished after the earthquakes. The listed facade of a commercial building on Worcester Street belonged originally to a motor garage.

### *III. Further possible listings*

Most of the suggestions regarding further listings made in the original Overview remain valid.

Consideration should be given to better recording and marking of Maori trails in the wider metropolitan area, but listing is not relevant to the preservation of the memory of those trails.

The *footings of the former ferry crossings on the Heathcote River*, close to its outlet into the estuary, should be considered for listing.

The *lines of the proposed but never built canals* and the *Lower Heathcote* and *Carlton Mill Road towpaths* may need formal identification in some way.

The *women's memorial and other features on the Bridle Path, and the formation itself*, have not been listed. Other *early road and track formations* such as Captain Thomas's track at Evans Pass and the Rapaki Track should possibly be listed.

Whether any other *early milestones* in addition to the well-known one at the start of Riccarton Avenue remain should be investigated and any found extant *in situ* should be considered for listing or otherwise protected.

There may be, even after the earthquakes, more *buildings and other relics associated with horse transport* (including private stables at surviving larger houses) that could be listed.

Possible structures for listing associated with the past dominance of *bicycles* in Christchurch need to be identified (e.g. any surviving school bicycle sheds).

The *sites of the demolished suburban railway stations*, along the Lyttelton, north and south lines, should be examined for any remaining physical features of historic interest that could be listed. So should the site of the *Linwood locomotive depot* and the entire length of the 'railway corridor' from Linwood through to Middleton. The surviving *railway goods sheds* in the corridor, including those in Waltham and Sydenham, should be assessed.

The remaining evidence of the *history of roads* themselves, including relics of trams and early bus routes and of different eras of road formation and gutter styles should possibly be represented in listings (as a sequence on from the Armagh Street kerbstones). The *concrete surface of Carlyle Street* should also be possibly listed as an example of a now superseded method of road surfacing. Early *kerbstones* remain *on the eastern side of Latimer Square*. The remaining *tram poles on the Cashmere Hills* are among the few relics of city's tramway system.

Nothing was listed prior to the earthquakes that referred directly to *the development of the motor age* in Christchurch (except, perhaps, the now-demolished Bells Motorworks building). Other buildings that could have illustrated the development of motoring have probably been demolished following the earthquakes. What remained of the buildings of Amuri Motors on Durham Street might have been appropriate for listing, but the site has been cleared. The Hutchinsons/Ford building on St Asaph Street is one remaining early car servicing and dealership building that could be listed. There may be some *early service stations* remaining (some in other uses). A small service station on the Barbadoes and Tuam Streets corner appears to be the only service station of its size and type remaining in its original use in the central city. The building that was originally a service station on Colombo Street at the Strickland Street corner (in Beckenham) may be a candidate for listing. A survey of surviving older petrol stations may identify better examples for possible listing. Representative *early garages for cars on private properties* should also be considered.

Nothing is listed which reflects the role of *long-distance bus services* centred on Christchurch. In the original Overview it was suggested that the sites of or remaining structures at *the Midland terminals* might still have relics or remains that could be considered for listing. The sites of these terminals were, however, cleared after the earthquakes and the suggestion is now probably irrelevant.

The early history of aviation is well represented by the various listings at Wigram but the lack of any listings at *Christchurch Airport* is an omission that should be addressed. The Paul Pascoe terminal which won an NZIA Gold Medal in 1960 was progressively demolished without ever being listed, despite its importance in the history of modern architecture in Christchurch. Any remaining World War II era buildings at the airport should be assessed for possible listing.

#### IV. *Bibliographic note*

Section 5 of the annotated bibliography identifies the main sources of information about the city's transport history.

In the published work horse, tram and other rail transport is reasonably well covered, but the history of roading and the motor car is mostly only touched on in other general works or works on specific topics, such as Ince on the city's bridges, Lamb on the city's early government and the Avon River, and Smith on the history of the Halswell Quarry.

#### V. *Further research*

The lines of Maori trails across the site of Christchurch need to be researched in more detail, in association with Ngai Tahu.

The focus of past research has been on trains and trams. There is a need for specifically Christchurch-related research on early (and later) motoring and aviation to establish a general historical framework for the identification of buildings, structures and sites that could be listed.

## Chapter 4: Communications

### *Mail*

The first post office was opened in Christchurch in 1850s, in a wooden building on Market Square (when a number of public services were concentrated there). When the new Government Building on the Square was opened in 1879, the post office was just one of several government departments in the new building. It gradually squeezed the other departments out and had the building to itself after 1911, when the new Government Buildings on the opposite side of the Square was completed. The 1879 building then became known as the city's Chief Post Office and remained this until, with the reorganisation of the whole department, it moved out in the late 20th century. Its architectural integrity was compromised by the building of a large new building behind it in late 20<sup>th</sup> century, but it remained one of the Square's important historic buildings. From the early 21<sup>st</sup> century until the February 2011 earthquake, one of the main tenants in the building was the city's visitor centre, serving the increasing numbers of overseas tourists visiting the city. Its survival is uncertain at the time of writing.

Two other important post-related buildings in the inner city were the High Street post office (which became a video parlour), designed by the Public Works Department under J.T. Mair in the 1930s, and the Cecil Wood designed building on Hereford Street which was also used by the Post Office Savings Bank. Both the High Street post office the Hereford Street building survived the earthquakes.

Construction of the other major postal structure in the inner city, the Postal Centre on Hereford Street in 1981, provoked considerable controversy because of its size and its expected effects – shading and wind – on Hereford Street. It was converted to serve as the City Council's latest home and had been occupied by the Council not long before the earthquakes struck.

An extensive network of suburban post offices played an important part in the city's life in the years the Post Office Department also ran the Post Office Savings Bank and the telephone system and acted as agent for many other government departments. The post offices were often the 'anchors' of local suburban shopping and business centres. As an example, Sumner's first post office opened in a shop in 1873; the government built a new post office building in 1901, then another new one in 1938. After the old Post Office Department was 'dismembered' during the political and economic



**The former High Street post office was one of relatively few older inner city buildings to survive the earthquakes.**



**The Phillipstown post office on Ferry Road was demolished many years before the earthquakes.**

reforms of the late 1980s and early 1990s, 'post shops' (often agencies run in conjunction with other businesses) replaced post offices. Some suburban post offices were demolished; others were put to new uses; a few remain dedicated post offices (though now described as post shops).

### *The telegraph*

Christchurch had the first telegraph system in New Zealand when the line between Christchurch and Lyttelton was opened in 1863. The telegraph system expanded rapidly through the 1860s. Christchurch, linked to Bluff and Nelson by the middle of 1866, became a key 'node' in the South Island's telegraph system. Telegrams, sent via local post offices, were an important means of communication before telephones became common.

### *Telephone*

Telephone services began in Christchurch in 1879. The first public exchange, with 30 subscribers, opened in 1881. It was housed in the Chief Post Office building on Cathedral Square. By 1902 there were 1,164 subscribers. As the telephone system expanded relatively large buildings by modern standards were required for exchanges. Exchanges were also built in the suburbs, for example the early large exchanges on St Albans Street and below Mount Pleasant and later, post-World War II, exchanges on Glandovey and Papanui Roads. In the central city a new exchange building was erected in the late 20th century immediately behind the Chief Post Office building in the Square.

The other physical change that the extension of first telegraph and then telephone services brought was the proliferation of overhead telephone lines on poles. The overhead telephone lines went in at about the same time power lines also began appearing on city streets. The Christchurch Beautifying Association began urging that these services be put underground in the 1920s. Both these services were eventually put underground on most central city and a few suburban streets in post-World War II developments had underground services, but power and telephone poles and lines remain a feature of many suburban Christchurch streets. On some streets cables for the provision of television and internet services have been strung from the existing poles.

Public telephone boxes of several different models were provided through the years. In 1988, a 'telephone box war' erupted in Christchurch when the 'Wizard' took direct action when Telecom began painting the telephone boxes blue instead of the traditional red. The 'Wizard' won the battle but lost the war when the old boxes were shortly afterwards replaced by new steel and glass structures, some of which remain despite the proliferation of cell phones.

### *Recent developments*

Christchurch people proved as ready as those in other New Zealand cities in using the internet. The proportion of the city's population with access to the internet and worldwide web is about the same as in other New Zealand urban areas, but higher than in the country districts. Cell phone use in Christchurch is also at the average New Zealand urban level. The most obvious sign of this is the cell phone towers placed strategically around the city; one in Bryndwr is disguised as a clock tower.

The rapid advance of new information technologies had the same impact in Christchurch as in other New Zealand cities. It became much easier for businesses, large and small, to operate internationally. It also probably affected the decisions of some immigrants from such countries as the United States to consider settling in what might, in the absence of access to the new means of communication, have seemed a backwater, cut off from the main world centres of business and cultural, life. It also affected how the business of lawyers in particular was conducted, which may be a factor in determining whether legal firms return to a rebuilt central city or remain in the suburban locations to which they moved when the central city was closed off after the earthquakes.

### *The impacts of the earthquakes*

The city's telecommunications were not adversely affected by the earthquakes, beyond the very short-term disruption caused by people attempting in the hours after each event to contact family members and friends. (This was particularly marked on 22 February 2011.) Some short-term problems arose, when power supplies were disrupted, from people's reliance on electrically powered phones. People, however, generally heeded civil defence requests not to use phones (mobile or fixed line) unnecessarily and the disruption to services was relatively minor and brief.

Nor did the earthquakes cause any long term-disruption to or changes in the patterns of development of the city's communications infrastructure. In the years immediately before and then after the earthquakes, the trend towards increasing reliance on the internet and cell-phones continued.

The heritage of the city related to the provision of postal services was compromised by the loss of the city's only two remaining former post offices of the Edwardian era, the stone Sydenham post office on Colombo Street and the plastered brick Woolston post office on Ferry Road, both in alternative uses by the time of the earthquakes. Of the later post offices of the thirties, the two most important survivors at the time of the earthquakes, in Sumner (in an alternative use) and Merivale (still a post shop), both survived the earthquakes.

## Chapter 4: Communications

### Comment and recommendations

#### *I. General discussion*

The provision of post, telegraph and telephone services from the times each were introduced until the government and economic reforms of 1980s was dominated by the New Zealand Post Office. This means that the history of the provision of these services is illustrated mostly by post office-related buildings and structures. Christchurch (like New Zealand as a whole) has historically taken up technological innovations relatively rapidly and comprehensively but the survival of features associated with successive technologies has been purely by chance.

#### *II. Relevant listings*

Before the earthquakes, the listed post office buildings (which are generally associated with mail, telegraph and telephone services) in the central city were the former **Chief Post Office** in the Square, the **Post Office building on Hereford Street** and the former **High Street Post Office**. All three buildings survived the earthquakes but the future of the former Chief Post Office remains uncertain. Of the suburban post offices, the only two which had been listed, the former **Woolston Post Office** and the former **Sydenham Post Office**, were both demolished after the earthquakes.

The **Victoria Square telephone box**, the only public telephone box listed, survived the earthquakes.

#### *III. Further possible listings*

A survey and assessment of all the surviving pre-World War II **suburban post offices** and related structures (including those no longer in post office use) would probably identify a number of buildings that should be listed to reflect fully the story of communication systems in Christchurch. Possible candidates for listing are the **Merivale post shop** and the **former Sumner post office**.

A similar survey and assessment of **telephone exchange buildings** of different ages around the city (for example those which have survived the earthquakes of the ones in St Albans, Papanui, Bryndwr, Mount Pleasant and Shirley) should still be a priority so that one or more appropriate for listing can be identified.

The possibility of listing some **representative suburban overhead telephone lines** and their supports should be considered. Key examples should be recognised and preserved, preferably as parts of groups of associated buildings and structures in a townscape setting.

#### *IV. Bibliographic note*

There are many passing references to post, telegraph and telephone services in several general titles and (mainly in reference to suburban post offices) in histories of particular parts of the city. The international aspect of telecommunications is touched on in the history of *The Press* newspaper.

#### *V. Further research*

The physical extension of first the telegraph and then the telephone system in Christchurch and the role of telecommunication has played in the city's social and physical development have yet to be examined systematically.

## Chapter 5: Utilities and Services

### *Drainage: Sewage*

Christchurch was located on a flat, low-lying, water-logged site that quickly created serious drainage problems. Initially most dwellings and business premises were served simply by cess pits. These quickly polluted the city's rivers and ground water. A night-soil collection system was introduced in the city's first decade to remove human wastes from the city itself. The newly established City Council took over responsibility for night-soil collection soon after it was established in 1862. A night-soil reserve was created among sandhills in Linwood for disposal of the wastes. In 1864, the Council took steps to build a pipe system to carry away "sullage" (household waste water) but not night soil. The plan was abandoned in 1866, after an expensive shipment of pipes had arrived from England.



**Top: When Christchurch's first sewerage system was built in the 1880s, a sewage farm was built at Bromley. Bottom: When a treatment station was built on the site of the farm in the 1950s, trickling filters were among the improvements.**

The city's sewage disposal problems were only put in hand after a Drainage Board was established in 1875-76. The Drainage Board had responsibility for drainage over an area that included land administered by several territorial local authorities. After making investigations and having reports prepared, the new Board decided to build a system that would take both sullage and night soil. Between 1879 and 1882, the Board constructed a main pumping station at the eastern end of Tuam Street, from which the sewage was pumped along a rising main to a sewage farm at Bromley. Over the same period, the Board also laid sewage pipes through the city itself and into Sydenham, south of the South Town Belt, Addington (south-west of the city) and St Albans, north of the North Town Belt. The system relied largely on gravity, but because the terrain was so flat subsidiary

pumping stations were needed to get the sewage to the main pumping station on Tuam Street. Though no longer part of the city's sewage system, this pumping station remains and is one of the most significant remaining structures related to the drainage of Christchurch. Despite its age and being built of brick, it survived the earthquakes.

As Christchurch expanded through the following century, the sewage system was progressively extended (along with the boundaries of the Drainage Board district), creating a complex system of both gravity and rising mains, with a large number of subsidiary pumping stations, including a large station at Woolston which came into service in 1970 to pump sewage from Sumner and the hill suburbs from Mount Pleasant round to Clifton to the sewage treatment works. This allowed the city's

last large communal septic tanks to be retired. It also meant that industrial wastes, which had been polluting the lower Heathcote for more than a hundred years, could be diverted to the treatment station.

The extension of sewers in the immediate post-war years failed to keep up with the rapid growth of new suburbs on the fringes of the city and the collection of night-soil, which had been a feature of the city's sewage disposal system since the 1860s, continued in some areas until the 1960s. New Brighton and South Brighton were the last significant areas to be served by sewers and the last areas in which night-soil collection on any scale continued.

The sewage was not properly treated at Bromley until a new sewage treatment station was built between 1957 and 1962 on the site of the old sewage farm. At the same time a new main pumping station was built on Pages Road (making the historic Tuam Street station redundant) and very large oxidation ponds were built on the northern edge of the Estuary. The 'Aranui smell' plagued the operation of the treatment works in their early years, but was largely eliminated by the building of new trickling filters in the 1970s (which were covered by large fibre-glass domes in 1986-87). The treated effluent was discharged into the Estuary until the early 21<sup>st</sup> century when an ocean outfall, which had been considered for several years in order to improve water quality in the Estuary, was constructed and commissioned.

### *Drainage: Stormwater*

Prior to the formation of the Drainage Board, the Provincial Government and City Council had undertaken work to improve the drainage of stormwater from Christchurch. The city, in particular, built a brick stormwater sewer down Tuam Street east from the Town Belt. This eventually discharged into the Estuary down Linwood Avenue. This main stormwater outfall, constructed between 1871 and 1874, has served the city ever since.

When the Drainage Board was set up, it made an early decision to keep the stormwater drainage system entirely separate from the sewage system, to avoid having to pump stormwater through to the sewage farm (later treatment station). This would have meant that larger sewer pipes would have to be laid and have increased operating costs. The Board continued the work the City Council had begun and created a complex system of drains, both open and piped, to carry stormwater from the city to the main stormwater outfall down Linwood Avenue. Natural streams and creeks were utilised. Many became boarded drains or were piped.

Stormwater flooding remained a problem in parts of the city – in St Albans and Waltham and on Barrington Street for example – until well into the 20th century. Major stormwater relief works were periodically undertaken by the Drainage Board. Among them were the Dudley Creek diversion (which came into operation in 1979) which largely ended surface flooding in St Albans and the Woolston Cut (operative in 1986) which improved the capacity of the lower Heathcote River to carry stormwater to the Estuary.

The Woolston Cut had the unintended consequence of allowing salt water to move further up the Heathcote River at high tides with disastrous effects on vegetation along the banks of the river. This was subsequently alleviated by the construction of tidal barrage gates in 1993.

The Drainage Board went out of existence in 1989. The sewage and stormwater systems were thereafter managed by the City Council. Two of the office buildings in which the Drainage Board's staff formerly worked independently of the City Council staff remained until the earthquakes. Both were of architectural as well as historical interest, but both were demolished after being damaged in

the earthquakes. The Board's 1963-64 building, designed by Paul Pascoe, which had been taken over by the Pyne Gould Corporation collapsed in the February 2011 earthquake with loss of life.

## *Water supply*

Christchurch was unusual in acquiring a sewage system long before it had a high-pressure water supply. For the first decade and a half of the city's life, Christchurch households drew their water supplies from the rivers, from shallow wells or from rainwater tanks. In the absence of an effective sewage system, water from these sources quickly became contaminated, which contributed to the poor health record of early Christchurch. The problem was solved by the discovery of abundant supplies of artesian water from deep aquifers that lay under most of the city. An early well drilled in Addington confirmed that these aquifers existed. The first public artesian well was drilled in February 1864 at the corner of Tuam and High Streets. Water was struck at 80 feet and the pressure was sufficient to force the water more than 10 feet above the ground level. By the end of 1864 the City Council had drilled seven more wells. A very large number of private wells were also drilled in the following years. Many households used ram pumps which used the pressure in the artesian system to lift the water into tanks on stands which ensured an even, high-pressure supply in the house. These ram pumps were, however, very wasteful of water.



**When the city's high-pressure water system was built in the early 20th century, a large brick pumphouse was constructed in Beckenham. The building was demolished in the 1980s.**

By the beginning of the 20th century, depletion of the supply from the upper strata of the artesian system and lowering of pressure in them prompted the City Council to plan a city-wide high-pressure water supply. A number of wells were drilled at a site on Colombo Street in Beckenham and water pumped up to large tanks on Cashmere Hills, then fed by gravity throughout the city. The system was inaugurated in 1909. Just prior to its amalgamation with the city in 1903, Sydenham had decided to build its own high-pressure water supply and for several years that part of the city was supplied with water from a huge tank on

a 90-foot-high stand just south of Sydenham Park. (The existence of the system meant Sydenham could mark the 1903 coronation of Edward VII by erecting a water fountain in the Park. It survives, relocated and reconstructed.) The Cashmere Hills were served by a high-pressure water system installed by the Heathcote County in 1914.

Although the site of Christchurch appears to be level, it actually slopes markedly from the west, so that suburbs like Burnside, Sockburn and Hornby are considerably higher than say Cathedral Square. Because these western areas were too high and too far away from the Cashmere Hills for adequate water pressure large public water tanks were built at various points as the city spread to the west and north-west to provide the new suburbs with high-pressure water. Later these elevated tanks were replaced by alternative means of maintaining water pressure in the higher suburbs. The most conspicuous of these alternatives is the concrete tank and associated structures at the corner of Dunbars and Halswell Roads.

## *Street lighting*

Prior to the establishment of the City Council in 1862, the city was lit by just a handful of kerosene lamps. The City Council set about installing more, but shortly afterwards, in 1864, the gasworks opened (see below) and the Council came to an agreement with the Gas Company to supply gas to street lights. New gaslights were installed and most of the kerosene lamps converted to gas. The Canterbury Club Gaslight (c. 1875) is a surviving early example.

Gas was superseded by electricity for street lighting in the early years of the 20th century, especially after Lake Coleridge power became available in 1915.

## *Fire fighting*

The first fire services were provided in Christchurch by a volunteer brigade set up in 1860. It was based in the cluster of public buildings on Market Square. In 1865, the City Council first became involved in fire fighting when a steam fire engine was bought for the volunteer brigade. The City Council ran the city's fire fighting service from 1867 until 1907, when the Christchurch Fire Board took over. In 1976, the New Zealand Fire Service took over in turn from the Board.

The city's second fire station (after the Market Square station) was established on Lichfield Street in 1871 (in a converted former Baptist chapel). The Chester Street station was built in 1876 (it survived, converted to the city's Plunket rooms, until the earthquakes). A new station was built on Lichfield Street in 1900, then another new station on the same street in 1913. This remained the city's main fire station until 1962 when a new station (the present one) on Kilmore Street was opened. Both the Lichfield Street buildings have been demolished, though the first survived until the earthquakes.



**The building on Lichfield Street which was the city's fire station between 1900 and 1913 survived until the earthquakes.**

Just before they amalgamated with the city, both the Sydenham and St Albans boroughs were obliged (by the city refusing to continue to cover the boroughs for fire-fighting purposes) to create their own brigades and both had built their own fire stations by 1903. A further suburban fire station was built in Woolston in 1916 and remained in use until 1963. A network of suburban fire stations was built after the Second World War by the Fire Board. Some remain in use as fire stations, some manned by volunteers, but others have been withdrawn from service and put to new uses.

Before the high-pressure water system was inaugurated in 1909 fire fighters had to pump water from available sources. They included tanks at various points in the city, as well as the rivers. The need for a reliable high-pressure water supply was one of the reasons why the system was built. Ironically, just

before high-pressure water became available, Christchurch suffered one of its worst fires – the fire of 6 February 1908 which burned a large number of buildings between Lichfield and High Streets.

High-pressure water did not prevent the city's most notable fire – the Ballantynes fire of 1947 – from resulting in the loss of 41 lives. Other notable fires included fires in grandstands at Addington racecourse in both 1953 and 1961 and the gutting of the Regent Theatre building on Cathedral Square in 1979. (The Regent Theatre building survived the fire, but not the earthquakes.)

### *Rubbish disposal*

In the city's early days, scavenging pigs were important for disposing of city rubbish. After 1863, a license from the city council was needed to keep pigs within the city. The City Council first inaugurated a rubbish collection service not long after it was established in 1862. The rubbish was disposed of in rubbish dumps at various points around the city. In the 1880s, under pressure from the Medical Officer of Health, the City Council ceased disposing of rubbish in suburban locations and began depositing it in the sandhills reserves, east of the city, where it was thought the rubbish would help with the leveling and fertilising of the sandy, irregular ground.

In the early 20th century, the Council decided to dispose of the city's rubbish by burning it in a destructor. The destructor came into use in 1902, its tall chimney a now long-demolished city landmark. Heat from the destructor was used to generate electricity (see below) and also to heat the water for municipal tepid baths which were opened nearby. The destructor remained in use until the 1930s. Thereafter the city's rubbish was all disposed of in dumps or landfills run by the city's different local authorities. Many of these were in locations that today would be considered highly inappropriate (close to the city's rivers to residential areas).

Some former landfill sites, later became parks or the sites of recreational facilities. (Hansen Park in Opawa is an example.) Waimairi County for many years had a dump near the airport. The major dump at Bexley was in use until early in 1985, after a major new landfill had been developed in the Bottle Lake Forest in 1984. The Waimairi County Council's dump near the airport was also closed when the Bottle Lake landfill was opened. In conjunction with this new landfill, rubbish transfer stations were built in Sockburn, Styx and Bromley. The Bottle Lake landfill was closed when a new regional landfill at Kate Valley, near Waipara in North Canterbury, came into use in the early 21<sup>st</sup> century.

In the later 20th century, plastic bags replaced household-owned rubbish tins and recycling was inaugurated, with major resource recovery and processing centres established at the transfer stations. The collection and handling of materials put out in household recycling crates and collected in other ways was in the hands of a Recovered Materials Foundation. Later, in the early 21<sup>st</sup> century, the City Council replaced plastic bags and recycling crates with a new three-bin system for the collection of household waste. The efforts of the Christchurch City Council to make Christchurch a 'sustainable' city, in line with developing thinking about the environment, are most evident in these efforts to promote recycling and reuse of discarded materials.

### *The impacts of the earthquakes*

The city's water pipelines, storm water drains and sewers were all severely damaged by the earthquakes of 2010-11. In particular older ceramic waste-water pipes did not stand up as well to the stresses of the earthquakes as later pipelines made of modern, more flexible, materials. In the

immediate aftermath of the most serious events many residents were without water or sewage services for periods ranging from a day or two to several weeks to, in extreme cases, many months. ‘Portaloos’ and tanks for disposing of household sewage became a feature of streets in the areas where damage to sewers was most severe. Individual households were obliged to use chemical toilets or to dig makeshift ‘longdrops’. The city’s water, which had previously come pure from deep artesian wells, had to be treated for some months because of contamination arising from broken sewer and water lines. Some of the very few Christchurch households which still had private artesian wells made the water available to the general public through street-side taps.

The rapid restoration of sewerage and water supply by the City Council, in many cases through using temporary expedients such as portable pumps and surface pipelines, was counted one of the positive features of Christchurch’s immediate post-earthquake recovery.

There was however, beyond the immediate ‘patching up’ that was needed to provide some sort of basic service to city households, a need for extensive permanent repairs to 51 kilometres of damaged water mains, to 528 kilometres of damaged sewer lines and to 100 pumping stations that had to be rebuilt or replaced entirely. In addition, the sewage treatment works in Bromley were damaged, though they continued to function. The reservoir on Huntsbury Hill, and other reservoirs, were also damaged. Of the 175 artesian wells from which the city draws its water, 22 were damaged in September 2010 and February 2011 to the point they could not be used and all but 64 of the remainder needed to be repaired. The stormwater drains continued to function satisfactorily through all the earthquakes.

To address the need for extensive permanent repairs to the city’s water and sewage lines (and roads), the City Council, CERA and the New Zealand Transport Agency co-operated to establish the Stronger Christchurch Infrastructure Rebuild Team (SCIRT). Five major and other smaller contractors are the ‘non-owner’ participants in SCIRT. The full repair and upgrading of the city’s sewage and water infrastructure is expected to take at least five years.

Although the full reinstatement of the city’s water and sewage services will require a prolonged programme of repair and rebuilding, no major alterations to the established systems will be required. There will be some minor changes to the sewage system – some pump stations will be superseded and some trunk sewer lines relocated – but the ‘system’ that has been in place since the first sewerage scheme was inaugurated in the 1880s, of both gravity and pressure sewer lines leading eventually to the site of the original sewage farm and later treatment station, where the sewage was disposed of and the treated effluent discharged, will remain substantially unaltered. The main change is that in parts of some areas including Parklands, Aranui, Shirley, Woolston, Hoon Hay, Halswell, Richmond and Southshore, where the ground is prone to liquefaction, there will be a low-pressure system with tanks on private properties. Around 6,000 properties are affected by this change, which was briefly the subject of court action taken by some concerned property owners.

Similarly, the city’s water supply system will remain unchanged in principle from the system put in place when the first high-pressure water supply was inaugurated in the early 20<sup>th</sup> century. The city’s waste collection system – based on collection from households in three bins and the disposal of waste at the Kate Valley landfill, composting of ‘green waste’ and the recycling of paper, plastics, glass and other materials – was also not affected by the earthquakes.

The one major recent change to the city’s sewage system, the building of the ocean outfall which diverted the treated effluent from the estuary to the open sea off South New Brighton, was completed before the earthquakes. The ocean outfall was not damaged by the earthquakes.

In the immediate aftermath of the 22 February event, a temporary structure was erected on a closed stretch of Kilmore Street to accommodate the city’s main fire station. The station subsequently moved back into its building.

In the debate about the rebuilding of the city, the desirability of Christchurch's becoming a 'green', 'sustainable' city was strongly advocated, but the extent to which proposals intended to make Christchurch more sustainable which would alter the city's established infrastructure and services will be adopted was not known at the time of writing (July 2013).

## Chapter 5: Utilities and services

### Comment and recommendations

#### *I. General discussion*

Christchurch is unusual (in New Zealand and even world terms) in having had a water-based sewage system well before it had a high-pressure water supply. This was possible because abundant water was available from the aquifers under the city. Reduction of pressure in this artesian system and wastage of water eventually obliged the city to establish also a high-pressure water system. Both systems were in place by the early 20th century. The site on which Christchurch was built created peculiar drainage problems. This led to Christchurch having first the worst rates of water-borne diseases in the country and then the country's first comprehensive, effective drainage system.

Street lighting was a municipal responsibility from the start. The transition from kerosene and candle lamps to gas lamps was made relatively early and quickly after the gasworks began production in the 1860s. The later transition to electricity followed the arrival of power from Lake Coleridge in 1915, although there were prior electric lights based on the city's two steam power stations.

Fighting fires required special provision of water tanks until after the high-pressure water system was inaugurated in 1908. The efforts to prevent destruction by fire led to the construction of successive fire stations both in the central city and in the suburbs. New Zealand's most famous urban fire, the Ballantynes' fire of 1947, occurred in Christchurch.

The city's rubbish has mostly been disposed of in landfills, though for a period some of it was burnt in the destructor in the inner city.

#### *II. Relevant listings*

The ***Tuam Street pumping station***, the most important building listed because of its association with the first development of the city's sewage system, survived the earthquakes. Some of the early sewage pumping stations were also listed prior to the earthquakes, including those on ***Matai Street*** and ***Bangor Street (Oxford Terrace)***. These are all Council owned and managed. The Drainage Board's 1908 office building on Hereford Street had been listed but was demolished after the earthquakes. Its later office building, which collapsed on 22 February 2011, had not been listed even though it was an important building in the history of modernist architecture in Christchurch.

None of the city's older (or more recent) water pumping stations has been listed. The ***Addington workshops water tower*** is the only one of the several large community water towers which were associated with providing high-pressure water in different parts of the city, both before and later in association with the city-wide system, to have been listed. It survived the earthquakes. There are examples of ***private water towers*** within the grounds of listed buildings such as Riccarton House and Spring Grove.

The ***Canterbury Club gas light*** on Cambridge Terrace is the only item associated with street lighting listed. It survived the earthquakes

The single fire station building which had been listed, the old *Chester Street fire station* (long since converted to another use) was demolished after the earthquakes.

### III. *Further possible listings*

Other *sewage and water pumping stations* should almost certainly be listed. No.10 in the City Council's *Architectural Heritage of Christchurch* series would be the starting point for identifying the stations which are of historical and architectural interest. Particularly, because no water pumping stations have yet been listed, any of the city's older (or more recent) water pumping stations which survive the repair and reconstruction of the city's water supply system should be evaluated for possible listing.

The recommendation in the original version of this Historical Overview that the *Drainage Board's second office building* should also be assessed for possible listing has been overtaken by the building's collapse in February 2011 but the associated recommendation that *the treatment works* examined for features or structures of historic importance is still valid. (Some features on the site pre-date the modern treatment works.) If any important *larger water towers* remain they should be considered and the possibility that there are still a few *backyard pump houses and water stands* behind older houses should be examined.

With the conversion of many boarded drains back to natural waterways listing and protecting *representative types of stormwater drains* from the past should be considered. The older riverbank *outlets of piped waterways and stormwater drains* should be identified and some possibly listed. Features of more *recent stormwater drainage schemes* like the Dudley Creek diversion and Woolston Cut may be candidates for listing. The original Overview recommended that any subsurface remains of *original sewage reticulation* lines should be investigated. The possibility that some might emerge from underground obscurity during the repair of the city's damaged sewer lines was brought to the attention of SCIRT. SCIRT has already located and for the most part repaired and left in situ a number of 19<sup>th</sup> century drains. Any important relics or features of the city's older drainage system which SCIRT has discovered should be assessed for possible listing because they relate to the important Christchurch story of making a flat, wet site suitable for habitation.

If any older forms of *street lighting*, including the early electric lights, remain they should be considered for listing. The list of electricity substations should be reviewed to establish whether it needs to be added to, for example by including the *Vernon Terrace substation*.

The city's current *main fire station building* should be assessed for possible listing in the light of the demolition of all the remaining earlier central fire station buildings after the earthquakes. The surviving post-war suburban fire stations should be assessed with a view to identifying the most appropriate for listing. There are examples on Cranford Street, Blenheim Road, Simeon Street, Ferry Road and Hawke Street.

The original Overview noted that the *archaeological remains of domestic rubbish pits* may remain in the grounds of dwellings in the older parts of town as evidence of rubbish-disposal practices before the introduction of municipal services. The original Overview also suggested that some of these archaeological sites might need to be listed to help prevent their destruction prior to their being examined or excavated.

The archaeological examination of several of the sites cleared of old buildings following the earthquakes has to some extent overtaken this recommendation. Unexpectedly, ground beneath many commercial buildings also became accessible to archaeologists and the results obtained from investigations made of some of these cleared sites have expanded knowledge about life in early

Christchurch. Further archaeological investigations of other cleared sites before they are built on again should be arranged in collaboration with CERA and the CCDU.

Former *landfill sites* should be at least identified and if any significant features remain from the former use of areas which are now in other uses should be given to listing them

#### IV. *Bibliographic note*

References to the development of the various utilities and services are scattered through many general references, especially those pertaining to the work and activities of the City Council and other local bodies. Donaldson's *History of Municipal Engineering* is especially useful.

On the work of the Drainage Board, Hercus and Wilson are the most useful and readily accessible sources.

Phillips, *Always Ready*, is the indispensable source on fire fighting in Christchurch.

The history of the Municipal Electricity Department (see the following chapter) refers to streetlighting.

The City Council's *Architectural Heritage of Christchurch, 10, Pavilions, temples & four square walls*, is a key source for information on structures associated with utilities and services.

#### V. *Further research*

There are no critical gaps in the general research on utilities and services, except that no single work deals with water supply (responsibility for which was previously divided among several local bodies).

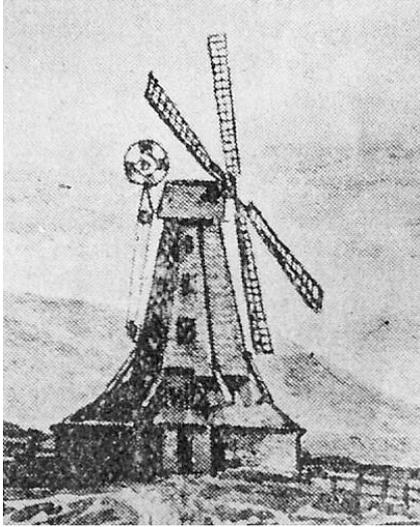
The recommendation in the original Overview that archaeological research for sub-surface evidence of the development of the sewage, stormwater and water supply systems could be usefully undertaken has been given added point by the earthquakes. Many of these traces are likely to be under streets and the re-forming of streets damaged by the earthquakes may provide an opportunity to investigate any such surviving sub-surface traces.

Continued investigation of Council owned and managed utilities and their possible addition to the heritage list should be undertaken. Their heritage status should be evaluated during any processes of maintenance or upgrade.

The steady accumulation of archaeological evidence resulting from the 'global' archaeological authority given SCIRT is likely to greatly extend knowledge of the past infrastructure of the city. This information should be useful in the interpretation which, in the absence of physically surviving heritage features, will be of greater importance in maintaining an awareness of the city's past.

# Chapter 6: Energy

## *Water and wind*



**For many years what is now Antigua Street was known as Windmill Road because an early, short-lived, windmill stood on it.**

were cut down in the earliest years of settlement for firewood as well as building timber. Timber was also obtained from the remnant forests on the Port Hills. Other more distant sources were then tapped, notably Banks Peninsula and the foothill forests of the Oxford district. A tramway was planned round the eastern edge of Te Waihora/Lake Ellesmere to bring timber from Little River to the city, but was built, from the Christchurch end, only as far as Halswell. Timber from Little River was shipped across Te Waihora/Lake Ellesmere to the Ellesmere district rather than being brought round the edge of the lake. Harewood Road developed as an early city outlet partly to provide access to the Oxford forests.

Wood has remained an important fuel for home heating, with supplies now coming almost exclusively from exotic forests and being burnt (to reduce air pollution) only in approved burners.

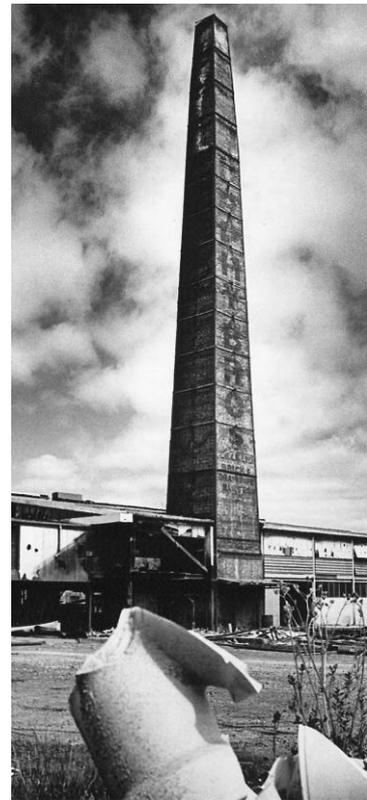
## *Coal*

Christchurch drew its first supplies of coal from deposits found in the foothills of the Southern Alps, notably in the Malvern Hills, where coal was being mined in the 1850s. Malvern coal was being advertised for sale in Christchurch by at least 1855. Coal was also

Several early Christchurch flour mills used water-power and one used wind-power. (These industries are mentioned in chapter 12.) The conversion of the city's flour mills to steam in the later 19<sup>th</sup> century ended the direct use of wind and water power for industry. Some Christchurch households had small windmills to pump water up from their individual artesian wells though rather more used ram pumps for this purpose. The use of ram pumps continued long after the city inaugurated its high-pressure water system in the first decade of the 20<sup>th</sup> century.

## *Wood*

The first settlers relied on firewood for cooking and home heating. All of the Papanui Bush and about half of the Riccarton Bush



**Industrial chimneys were evidence of the importance of coal as a source of energy in Christchurch. One of the last to fall was at a brickworks on Centaurus Road.**

mined near Springfield. After the southern railway reached Selwyn in 1867 coal was brought down the 'coal track' from the Malvern Hills and Springfield mines to Selwyn and then railed into Christchurch. Coal was also mined for the Christchurch market at different times at Avoca (Broken River), Acheron and Mount Somers. Coal became an important fuel for industry and for domestic heating and cooking.

In general, the Canterbury coal deposits were small and difficult to mine. Supplies from the much larger West Coast deposits of coal reached Christchurch initially by sea, via Lyttelton. After the Otira Tunnel was opened in 1923 West Coast coal arrived by rail. Coal yards were then located largely along the southern rail/industrial corridor. Coal for domestic use was generally bagged at these coal yards and delivered in sacks to homes. This practice continued until at least the 1950s. Although by then domestic cooking was almost all on electric stoves and most domestic hot water heated in electric cylinders, open coal fires remained an important form of home heating.

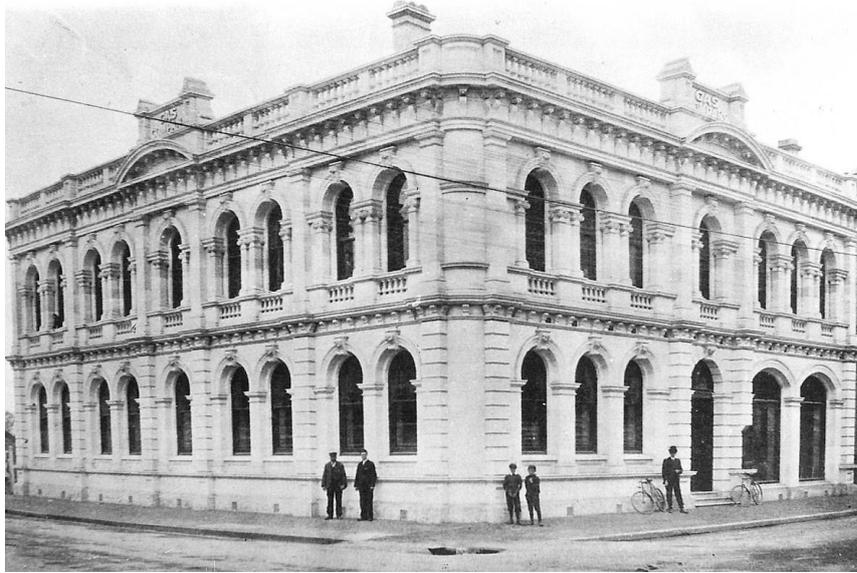
Coal was also an industrial fuel of great importance from the late 19<sup>th</sup> century into, and beyond in a few cases, the middle of the 20<sup>th</sup>. Flour mills, dairy factories, malt houses and a host of other factories large and small were powered by steam boilers. It was not until ample supplies of electricity became available from the mid 1950s on (following the construction of the Roxburgh and then Waitaki Valley power stations) that coal was eclipsed as an industrial fuel.

### *Air pollution*

The reliance on wood and coal open fires for domestic heating gave Christchurch a serious air pollution problem. The problem became acute when inversions formed over the city. Pollutants accumulated in cold air trapped below a layer of warmer air against the flanks of the Port Hills. The city's territorial and regional councils began tackling the city's air pollution problem first by monitoring and publicising pollution levels, then by progressively banning open fires for domestic heating and requiring householders to install approved solid fuel burners. Air pollution was at its worst in the 1960s and 1970s but through the 1980s and 1990s began to show improvement as the City Council's measures took effect. Planning for the city's first comprehensive air quality management plan was well under way by 2004, under the auspices of the Regional Council (Environment Canterbury). After banning use of all solid fuels was considered, the compromise of allowing householders to use of approved wood burners was reached. As the efforts to clean up Christchurch's air intensified, coal yards and retail coal merchants disappeared from the city. Firewood merchants tended to locate their businesses on the city's edges, in Sockburn, in Bromley and along Johns Road for example.

### *Coal gas*

The availability of coal allowed a gas company to begin manufacturing coal gas at a gasworks on the South Belt in 1864. (This was about the same time that gasworks were built in Auckland and other New Zealand centres.) The gasworks grew through subsequent decades into a major industrial plant. Large areas of the city were reticulated for gas distribution. Gas was available in St Albans and Riccarton by the end of the 19th century, but did not reach Fendalton until 1907. The number of gas consumers leapt from around 7,000 in 1905 to around 25,000 in 1928. After that the increasing use of electricity in homes and factories halted significant increases in the number of coal gas consumers, but gas continued to make an important contribution towards meeting the city's energy demands until



**The imposing central city premises of the Cas Company were evidence of the importance of coal gas in Christchurch for many years. The building was demolished in the 1970s.**

the corner of Worcester Street and Oxford Terrace was demolished in the 1970s to allow Noahs (now Rydges) Hotel to be built.

After production of coal gas ceased in the early 1980s, the site was cleared through 1982 and the land, after being decontaminated, used for other commercial purposes. There was also a small gasworks at Sumner which came into operation in 1912, but closed down long before the city works. The city was not subsequently reticulated for the distribution of lpg (which became available nationwide once the Maui gasfield was developed) but some old gas mains were used for limited lpg distribution.

## *Electricity*

Limited supplies of electricity became available in Christchurch in 1903, after the city's rubbish destructor was commissioned in 1902 and then from the Transport Board's power station at Falsgrave Street, which was commissioned in 1905.

But the electric age really began for Christchurch when it became the first New Zealand city to benefit from construction of a major State hydro-electricity station. Power from the Lake Coleridge station reached Christchurch in 1915. It was brought to the city from a substation at Hororata along lines strung from wooden power poles, the antecedents of the later lines of metal power pylons that subsequently brought power to Christchurch from other major State hydro-stations on the Waitaki and Clutha Rivers. Major substations were built on the western side of the city at Addington (in 1913) and later also at Islington. The power poles, later pylons, between Islington and Addington followed the rail corridor between those two places. Later large substations were built at Papanui and Bromley, the latter fed by way of power pylons built across the lower slopes of the Port Hills.

The retail distribution and sale of electricity became the responsibility of the Municipal Electricity Department of the City Council. After the reforms of the electricity industry in the 1990s, the MED was superseded first by Southpower, then by Orion. The MED had its headquarters on the corner of

the last quarter of the 20th century. The large gasometers became city landmarks. Coke was also available as a domestic and industrial fuel from the gas company.

As a major commercial enterprise, the gas company had substantial premises in the central city which were used for administration and to sell gas appliances to the public. A small part of the earlier premises of the company remained on Gloucester Street until the earthquakes, but the later gas company building on

Manchester and Armagh Streets, where successive buildings housed offices, sale rooms for electrical appliances, workshops, for a time a garage for a fleet of electric-powered vehicles and a substation.

The MED also had a visible presence throughout the city in the form of its many small substation buildings. These substations were built at various times and in various architectural styles. Besides their being tangible reminders of the development of the city's electricity supply system and having architectural interest, many of these substations had streetscape significance as buildings which were in scale in residential areas but obviously of different function and different architectural presence from the surrounding houses.

In the second half of the 20<sup>th</sup> century, some power lines were put underground, especially in the inner city, but also in new subdivisions. However, the power poles and lines of the local distribution system remained a feature of streets in many suburbs, particularly older suburbs.

In most of the areas that became part of the city in 1989, other bodies distributed electric power. Riccarton Borough, for example, had its own electric supply authority. In the south-western areas that were brought into the city, electricity was distributed by the Central Canterbury Electric Power Board. Its modern headquarters building was a striking landmark on the Main South Road in Hornby.



**Typical of the many small substations throughout the city is this one on Worcester Boulevard, in the central city.**

### *Feed for horses*

Before trains, trams and buses and then petrol- or diesel-driven motor cars became the dominant forms of personal transport, the energy for transport was provided by what was fed to horses. To feed the city's horses grass was gathered as "green pick" and carried to forage sites where horses used for pulling trams and other vehicles were stabled. Public park lands were leased for the grazing of animals in the 19th century. The size of Hagley Park meant Christchurch had an ample area of public park land that could be used for grazing or to harvest hay.

### *Petroleum products*

The conveying of petrol and diesel oil by pipeline from Lyttelton to Christchurch for transport was mentioned in chapter 3. Service stations, their forms and sizes changing through the years, were the most visible manifestation in the city of an economy shifting from reliance on coal (and, in the case of animals used for transport, on grass and fodder crops) to reliance on petroleum products. A tank farm was built near Heathcote after the oil pipeline over the Port Hills was constructed. This later also became the terminal for a (buried) petroleum gas pipeline which followed a different route over the hills, from Rapaki rather than Lyttelton.

## *Other forms of energy*

Use of solar power for water-heating has occurred on a small, individual household scale in Christchurch, but was another manifestation of the wish to see Christchurch become a ‘sustainable’ city that became more pronounced in the early years of the 21<sup>st</sup> century and has influenced discussion about how the city should be rebuilt following the earthquakes.

The city’s electricity has continued to be drawn from distant hydro-electric stations (still including the older Lake Coleridge and Highbank stations), though in the first years of the 21<sup>st</sup> century a Christchurch company which had begun developing a wind turbine to generate electricity installed a single turbine at Gebbies Pass.

## *The impacts of the earthquakes*

Fortuitously, in the early 21<sup>st</sup> century, the body responsible for maintaining supplies of electricity around Christchurch, Orion, embarked on a programme to strengthen the city’s electricity substations. This programme had been largely completed by the time of the earthquakes of 2010-11. As a result, supplies of electricity were maintained through, or speedily restored after, all the major earthquake events. Among the parts of the city which experienced serious and prolonged problems with the supply of electricity in the weeks immediately following the major earthquakes were those in the large area served by the New Brighton substation which had not been earthquake-strengthened. Some households in that area were without power for days or even weeks. After the 22 February event, Orion made exceptional efforts, including the use of large portable generators and the construction of a new supply line to restore service to households in the area served by the damaged substation. Parts of Redcliffs, Mount Pleasant and St Martins were also without power for long periods.

Most of the city’s electricity substations, including the older ones, survived the earthquakes. The survivors included the two older district substations on Milton Street and in Woolston. Of the Municipal Electricity Department buildings on the corner of Manchester and Armagh Streets, the handsome corner block of 1930s and the later block on Manchester Street, were both demolished after the earthquakes. The building east of the corner, on Armagh Street, survived in the interim.

In the immediate aftermath of the earthquakes ECAN came under some pressure to relax its requirements about wood-burners and open fires that were intended to further reduce the remaining air pollution in the city. It was argued that the need of people to keep warm and dry in damaged houses through the winter of 2011 should take priority over strict enforcement of measures intended to further reduce Christchurch’s air pollution. The measures to control emissions from burning wood for home heating remained in force for new construction.

As with the water and sewage services, the earthquakes did not cause any significant or long-lasting changes to how the city was supplied with energy. Greater energy efficiency was suggested as one of the goals of rebuilding the city by those who wanted the city to be more sustainable than it had been in the past.

# Chapter 6: Energy

## Comment and recommendations

### *I. General discussion*

Until the first quarter of the 20th century, coal and wood were the major sources of energy in Christchurch for domestic and industrial purposes. Coal was converted to coal gas at the city's gasworks from the early 1860s. Wind and water power played a small role in powering the earliest of Christchurch's industries. The relative lack of sources of firewood close to the city made Christchurch heavily dependent on 'imports' of coal, partly from small Canterbury coalfields, but increasingly and far more importantly from the West Coast.

Electricity had an early impact on energy supplies in Christchurch. Dunedin had a public supply earlier than Christchurch from its own Waipori scheme, but Christchurch benefited from 1915 on from supply from the country's first state hydro-electric scheme at Lake Coleridge. Apart from the nationwide shortages of electricity in the early 1950s, which made domestic power cuts necessary, the city has enjoyed ample and reliable supplies of electricity from the major South Island power stations.

Oil products were all imported into Canterbury through Lyttelton. The story of getting these products over the Port Hills is a continuation of the earliest chapters of the history of transport in Christchurch.

### *II. Relevant listings*

A number of *Municipal Electricity Department substations* (*Gasson Street, Woolston Park, Linwood Ave, Retreat Road, Seddon Street, Milton Street* and *Woodard Terrace*) had been listed before the earthquakes. All survived. The *former MED building* in the central city which was listed was demolished after the earthquakes.

The remaining part of the *Gas Company building* on Gloucester Street which was demolished after the earthquakes had been listed.

### *III. Further possible listings*

Most of the recommendations made in the original version of this Overview are still valid, although the earthquakes may have diminished the possibility of acting on one or two of them.

Any significant remaining features that reflect the importance of coal in domestic and industrial heating in Christchurch in the past should be considered for listing. Possible examples are any *coal yard buildings or structures, coal handling facilities* along the railway corridor and even *domestic coal bins*.

The former *gasworks administration building* on Moorhouse Avenue (as the probably only surviving structure which is a reminder of that major industrial plant on the site) should be considered for listing. It remains standing and in use after the earthquakes.

There may be an opportunity for more, representative, examples of the great number and variety of *MED electricity substations* should be listed, including the *Woolston district substation*, now in commercial use and somewhat modified.

The *electricity transmission network* should be investigated with a view to identifying any remaining features of historic interest, especially of the early transmission of Lake Coleridge power into Christchurch and of the large former *New Zealand Electricity Department substations* at Addington and Islington. Changes in local reticulation systems should also be represented in the listings if significant examples of older systems remain.

Any early bulk *oil and petrol storage and distribution facilities* on the Christchurch side of the Port Hills should be identified for possible listing. (Early service stations are mentioned under the earlier chapter on transport.)

#### IV. *Bibliographic note*

The major works by Pollard on the gasworks and Alexander on the Municipal Electricity Department are indispensable sources for general historical background and detailed information about structures and sites associated with gas and electricity. The booklet in the City Council's *Architectural Heritage* series on utilities buildings is an exemplary example of an investigation of specific structures and buildings based on sound general background information. Donaldson's *History of Municipal Engineering* also touches on aspects of energy supply and distribution in Christchurch.

#### V. *Further research*

No authoritative, comprehensive work on the supply and distribution of coal to Christchurch homes and industries exists.

The general background information available on the coal gas and electricity supply industries needs to be applied to specific sites, features and buildings, along the lines of the City Council's publication on electricity substations.

# ***THEME III: THE BUILT CITY***

## **Chapter 7: The development of Christchurch**

### *The Canterbury Association origins of Christchurch*

Until the demolitions which followed the earthquakes of 2010-2011, the city of Christchurch provided physical, relatively intact evidence of the practical and ideological concepts of the Canterbury Association's planned settlement. Despite significant losses of buildings dating from the first decades of the city's life, when the ideals of the Association remained a potent influence on the development of Christchurch, some surviving buildings – notably those of the Arts Centre, Christ's College and the Museum – still provide such evidence.

The settlement of Christchurch was planned in England by lawyer John Robert Godley and colonisation theorist Edward Gibbon Wakefield. They formed the Canterbury Association with the support of members of Parliament and the Church of England. Godley and Lord Lyttleton, chairman of the Association, were the key members of the committee responsible for planning the settlement. The settlement envisaged by Wakefield and Godley was to be a recreation of an older, pre-industrial, almost mediaeval England in which there was to be a clear, but benevolent, distinction between the different grades of society. The settlement was to see a civilisation transferred intact, with all the institutions of a well-ordered, hierarchical society established in the new land from the start.



**The Christchurch Arts Centre, formerly Canterbury College, perfectly exemplifies the ideals of the Canterbury Association founders of Christchurch. The Great Hall appeared on Canterbury centennial postage stamp in 1950.**

The establishment of a “chief town” was fundamental to the vision of the Association for its new settlement. The town was intended to ensure that civilisation and appropriate moral standards were transferred to the new colony. The two key institutions were the cathedral and the college. Designs for both of these were prepared by architects in England.

Prior to the settlement being founded, the Canterbury Association sent Captain Joseph Thomas, an experienced surveyor, to select a site for the settlement's capital and then survey it. Thomas first considered placing the settlement's capital city at the head of Lyttelton Harbour, but the shortage of flat land there prompted him to look elsewhere. Once the decision had been made to locate the capital city on the Plains, over the Port Hills from Lyttelton Harbour, Thomas with assistants William Fox, Thomas Cass, Charles Torlese and Edward Jollie laid the city out. The formal, geometric lay-out was typical of contemporary approaches to urban design for new towns. Streets were laid out on a grid

broken by the course of the Avon River, and diagonal roads, the first leading from the city to Ferrymead, and the second to the Papanui Bush. Land was designated for the Cathedral and other churches, a college, a market place, civic buildings, cemetery reserves and a major area of public open space, Hagley Park. Land was set aside between the northern, eastern and southern sides of the grid



**In its earliest years, Christchurch was a straggling village on a bleak, open plain.**

and the respective Town Belts (later renamed Avenues) for later expansion of the city.

Beyond the city's town belts, the land was surveyed in much larger rural sections which ranged in size from a few tens of acres to several hundred. Within a decade or two, the rural sections adjoining the city had been subdivided and become part of the city physically, though not administratively until the beginning of the 20<sup>th</sup> century. (The 1903 amalgamations of adjoining

boroughs into the city began the process of steady expansion of the administrative city which continued until 1989 and is discussed in chapter 17.)

The town sections of the settlement's port and capital city and the rural sections were allocated to land purchasers by ballot after the settlers had arrived in Canterbury. The first land selections were held in January 1851 at the Land Office, on the site now occupied by the Our City Centre (O-Tautahi), which was originally the city's Municipal Offices. Most of the first town sections chosen were in Lyttelton, which was already an established town, but selection of the Christchurch sections quickly followed. By 1854 Christchurch had outstripped Lyttelton, with a population of around 900, while Lyttelton then had a permanent population of around 550 (it had been higher, when settlers first disembarked from the immigrant ships). By the early 1860s, with the transfer of many institutions and organisations originally founded in Lyttelton from the port to the town, Christchurch had indisputably taken over from Lyttelton as Canterbury's chief town.

At this time in Christchurch most people lived within the boundaries of Barbadoes, St Asaph, Salisbury and Antigua Streets. Sale of the town reserves (between the grid of the original city and the Town Belts) began in 1855. Larger houses were built on the rural sections beyond the Town Belts. Concentration of the population in the urban centre provided the early and ongoing demand for and supply of a broad range of services and products that stimulated the early development of Christchurch.

### *Suburban growth*

By the late 1870s, the distribution of the population had changed significantly. Nearly as many people were residing in the early suburbs around the city (beyond its formal boundaries) and on rural sections as within the inner city. The first suburbs resulted from the piecemeal subdivision of the rural sections that adjoined the city proper. Important early suburban centres were Sydenham to the south of the city, which grew as a working class area immediately south of the railway line, Addington to the west of Sydenham, and St Albans, north of the North Town Belt. (Sydenham and St Albans eventually became the largest of the city's independent boroughs). Somewhat further out, other early suburbs

which were initially separate villages included Papanui, which developed around the small area of bush which was eventually milled out, and upper Riccarton, which grew up at the point where the main roads west and south of the city diverged. On the coast, Sumner and New Brighton were originally, like Papanui and Upper Riccarton, independent villages.

East of the city, Richmond and Linwood became early centres of population. Woolston developed as a residential, commercial and industrial area along the line of Ferry Road, the main route south-east of the city which led to the wharves on the lower Heathcote which were crucial in Christchurch's early transport history.



**St Paul's Church was a focal point of the outlying village of Papanui which eventually became simply another suburb.**

Building of residences on the Port Hills, at Cashmere, began in the very last years of the 19th century. Even after there were numbers of houses on the hills, areas which later supported southern residential suburbs – Opawa, St Martins,

Beckenham, Thorrington and Lower Cashmere – remained rural in character. They became built up through the first four decades of the 20th century. Through the same decades, the city's residential areas expanded. The 'new' suburbs of these years included Spreydon. Large parts of St Albans and, to its east, Shirley and Dallington, were also built up through these years.

Suburban expansion continued, at an accelerated pace, after World War II, especially in the city's north-west where new suburbs like Bishopdale and Burnside developed. The post-war years also saw almost all the area between the eastern edge of the city and New Brighton filled with houses.



**By the second half of the 20th century, Papanui, once a separate village, had become a suburb.**

### *The inner city*

As this residential expansion occurred around the edges of the city, commercial development slowly transformed the inner city. In the inner city, the earliest shops were built along High Street and Cashel

Street, and on Colombo Street between Hereford Street and Cashel Street. This area remained the main shopping area in the inner city up to the time of the earthquakes. It was at the heart of a broader commercial core to the east and south of Cathedral Square. Market Square, now Victoria Square, was another early focus for trade and commercial activities. The area between Cathedral Square and Victoria Square developed as a secondary shopping area in the inner city.



**The centre of Christchurch in 1946, when the 'downtown' shops, movie theatres and offices were still the main focus of life in Christchurch.**

Although there were always some shops of one sort or another on the perimeter of Cathedral Square, shopping has never been the primary activity in the Square. It has served a variety of different functions through the years. It has been a centre of cinema-going, and a number of commercial enterprises, including newspaper publishers, banks, insurance firms and stock and station agencies, have occupied buildings around the Square.

The original parish churches of several denominations in Christchurch were established in the inner city in the 19<sup>th</sup> century. The churches of these early parishes were large and the parishes remained strong through the first half

of the 20<sup>th</sup> century, even as more and more churches were built in the developing suburbs.

Houses which were initially built in the centre of the city were replaced by commercial buildings as the city developed. But a residential area to the west of Cathedral Square, from Cranmer Square south to Cambridge Terrace, between Montreal Street and Rolleston Avenue, remained largely residential and retained some of its historic fabric. Latimer Square, east of Cathedral Square, was also formerly residential, but became more markedly commercial than Cranmer Square. Cranmer Square was also part of a wider 'precinct' of educational and cultural buildings which first became established in the city's early days. The buildings of the Arts Centre (built originally for Canterbury University College), the Canterbury Museum and Christ's College are key elements of this precinct, which also extends north of these particular groups of buildings.



**The city's earliest parishes of most denominations were based in the central city. The St Asaph Street Methodist Church was one of the city's losses of a notable building to fire.**

By the end of the 20<sup>th</sup> century, particularly with the growth of suburban malls and the decline and dispersal of cinema-going, the city centre had diminished in importance and was playing different roles in the city's over-all life from the roles it had played in the 19<sup>th</sup> and first half of the 20<sup>th</sup> centuries. But the central city remained important culturally and socially as the location of a number of established institutions and facilities like the public library, the city council's offices, the Museum, the art gallery and, from the late 1970s on, the Arts Centre. Banks and legal firms remained in the central city, which was also where most international visitors to the city stayed.

## *Industry*

In 1850s and 1860s, industry became established in the central city south of Cashel Street towards the South Town Belt and also in Woolston, Sydenham and, a little later, Addington. In the 1860s there was considerable expansion of small scale workshops producing such items as boots, wheels, barrels, harnesses, rope, foodstuffs and beverages (including beer) and a wide range of other goods to supply the local population. Industrial development further expanded with the advent of the railways in the 1860s and again in the 1870s when there was a marked increase in demand for agricultural machinery and growth of industries that processed the increasing production of wool and wheat from Canterbury farms.

The range of industrial activities within the town belts, as the 19th century progressed, included foundries, manufacturing engineers, printers, flour mills, breweries as well as numerous smaller industries. The area north of Salisbury Street never supported as much industry as the area south of Tuam Street; what industry there was on the north side of the central city had mostly relocated elsewhere by the turn of the 21<sup>st</sup> century and the area became predominantly residential and commercial. The area south of Tuam Street lost most of its major factories but remained mixed commercial and light industrial in character.

In the second half of the 20<sup>th</sup> century, industries also became established south of the railway corridor in Sydenham and in Addington. This reinforced their working class character. Proximity to the railway line also led to the establishment of industries in Heathcote at a relatively early date.

Other industries, notably, for obvious reasons, freezing works, were located further out from the city. In the 20th century, new industries tended to develop along the railway corridor, extending the industrial zones of the city to the west, into Sockburn and Hornby. Woolston remained a significant industrial area and eventually much of Sydenham north of Brougham Street changed in character from residential to light industrial.



**The Kaiapoi Woollen Company's factory on Manchester Street was a symbol of the central city's earlier industrial importance.**

## *Town Planning*

In the second half of the 20th century, how Christchurch developed was increasingly determined not by unrestrained economic and social forces but by planning. 1948 was a key year with the publication of the final report of the Christchurch Metropolitan Planning Committee. Planning was undertaken by both the territorial local authorities (which drew up plans under the Town and Country Planning Act) and regional planning bodies – the Christchurch Regional Planning Authority was established in 1954. Particularly significant was the zoning of different parts of the city for different land uses or activities and the designating of a 'green belt' intended to restrain sprawl of the city into surrounding rural land. Transportation planning also influenced how the city changed and grew. The passing of the

Resource Management Act significantly changed the planning environment in the 1990s and the city's development took new directions.

### *The impacts of the earthquakes*

Following the major earthquake of 22 February 2011, large areas of suburban housing, of varying vintages, were 'red zoned'. The damage and post-earthquake ground conditions were such that it was considered not advisable to repair the existing houses or to build anew in the areas. These residential red zones included Avonside, Dallington and Bexley, parts of Sumner and the eastern hill suburbs and, in the inner city, the Avon Loop.

To meet the long-term housing needs of the people displaced from these red-zoned suburbs outer suburban and 'ex-urban' land was opened for development in areas like Halswell and beyond Yaldhurst on the West Coast Road. To the north of the city, subdivisions at Prestons and Highfield were, in the middle of 2013, to put around 3,000 sections onto the market in a relatively short time. Some of these areas of new residential development aimed at accommodating both people displaced from the red zones of Christchurch and newcomers to the region were outside the city boundaries, in the Selwyn and Waimakariri districts.

This strategy aroused concerns about sprawl, which had been a concern since at least the 1960s. The controls on sprawl had been dismantled to a certain extent prior to the earthquakes following the passing of the Resource Management Act in 1991. The decision to accommodate those displaced from the red zones in tract housing on the city's periphery meant that peripheral development remained the main way in which the city would expand.

This was offset to only a limited degree by efforts, persisting from before the earthquakes, to promote inner city living. This was a key element of the City Council's Draft Central City Plan and included as a goal in the CCDU's Christchurch Central Development Plan.

The closure of the central city for a matter of years rather than just months and the loss of almost all the building stock of the inner city had significant short-term impact on the over-all development of the city. The earthquakes exacerbated trends (the exodus of businesses and decline of inner-city living) which the City Council's Urban Development Strategy had sought to manage and if possible reverse. Almost all economic activity in the central city ceased. The number of businesses which remained open or were able to re-open within a short time of each of the major events was tiny. The businesses displaced from the central city – retail, accommodation and professional services – found new premises in suburban locations. Some displaced retail and hospitality businesses were allowed to set themselves up in residential zones. Retail activity at the suburban malls increased. In Woolston premises which were taken up by some businesses displaced from the inner city were created in redundant industrial buildings. Many professional firms relocated to inner suburbs, notably Addington, but also Riccarton and elsewhere. In the case of Addington, the earthquakes accelerated a trend already apparent before the earthquakes, for professional and other business to take up space in new office developments where parking was easier than in the central city. Tenuous activity continued on Victoria Street, aided by the early re-opening of the Christchurch Casino. The City Council's establishment of two temporary libraries, on Peterborough Street and on Tuam Street right beside the temporary bus exchange helped return life to parts of the inner city.

To what extent activities which were displaced from the central city to suburban locations in the months immediately after the 22 February event will eventually return to the central city is unclear, though both the City Council's Draft Central City Plan and the CCDU's envisage such a return. The re-opening of the Ballantynes department store and the opening of the temporary Re:START mall on Cashel Street were followed by the return of the Press newspaper to one of the few undamaged central

city buildings, the re-opening of the Ibis and other central city hotels, the building of a technology centre on Manchester Street, the re-opening of New Regent Street and the start of construction of new office buildings in or on the edge of the central city. These were all signs that the central city would possibly resume the role it had played in the life of the city prior to the earthquakes, as the location of most of the city's professional firms (lawyers, accountants, bank offices and the like), of the city's major hotels serving international travellers, and as a specialist retail centre. At the time of writing (July 2013) construction of only a small number of new buildings in the central city had been even begun, let alone been completed, though there was evidence that local property owners and investors were formulating plans to construct new commercial buildings of different sorts on central city sites.

The earthquakes inaugurated a new chapter in the history of urban planning in Christchurch. The operative district plan for the city at the time of the earthquakes was the 2005 Christchurch City Plan. After the earthquakes, the plan was modified and over-ridden to avoid perceived restrictions in it which some believed were hampering the recovery and rebuild throughout the city and might possibly impede the completion of some of the other projects in the CCDU's Christchurch Central Development Plan. Significant planning responsibilities were taken away from the City Council and given to the CCDU or CERA.

The City Council retained the power to issue consents for certain types of building work. As the applications for consents increased greatly in volume through 2013, the Council's ability to handle consents effectively and swiftly enough became a concern and led to further tension between the Council and the central government.

Prior to the earthquakes, the city's planning regime had changed with the replacement of the elected regional councilors of Environment Canterbury by government-appointed commissioners.

# Chapter 7: The development of Christchurch

## Comment and recommendations

### *I. General discussion*

A statement made in the original of this Overview, that *more than other New Zealand cities, Christchurch's development was affected, both initially and for many decades after it was founded, by the ideals and practical plans of the founding body* no longer applies with the same force because of the losses of so many Gothic buildings as a result of the earthquakes. Subsequently, the development histories of the inner city and of suburban areas followed a common New Zealand pattern, except that Christchurch's geography meant it could spread uniformly in almost every direction. In the second half of the 20th century, planning by different bodies and under different pieces of legislation affected the city's growth and development.

### *II. Relevant listings*

There are no specific listings relevant to this topic which are not covered in following chapters.

### *III. Further possible listings*

Possible future listings are also covered in the following chapters. The extent to which a building or place reveals past development or growth patterns should be considered in the assessment of buildings or places being considered for listing on other grounds. This is probably a theme that is best handled by interpretation and by linking listings made under other themes to this more general theme.

### *IV. Bibliographic note*

There is information about the general development of the city in many titles, especially those listed under I. The founding of the city, II. General histories and III. Histories of specific areas. The proceedings of the Canterbury Regional Jubilee Symposium, 19 November 2004, contain much information on planning for the metropolitan area.

### *V. Further research*

Relevant topics for further research on the general question of Christchurch's development are identified in the following chapters. The history of planning in Christchurch would have been an area for research prior to the November 2004 Symposium. Even with the information available from that

source, the City Council's role in planning needs further study. A full history of the Christchurch City Council is needed to address this matter satisfactorily.

## Chapter 8: Building a substantial city centre

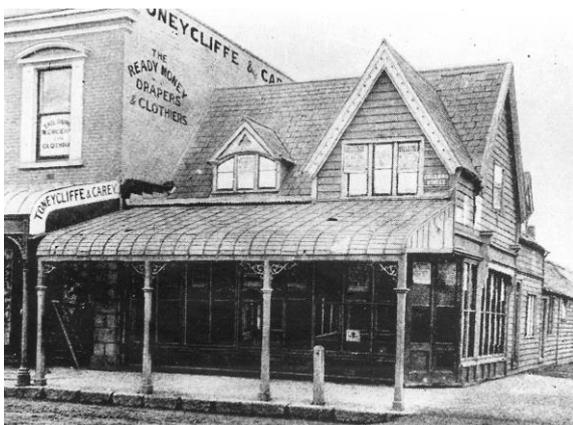
### *The early wooden city*

As land was taken up in Christchurch through the early months of 1851, a straggling village of small wooden buildings developed. (A very few buildings were of cob.) The first buildings were cottages, houses, shops, churches and hotels. There was, initially, little to distinguish buildings of different use and no marked concentrations of buildings of particular uses in particular areas. Many buildings were of mixed, residential and commercial, use. Gradually, shops and hotels, initially domestic in scale and appearance, became somewhat larger and concentrated in the few blocks that became the central city.



**Early wooden Christchurch. Shops and other commercial buildings on Colombo Street south of the Square, around 1860.**

(with gable ends, steep-pitched roofs and dormer windows) and most were severely plain.



**One of Christchurch's first generation of commercial buildings, on the corner of Colombo and Gloucester Streets.**

site occupied ever since by a public building, The Land Office illustrated perfectly the domestic character of the great majority of early Christchurch buildings.

Only churches (uniformly Gothic until the 1870s) were significantly larger than other buildings.

By the time Christchurch was founded the attenuated Georgian influences apparent in the early architecture of northern settlements had almost entirely disappeared. Nor were Christchurch's earliest buildings influenced by the Scottish Classicism evident in early Dunedin. Almost all of the earliest buildings in Christchurch were 'Gothic' in form

Some Christchurch buildings from early on were decorated or embellished. Bargeboards became decorated in a simplified 'carpenter Gothic' fashion; a small but significant group of buildings was Elizabethan or Tudor in decoration, with exposed framing and slightly overhanging upper floors. The fondness for Early English and Gothic in these buildings which transcended the severe simplicity of the purely functional, original buildings expressed the wish of the Canterbury Association settlers to reproduce English society in the Antipodes.

A cluster of public buildings developed rather quickly on Market Square, but the city's first public building, the Land Office, was on the corner of Worcester Street and Oxford Terrace, a

The 1850s also saw the first, wooden, buildings of the Provincial Government erected on a slightly elevated site on the west bank of the Avon River. These survived the earthquakes, though they suffered damage when small sections of stone within them collapsed. The survival of a simple wooden commercial building of c. 1860 on Hereford Street (now known as Shands Emporium) into the 21<sup>st</sup> century was remarkable. It too survived the earthquakes, but may be moved from its original site.

Wood remained a common material for some public and commercial buildings through the rest of the 19th century. By about 1870 it had become common for wooden shops and commercial premises in the inner city to have 'false' Italianate facades with the wood fashioned to mimic stone. Among the substantial timber buildings which were built in the 1860s for administrative and commercial purposes were additions to the Provincial Government Buildings, the Christchurch Club, built in 1860-62 and, somewhat later, the Canterbury Club, completed in 1874. The Canterbury Club survived the earthquakes; the Christchurch Club was badly damaged but its most historic parts are to be repaired.

### *From the 1860s to about 1890*

The early wooden buildings of Christchurch were regarded by those who built them as temporary expedients. The founders of Christchurch envisaged a city of substantial buildings in permanent materials to house such transplanted institutions as churches, political bodies, schools, libraries, universities and courts and also the commercial firms which it was hoped would soon flourish. Both brick and stone were soon available. Brickworks were established along the foot of the Port Hills where there were deposits of suitable clay and quarries were opened up on the same hills.



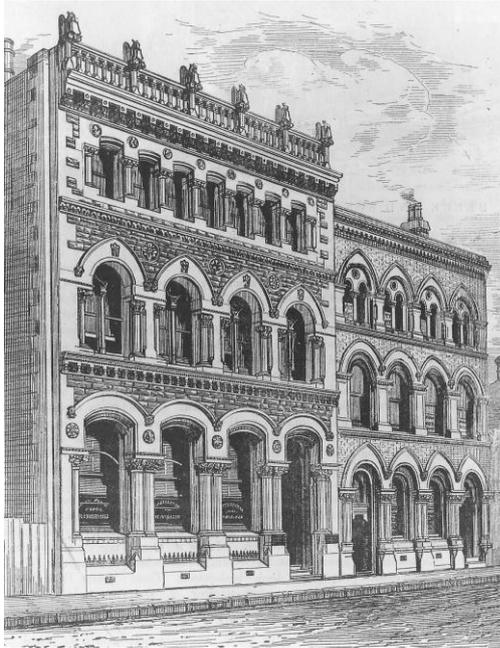
**The transition from wood to masonry on Hereford Street in the 1860s. Both these buildings survived until the earthquakes. The wooden Shands building is to be preserved off-site.**

In making the transition (over several decades) from wood to brick and stone, Christchurch generally remained faithful to Gothic forms, at least for public buildings. (Even the railway station, when a new masonry building was erected in 1877, had, this being Christchurch, to be Gothic in style.) The first substantial stone buildings which began to rise in the wooden town in the 1860s were all public buildings (though they were preceded by a few small stone commercial premises). A second town hall was built of stone in 1862-63; a stone building at Christ's College in 1863; and the

first stone churches in 1864-65. In 1865 the triumph of the Gothic revival in Christchurch, the stone Provincial Council Chamber, designed by the city's leading early Gothic revival architect, Benjamin Mountfort, was completed. It has been described by architectural historian John Stacpoole as "the finest High Victorian interior in New Zealand". The collapse of the Stone Chamber was the city's most serious heritage loss resulting from the earthquakes. (Re-building of the Stone Chamber remains a possibility. Much of its damaged fabric was recovered and is in storage.)

Mountfort also designed (in stone) the Canterbury Museum, and the Clock Tower building, the Great Hall and other buildings of Canterbury College. An earlier stone educational building, the Big School at Christ's College, built in 1863, was designed by the Province's first superintendent, James Edward FitzGerald. All these buildings were damaged in the earthquakes but have survived.

The stone Methodist church in Durham Street, built in 1864, was the first church in Canterbury to be erected in permanent materials. It was designed by Melbourne architects Crouch and Wilson, and supervised by local architect Samuel Farr. The first stone church for the Anglican Church in Christchurch was St John the Baptist in Hereford Street, built in 1864-65, and designed by Maxwell Bury. Both were lost in the earthquakes. Foundations for the stone Anglican Cathedral were laid in 1864-65, although the building was not completed until much later.



**Two of the several buildings in the Venetian Gothic style designed by W.B. Armson which stood on Hereford Street.**

of the leading commercial architect of the period, W.B. Armson (1834-83). They were (none survived the earthquakes) another manifestation of the particular predilection for Gothic in Christchurch.

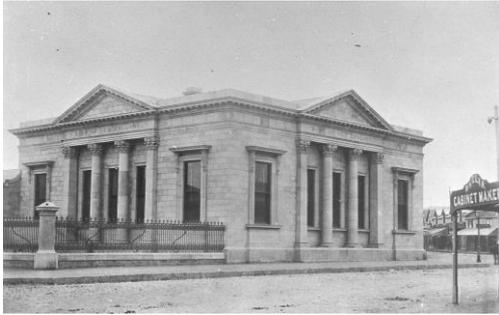
The use of Venetian Gothic elements was fashionable in English architecture at the time, and was used on a wide range of commercial, institutional and civic buildings in London. In designing primarily in Gothic, Christchurch architects of the 1860s and 1870s were following English precedents, illustrated and described in such architectural periodicals as *The Builder*. Use of the Gothic style in Christchurch demonstrates a clear understanding by members of the architectural profession of contemporary architectural trends in Britain.

Boom years from the late 1850s to mid 1860s saw the establishment of banks in Christchurch. The Bank of New South Wales opened in 1861, the Bank of New Zealand in 1862, the Bank of Australasia in 1864. The banks built some of the earliest and grandest early masonry commercial buildings in the city. Classical and Italianate styles were used for these bank buildings. In 1866 the BNZ moved to a building on the corner of Colombo and Hereford Streets, on the southern side of the Square which had been designed by a Melbourne architect, Leonard Terry, in a Greek Revival style. Construction of the bank in a Classical style provoked Christchurch's first significant argument over

Public buildings of grey stone in a Gothic style continued to be built into the 20th century. They became the 'signature' buildings of the city. This was especially true of the cluster at the western end of Worcester Street and along Rolleston Avenue, where the former university buildings (now the Arts Centre), the Museum and Christ's College form a group without peer elsewhere in New Zealand. They are now the city's only significant intact examples of the 19<sup>th</sup> century grey stone Gothic buildings that expressed the ideals of the Canterbury Association.

The last grey stone, Gothic revival buildings were put up in the 20th century. The Teachers' Training College on Peterborough Street dates from 1924; the Sign of the Takahe on the Port Hills was not completed until 1949.

Masonry commercial buildings of the later years of the 19th century were typically (but not exclusively) built not of stone but of brick, often surfaced with a cement render. These commercial buildings (generally of two or three storeys) were in a great variety of styles. Between the 1860s and the 1880s, Christchurch acquired a number of commercial buildings in a Venetian Gothic style, most, but not all, from the hand



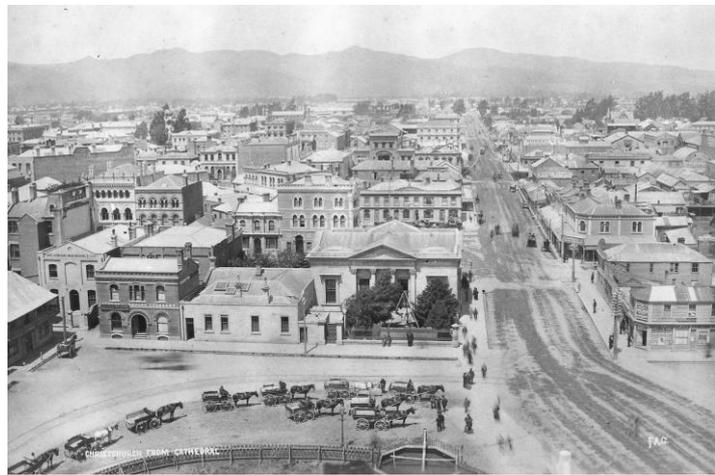
**The Bank of New Zealand, focus of a fierce debate on architectural style in the 1860s.**

architecture. Fitzgerald's attack on the bank was a local manifestation of the Gothic v. Classical debate in England.

The great majority of the new larger commercial buildings of the 1870s and 1880s, and beyond, (including several by Armson) were Italianate, a style common in other New Zealand cities. The architect most faithful to Italian Renaissance models was probably J.C. Maddison (1850-1923) but many of the city's imposing Italianate buildings came also from the hands of other architects like T.S. Lambert (1840-1915).

### *1890-1914 The Edwardian city*

Through much of the second half of the 19th century in central Christchurch, older, smaller wooden buildings co-existed with large, newer masonry structures. Through the prosperous years from the late 1890s to 1914 most (though not quite all) of the remaining older wooden buildings were replaced by large, handsome commercial buildings in permanent materials and a 'marvellous miscellany' of styles.



**Christchurch at the end of the Victorian age, looking south from the Cathedral.**

The Roman Catholic Cathedral of the Blessed Sacrament (built 1901-04) on Barbadoes Street, designed by Francis William Petre, was one of the most substantial and significant additions to the cityscape in the early 20th century and a telling symbol of the architectural maturity of the city.

By the beginning of World War I, Christchurch had evolved from its pioneering beginnings to a substantial regional centre. Streets in the central city were lined with two and three storeyed public and commercial buildings in stone and brick, plastered and plain. Confident, ornate masonry structures in a great variety of styles formed continuous lines along streets like Colombo, Lichfield, Cashel, High, Worcester, Gloucester and Armagh. They also enclosed Cathedral Square. Among the architects who introduced new architectural styles into the architectural vocabulary of Christchurch were J.J. Collins (1855-1933) and R.D. Harman (1859-1927), who succeeded to the practice of Armson. S. Hurst Seager (1854-1933) began to make his architectural impression on the city in 1884 with the Queen Anne City Council Chambers. Seager was significant as one of the earliest architects to explore and debate the development of a New Zealand tradition of architecture.

The Luttrell Brothers brought from Tasmania not just new construction techniques but also skill at adapting elements of the Chicago style for large office blocks to the more modest requirements of Christchurch. The seven-storeyed New Zealand Express Company Building, designed by the Luttrells, was described as a 'sky scraper' by the *Canterbury Times* in 1906. (The demolition of this



Two of the fine commercial buildings which graced central Christchurch by the early years of the 20th century. Left, the Christchurch Meat Company building (demolished before the earthquakes) and right, the Press Company building, demolished after the earthquakes.

buildings between the September 2010 and February 2011 earthquakes provoked opposition.) The Luttrell Brothers were influential for introducing modern American commercial building trends to Christchurch where architecture had previously been based almost entirely on English traditions. Other buildings designed by the Luttrell Brothers included the Lyttleton Times Office on the Square, the King Edward Barracks, the Royal Exchange Building, and the Theatre Royal in Gloucester Street. (After the earthquakes, only the façade of the Theatre Royal remains.)



The western side of Cathedral Square when the city possessed an architectural coherence and pleasing scale which it subsequently lost.

The New Zealand International Exhibition held in Christchurch in 1906-07 had a significant if temporary effect on the fabric of the city. Joseph Maddison designed the exhibition buildings in a French Renaissance-influenced style, with towers and domes facing the river Avon and Park Terrace. Several new hotels, also designed by Maddison, were built to accommodate visitors to the Exhibition.

Despite the variety of styles, the central city never, before or since, looked so coherent architecturally as it did by 1914. The Square epitomised this sadly lost quality of streetscape

and architectural coherence. Something of the architectural coherence of early 20<sup>th</sup> century Christchurch survived in the south-eastern quadrant of the inner city, especially along parts of High, Lichfield and Manchester Streets. Cashel Street, from High Street to Oxford Terrace, also had enough historic commercial buildings standing for something of a sense of 'the city that was' to remain until the earthquakes.



**The 1920s Commerce Building,  
demolished in the 1980s.**

### *Between the wars*

Between the two world wars, steel and reinforced concrete came into more general use and American influences became more pronounced. But generally the relatively few inter-war buildings were 'inserted' among the existing buildings without significantly modifying the over-all late Victorian/Edwardian character of the mature inner city. Art Deco was poorly represented in Christchurch, except for cinemas. Bauhaus modernism arrived with a flourish with the Millers department store building (used for three decades as the City Council offices). The Georgian revival had less impact on Christchurch's commercial architecture than on its domestic architecture. Cecil Wood, adept at several styles, produced some creative commercial buildings that combined features of Modernism with stripped classicism. The three major Wood-designed buildings in this class were the Hereford Street Post Office, the Public Trust building on Oxford Terrace, and the State Insurance building on Worcester Street.

### *Christchurch's architectural tradition*

From the mid 19th century to the present, a significant number of nationally significant buildings were erected in Christchurch. The architects responsible for these buildings are prominent in the general history of New Zealand architecture. The architects who worked most of their lives in the city, or who built notable buildings in it, included, in the 19th and early 20th centuries, Benjamin Mountfort, William Armson, Francis Petre and Samuel Hurst Seager.

The strength of Christchurch's architectural traditions was continued by such 20th century architects as Cecil Wood, Pascoe and Hall, Peter Beaven, Warren and Mahoney and Don Donnithorne. Christchurch architecture was distinctive in combining respect for the 'traditions' established in the 19th century with Modern and even Post-modern innovation.

### *The impacts of the earthquakes*

Almost *all* tangible evidence of *all* the different stages the development of the central city of substance up to the 1960s has been obliterated by the demolitions which followed the earthquakes of 2010-2011. Close to 80 of the older commercial buildings listed by the City Council no longer exist. Only a handful of all the listed commercial buildings in the inner city of the years up to World War II remained by the middle of 2013.

Between the September 2010 and February 2011 earthquakes it seemed possible that the central city's architectural heritage would remain substantially intact. The only seriously disputed demolition of that period was of the former New Zealand Express Company building (known as Manchester Courts). The damage to older, masonry commercial buildings caused by the 22 February and 13 June 2011 earthquakes and the demolitions which followed, while the central city was cordoned off, effectively erased the central city's architectural record.

The extent of the losses is evident in such facts as:



**One of the few older central city commercial buildings to survive the earthquakes, the Bonningtons Building, had been strengthened not long before the earthquakes struck.**

- Not a single Venetian Gothic commercial building remains. Christchurch was exceptional in Australasia for the number and physical concentration of commercial buildings in that style, starting with Mountfort's 1866 New Zealand Trust and Loan Company building and carrying on into the 1870s and early 1880s with Armson's several buildings in that style. The two surviving Armson Venetian Gothic buildings which had survived up to the time of the earthquakes, Fishers building and the Bells Arcade building, were both demolished after the 22 February event.

- Of all Armson's commercial work in the city, only a single shored-up wall of a hotel, the Excelsior on Manchester Street, survives.

commercial work is effectively represented by only the surviving Government Buildings.

- Not a single Maddison hotel remains and his

- Of older central city hotels only one, the Grosvenor, on the edge of the inner city, remains.

- Several eras of commercial construction in the central city are now represented by single surviving buildings.

The central city also lost almost all its masonry churches (see chapter 23). The losses included the city's two oldest stone churches (St John's Latimer Square and the Durham Street Methodist Church). Whether, or in what form, the city's two cathedrals will remain is uncertain at the time of writing. The church buildings symbolised the role the central city had played for much of the city's life (until the rapid post-war suburban expansion of Christchurch); their loss underscored the extent to which the earthquakes obliterated evidence of that historic role.

# Chapter 8: Building a substantial city centre

## Comment and recommendations

### *I. General discussion*

Christchurch's building history (excluding, for this chapter, housing) followed a general, New Zealand-wide pattern, of the steady addition of masonry buildings inserted into an original wooden town, until by the outbreak of World War I the central city was dominated by 'permanent' masonry commercial buildings, mostly of three to five stories, plus substantial masonry churches and public buildings. Relatively fewer buildings were erected between 1914 and 1945, three decades dominated by war and depression. In those decades the city acquired some notable individual buildings, but the late Victorian and Edwardian streetscapes remained largely unmodified until the burst of development between about 1964 and 1974 described in the following chapter. However, the inner city still retained, up to the time of the earthquakes, a number of relatively intact historic streetscapes, and the early urban pattern, including numerous small lanes.

Christchurch buildings were also, by style, typical of buildings in other New Zealand cities, but the strength of the Gothic tradition in the 19<sup>th</sup> century and a sense of continuity evident in the design of many 20<sup>th</sup> century buildings made Christchurch architecture distinct within the broader national history of architecture.

### *II. Relevant listings*

Prior to the earthquakes, a large number of individual buildings and structures in central Christchurch were scheduled in the District Plan, based on an evaluation against identified criteria.

The attention given in the past to built/architectural heritage in the listing process was reflected in the fact that there was reasonably comprehensive coverage of all the main building types and periods in the listings prior to the earthquakes. The listings included the obvious remaining examples of early wooden commercial buildings, a large number of inner city commercial buildings (including theatres) of the later 19<sup>th</sup> and early 20<sup>th</sup> centuries, the major surviving public buildings and masonry hotels of the same period, and a large number (almost all) of the churches built up to about 1914 and a few (but not all) of the inter-war churches. Similarly some but not all of the inner city commercial buildings of the inter-war years were listed. (There was a general tendency in all categories for the listings to become more complete the further back in time one went.)

There were also five Special Amenity Areas identified within the central city which included SAM #22 Gloucester/Montreal, SAM #24 Avon Loop, SAM #31 Park Terrace/Rolleston Ave, SAM #32 Cramner Square, and SAM #33, Latimer Square. All of these were in the Living 4C zone, and although they focused on different urban areas, including the squares, and each contained a number of scheduled buildings they all have a primarily historic residential character and focus. The 1931 New Regent Street is scheduled as a whole in the district plan.

### III. *Further possible listings*

The clearing of the inner city has made irrelevant the recommendation in the pre-earthquake version of this Overview that the inner city should probably be examined closely for any further remaining examples of ***wooden buildings from the earliest years*** of Christchurch that have not yet been identified or listed. It is now extremely unlikely that any have survived.

Commercial buildings of the 19th and early 20th centuries were well represented in the listings before the earthquakes. Again, the earthquakes have made irrelevant a recommendation that the listings should be examined first to establish if any significant individual buildings have not yet been listed and then to establish if any relatively minor buildings which are crucial parts of groups or precincts have been overlooked. Of the handful of older commercial buildings still standing on High Street, the ***Cotters Electrical Building***, the ***Bonningtons Building***, the ***Duncans Building*** and all the other surviving buildings listed should be reassessed in light of the loss of most other examples of this type of building.

The earthquakes have also made irrelevant the comment that surviving, intact groups of historic buildings, and the network of lanes in parts of the central city, were a primary asset of the city, giving it a unique heritage character. They have also made irrelevant the recommendation that further research and analysis on specific precincts to identify heritage character and formulate appropriate mechanisms for protection should be undertaken. A study identifying and assessing commercial conservation areas in the central city and suburban areas was completed by Opus in 2005, in response to the recommendation in the original Overview. This study should be reviewed to determine if any areas or parts of the areas identified in the study remain. The study will also provide a basis for future interpretation projects focussing on what has been lost from the areas.

The pre-earthquake listings reflected the building activity in Christchurch in the years between the wars, but there were some ***inter-war, inner city commercial buildings*** and some ***inter-war churches and public buildings*** that had not been listed. The survival of a few of these later commercial buildings has given them greater importance and all the survivors should now be considered for listing. Among those which should be considered for listing, if they survive, are the adjoining ***South British Insurance*** and ***Alliance Assurance buildings*** on Hereford Street. The ***former High Street post office*** should also be considered for listing.

Where groups of surviving buildings on key historic sites are currently listed a careful review of these areas should be undertaken to check that no other significant structures have been overlooked. Christ's College and Canterbury College are examples.

The extent of the city's loss from the earthquakes is highlighted by the fact that the following passage from the original version of this Overview has been entirely negated:

*Generally the current pattern of individual scheduling in the central city does not adequately identify surviving historic commercial streetscape character or key groups of historic commercial and retail buildings which remain intact, and represent themes in the city's development such as commerce and shopping. The survival of this urban fabric, together with numerous small lanes, is a primary asset of the city. In addition to Christchurch's significant individual buildings, key areas retaining largely intact groups of historic commercial and retail buildings contribute to the uniqueness of the city.*

All of the relatively few surviving inner city buildings of the decades before the 1960s should now be evaluated for listing. So should the also relatively few surviving inner city commercial buildings of the 1960s to the 1990s discussed in the following chapter. In both these categories buildings which not have qualified for listing before the earthquakes may now need to be listed as the only remaining examples of buildings of their eras and uses.

#### IV. *Bibliographic note*

Part IV of the annotated bibliography, on the city's architectural history, lists most of the titles which deal with the city's built history. Two useful starting points for information on the city's architectural history in general and on certain specific buildings are the two recent general titles, Rice, *Christchurch Changing* and Cookson and Dunstall, *Southern Capital. New Zealand Architecture* by Peter Shaw sets architectural developments in Christchurch within a national context.

References to specific buildings are scattered in titles throughout the bibliography. Some of the old guide books listed also contain useful information on buildings.

#### V. *Further research*

The recommendations for further research into the development of Christchurch's built environment contained in the first version of this Overview have been overtaken almost entirely by the losses sustained during and after the earthquakes. These recommendations were:

*Further research and analysis should be undertaken to identify in greater detail the historic pattern of development in precincts within the central city, and to provide a greater understanding of social, architectural and historic significance, and to analyse in detail the urban and streetscape character which defines these precincts. Based on a more detailed understanding of historic development, potential mechanisms for protection could be investigated. In Auckland city a range of approaches are in place or are being developed including registration of historic areas under the Historic Places Act, for example the whole of the Britomart precinct, or district plan mechanisms including scheduling of conservation areas, or the more recent use of heritage and character overlay zones.*

*Key areas to investigate, to which such new mechanisms for protection in addition to individual listing could be applied, include the earliest retail and commercial precinct to the south and south east of the square generally between Gloucester Street and Tuam street and Oxford Street to Madras Street, including High Street and Colombo Street.*

*The existing SAMs could be strengthened by further research and analysis to summarise the historic significance of these areas in more detail, and to analyse the urban form and streetscape character in more depth. Increased awareness would add to the appreciation and support for retention of the distinctive urban character associated with each of these areas.*

The 2005 Opus study addressed the issue of how best to protect key commercial areas in the central city as heritage precincts. The loss of so many commercial buildings from the inner city has made the protection of precincts largely irrelevant, but opportunities remain for interpretation projects to remind people of the precincts that existed prior to the earthquakes. Residential areas in the central city with potential heritage values were identified in a Harrison Grierson study in 2009-2010. These areas should be further researched and assessed with a view to introducing provisions for their protection in the District Plan, where such protection has been shown to be justified.

Apart from further work based on those previous studies, it is now of critical importance that the histories of all the surviving older inner city commercial buildings be researched so the buildings can be considered for listing.

The original version of this Overview also noted that there remain serious gaps in information about many of the city's 19th and early 20th commercial buildings, especially those designed by the 'second tier' of primarily local architects.

The lack of an over-all account of the city's architectural history is no longer serious in respect of possible future listings. But such an account, and the database of architects who practised in, or designed buildings for, Christchurch which was identified as something which would have been an extremely useful aid to evaluating buildings for listing, are no longer required as an aid to identifying buildings or precincts for listing or other forms of protection.

## Chapter 9: The modern central city

### *The central city*

Although some new buildings were erected in the 1920s, 1930s and 1950s, central Christchurch remained largely unchanged between 1914 and 1960. (These were, of course, years of depression, war and post-war recovery.) Beginning in the 1960s, through until the stock market crash of 1987, several large, modern high-rise office blocks and hotels were built, usually on sites that had been occupied by a number of older commercial buildings. Zoning and other provisions of the various plans which came to have a marked influence on the development of the city from the 1950s on had a significant impact on the sizes and locations of these new, larger buildings, though the process of replacing the city's older commercial building stock by new, larger office and other buildings was driven primarily by economic factors.

The first of these modern high-rise buildings, the Government Life building (opened in 1964) on the Square, belatedly introduced the glass curtain wall to Christchurch. On an opposite corner of the Square, the new Bank of New Zealand building (opened in 1967) required the controversial demolition of the old Bank of New Zealand building. (The 1967 building was demolished in turn after the earthquakes.) The impact of the arrival of the large office block in Christchurch was felt most strongly on the Square. Although some distinguished older buildings survived on the perimeter of the Square, the new buildings dominated the townscape and, again controversially, dwarfed the spire of the Cathedral.

Another cluster of high-rise buildings rose south of the Square, clustered around the intersection of High and Cashel Streets (which became the south-eastern angle of the pedestrian City Mall). On the south side of Cashel Street, on opposite sides of High Street, were high-rise buildings designed by the two architects who dominated Christchurch architecture in the second half of the 20th century, Miles Warren and Peter Beaven. Both were built for financial institutions. Tall buildings were also put up for the next generation of inner city hotels – the Ramada Inn (later Holiday Inn) on Victoria Square in



**In 1960, above, Christchurch was on the verge of its modern transformation. There was to be more change in the next few decades than there had been since 1890, when the top picture of the same corner was taken.**



**In this 1967 aerial view of central Christchurch, the first modern high-rises have begun to appear including, on the Square, the new Government Life and Bank of New Zealand buildings.**

Rebuilding in the central city over the quarter century from the early 1960s to the late 1980s was not confined to high-rises. The central city also acquired a number of smaller new buildings, up to six or seven storeys. These were not concentrated in any one part of the central city, but spread rather uniformly through it. Some of the better of these smaller buildings, both public and commercial, were designed by the firm Warren and Mahoney. One of the best of them all was Peter Beaven's Manchester Unity building.



**When the United Service hotel was demolished in the late 20th century, the central city was already dominated by modern high-rises. From left to right in the background, the Clarendon Towers, Noahs/Rydges hotel and the AMP Building.**

quality office space (in the case of the office buildings) and the growth of the tourist industry (in the case of the hotels). After the stock market collapse of 1987, Christchurch was over-supplied with

1974, Noahs Hotel (later Rydges) on Oxford Terrace in 1975 and the Park Royal Hotel on Victoria Square in 1988. (Of these three hotels only Noahs survived the earthquakes.)

The two highest buildings, the Price Waterhouse and Forsyth Barr buildings, were erected on Armagh Street, in accordance with a plan to 'frame' the inner city with high-rise buildings along Armagh Street. Most of the new high buildings were commercial office buildings or hotels. Two on Hereford Street, the Police Station and Postal Centre, were public buildings. On the north-west side of Victoria Square, the city's courts were re-housed in a high building.

By style, the high-rise buildings generally eschewed the 'glass skin', although there are such buildings in Christchurch. The first of the new larger buildings on the Square, the Government Life building, had a glass curtain wall clearly influenced by such American precedents as Lever House in New York. Subsequently two smaller true 'glass skin' buildings – again with American precedents – were erected on corner sites, at Cashel/Durham Streets and Armagh Street/Oxford Terrace. Many modern Christchurch commercial buildings have a distinctive relationship between window and wall surfaces that perhaps also marks a continuation of Christchurch's earlier architectural traditions.

The substantial rebuilding in central Christchurch through the quarter century was driven by a commercial demand for higher

office space. One of the largest and most recently built of the office towers only became fully occupied in 2004. As the tourist industry continued to grow, some of the buildings put up as office blocks were converted for use as hotels.



**The modern high-rise city between the two major earthquakes. The two buildings left of centre (one is the City Council offices) survived the earthquakes.**



**The Clarendon Towers, centre right, and the apartment building, centre left, have been demolished since the earthquakes.**

Most notable of all buildings of the second half of the 20<sup>th</sup> century, architecturally, were the Lyttelton Road Tunnel building, opened in 1964 (mentioned in chapter 3) and the city's new Town Hall, completed in 1972. The Town Hall, designed by Warren and Mahoney, was a Modernist building which consciously related back to the city's earlier architectural traditions. (So did the same firm's new Public Library, opened in 1982.)

The stock market collapse of 1987 put an effective end to commercial building construction in central Christchurch for the rest of the 20<sup>th</sup> century. The ample supply of office space in the buildings erected before the crash was sufficient for demand for such space until the early 21<sup>st</sup> century. In the first decade of the new century, however, commercial construction began a cautious revival. Two buildings of this late vintage were erected on Gloucester Street.

### *Historic preservation*

As development of the city proceeded and increasing numbers of older commercial buildings were demolished to provide clear sites for the new buildings, a heritage preservation movement began to have an impact on how the city was perceived and, to a lesser extent, on the city's form and appearance. A large number of significant individual buildings were lost (because preservation efforts often failed). Though the earthquakes have been blamed for the loss of the city's heritage buildings, a large number of heritage buildings had been lost before September 2010.

Nevertheless, up to the time of the earthquakes the city retained a sufficient number of historic buildings to earn a reputation as the best of New Zealand's historic 'four main towns' in which to see old buildings (with Dunedin its only possible competitor). Large numbers of old buildings survived in Christchurch in part because development pressures were weaker in Christchurch than in Auckland or Wellington, but from the 1960s on, the efforts to save old buildings had a discernible impact on the city.

(These reasons for the survival of a relatively large number of historic buildings in Christchurch – the weaker development pressures and the strength of the historic preservation 'lobby' – meant that other buildings besides commercial ones remained until the time of the earthquakes, for example inner city churches. These other buildings of the central city are discussed in other chapters.)

One of the earliest examples in New Zealand of buildings being retained because they were perceived to be of historic importance were the steps taken in the 1920s to protect the stone Council Chamber of the Provincial Government Buildings. But this was an isolated case of concern for a particular building of exceptional importance and a wish to preserve old buildings in general did not begin to have a significant effect on the built fabric of the city until the late 1960s and 1970s. The demolition of the Bank of New Zealand in 1963 was one key point in the growing realisation that the city had an architectural heritage which deserved protection.



**The demolition of the Kaiapoi Woollen Company building in the 1990s was strongly opposed by those concerned about the loss of the city's historic buildings.**

The acquisition by the City Council in 1967 of Mona Vale, a notable late Victorian house in an intact garden setting, after a spirited campaign and effective fund-raising effort spearheaded by the Christchurch Civic Trust, was a significant milestone in the preservation of the city's heritage. The house and grounds had been threatened by a proposal to subdivide the valuable land.

What to do with the old buildings on the university's town site was also an issue which, in the 1970s, affected how the city regarded all its surviving older buildings. In the event, all the former university buildings were saved and the Arts Centre came into being.

There were a few other significant 'saves', besides Mona Vale and the buildings of the Arts Centre – the former Public Library building, the Theatre Royal, the Nurses' Memorial Chapel, what became known as the Sydenham Heritage Church, the Coachman Inn, the Excelsior Hotel and the original Star and Lyttelton Times buildings – but rather more significant losses. One ambiguous 'success' for the preservation movement was the retention of the facades of the old Clarendon Hotel at the base of the new Clarendon Towers. The leading groups in the preservation movement in Christchurch were the Christchurch Civic Trust (founded in 1965) and the Canterbury Regional (later Branch) Committee of the New Zealand Historic Places Trust. Some local neighbourhood groups included preserving the existing character of inner-city residential areas among their goals.

Associated with the wish to preserve individual older buildings was disquiet about the scale and design of the replacements on the sites of demolished buildings. Criticism of the large new buildings on the perimeter of Cathedral Square – the Government Life building, the Bank of New Zealand building, Carruca House, the AMP building and the Housing Corporation building – was particularly strong.

The other significant event in the emergence of an awareness of the city's heritage was the founding of the Ferrymead Historic Park. The first steps towards establishing 'Ferrymead' as it became generally known were taken in 1963.

## *In the suburbs*

From the 1960s on, many of the activities which had been concentrated in the inner city rather than in suburban centres, moved out into the suburbs. This shift was associated with the construction and then expansion of suburban malls (as described in chapter 14). Numbers of new churches were built in new suburbs in the 1950s and 1960s which contributed to the falling congregations of inner city churches.

Most professional and commercial services remained in the inner city, though these too to some extent shifted to suburban locations. The construction of the State Insurance building in Riccarton, close to the Riccarton (now Westfield) mall, was the most conspicuous evidence that some providers of professional and financial services followed the shopkeepers out into the suburbs. Banks began to open branches in the suburbs in the 1960s, but the main inner city banks remained important until the late 1980s. Their relative decline in importance through the 1990s was due as much to the increasing use of electronic banking as to increasing use by customers of suburban branch banks.

The most notable public buildings of the late 20th and early 21st centuries were libraries. The central library itself was extended in these years, but the most conspicuous sign of changes in the city's library system were the new libraries at New Brighton and on Colombo Street in Beckenham (on the site of the old Heathcote County offices, which were demolished).

## *The impacts of the earthquakes*

Although building codes had been progressively strengthened through the second half of the 20<sup>th</sup> century, many of the commercial buildings erected in the central city since the 1960s have been demolished since the earthquakes of 2010-11. Two of these modern commercial buildings – the CTV building (1979) and the Pyne Gould (formerly Drainage Board) building (1963-64) – collapsed on 22 February 2011 with significant loss of life. Many other buildings erected in the years 1965-2000 met the requirement that they not collapse in a significant earthquake but were so badly damaged that they had to be demolished, for public safety or because the cost of repairs was uneconomic.

The losses included buildings significant in the city's architectural history, notably Peter Beaven's Manchester Unity Building and a number of the smaller office buildings designed by Warren and Mahoney in the 1960s and 1970s. Around the intersection of Cashel and High Streets the losses included both Peter Beaven's CBS building (later the Holiday Inn) and Warren and Mahoney's CSB (later Westpac) building. (In the same area one of the city's tallest buildings, the Hotel Grand Chancellor, was demolished after developing a noticeable lean after the 22 February event.)

There were other significant losses of inner city commercial buildings of the period 1965-2010. They included the TVNZ building, Clarendon Towers, the AMP building, the Bank of New Zealand and ANZ buildings on the Square, the former Carruca House (part of the Millennium Hotel) also on the Square. Of the two tall buildings on Armagh Street, the Price Waterhouse building had been demolished by the middle of 2013 while the future of the Forsyth Barr building remained undecided.

Of the inner city's hotels, the Noahs/Rydges, Ibis and Novotel hotels survived the earthquakes, as did the former Housing Corporation building which had become part of the Millennium Hotel. But the Park Royal Hotel and Ramada Inn (renamed the Copthorne Central), both on Victoria Square, were demolished.

Both the city's 'mirror glass' buildings on Oxford Terrace, one at the corner of Cashel Street, the other at the corner of Armagh Street on Victoria Square, have been demolished.

By the middle of 2013, only a handful of buildings still represented the substantial development that occurred in the central city in the years 1965-2010, and the futures of some of these few survivors was uncertain.

# Chapter 9: The modern central city

## Comment and recommendations

### *I. General discussion*

In the early 1960s, central Christchurch still looked much as it had in 1914. A first commercial building boom began in the 1960s and continued into the early 1970s, when the recession following the first oil shock cut it short. During this boom, Christchurch acquired its first modern, high-rise commercial buildings (and lost, in the process, a number of significant older buildings). Considerable new construction resumed in the 1980s, but ceased abruptly with the 1987 stock market crash. Several proposed projects never came to fruition, but a large enough number did to further change the character of the inner city.

Over the period spanned by the two ‘booms’, the city acquired a number of important new public buildings, including the Town Hall, the new Public Library and the new court buildings. Through the same period a heritage conservation movement began to have some effect on the built fabric of the city. By the end of the 20<sup>th</sup> century, the physical changes in the inner city had been matched by changes in its economic and social roles. Perhaps as many tourists as locals kept shops in the inner city going (see chapter 14) and accommodating visitors (see chapter 15) became, relative to the provision of professional and financial services, much more important in sustaining the inner city economically.

### *II. Relevant listings*

The influence age apparently had on the listings up to the time of the earthquakes was reflected in the fact that there was just a handful of buildings – including commercial buildings, public buildings and churches – from later than about 1950 listed

### *III. Further possible listings*

The original version of this Overview suggested that *The best or most significant examples of the surviving post-war inner city commercial buildings should be listed. So should significant post-war public buildings. All surviving buildings of the years after about 1960 need to be identified and considered for listing. It is still just possible to ensure that a sufficient number representative buildings of the last third of the 20<sup>th</sup> century remain to provide an adequate record of the city’s built history through those decades. (The scale of losses of older buildings means this is no longer possible for earlier eras.)*

This suggestion that just the best or most significant examples of post-war inner city commercial buildings be considered for listing is no longer valid; instead all surviving inner city buildings, regardless of age, architectural style and interest, use or historical significance, should now be considered for listing. Specifically, for the post-war commercial buildings, the **former CML building** on Cathedral Square, if it survives, should be considered for listing as a remaining example of the smaller office buildings designed by Warren and Mahoney. There are one or two other remaining

examples of the city's commercial architecture of the 1960s and 1970s which should be identified and assessed for listing, such as the *former Canterbury Frozen Meat Company building* on Hereford Street.

Also deserving of consideration for listing as a surviving Warren and Mahoney building is the *Warren Office and Flat* on Cambridge Terrace. Other buildings of similar vintage which could be considered for listing include the *Trengrove office building* on Oxford Terrace and the *Canterbury Terminating Building Society building* on Manchester Street, an early example of the work of Peter Beaven. The recommended survey and assessment of all the surviving buildings of the inner city will almost certainly identify other possible candidates for listing as examples of commercial architecture of the second half of the 20<sup>th</sup> century.

#### IV. *Bibliographic note*

The note under Part III, chapter 8 (the immediately preceding chapter) also applies here. One particular title, the history of the firm of Warren and Mahoney, is relevant to inner city commercial building in the second half of the 20th century. So are parts of the exhibition catalogue relating to the work of Peter Beaven and the book *Round the Square*.

#### V. *Further research*

The recommendations about further research on the post-war rebuilding of Christchurch as they referred to the commercial buildings of the inner city, no longer have relevance in regard to future listings because almost all the possible candidates for listing prior to 2010 have been lost. The primary requirement now is to research the histories of the few individual buildings which have survived, to establish whether they should be considered for listing as now the only surviving examples of buildings from each of successive eras in the development of the city. The recommendations for further research in this area are repeated because they will contribute to sound decisions in respect of the possible listing of the few surviving buildings.

There are many topics relating to the post-war architecture of Christchurch (e.g. the post-war churches and post-1960 commercial architecture) which still need extensive research. The preliminary step would be to check what art history theses on relevant buildings or architects have been done at Canterbury University and to scan the former Art History Department's vertical file on Christchurch buildings (now housed in the History Department).

Further research and identification of significant examples of modern architecture (of which relatively few examples are listed) should be undertaken. It would be useful to identify buildings which have been awarded local or national awards by the New Zealand Institute of Architects. Reference could also usefully be made to a self-guided walk *Modern Architecture in Christchurch City Within Walking Distance of the Cathedral*. (Published around 1960, this walk included 44 modern buildings designed by 14 architectural practices including: Collins and Son, Peter Beaven, Don Donnithorne, Hollis and Leonard, John Hall, Griffiths, Moffat and Partners, Lawry and Sellars, Manson, Steward and Stanton, Margaret Munro, Minson and Henning-Hanson, Paul Pascoe, Tengrove and Marshall, Warren and Mahoney, and Hall and McKenzie.) Reference should also be made to the recent publication on Modern architecture in New Zealand and to the research which was commissioned by the City Council after the writing of the original Overview and before the earthquakes.

The original Overview also recommended that an oral history project on Christchurch architecture in the second half of the 20th century should be given priority (with interviews of, at least, Sir Miles Warren, Peter Beaven, Don Donnithorne, Gavin Willis and William Trengrove). A start has been made on this, but the deaths of Peter Beaven and William Trengrove have already lessened the use such an oral archive would be.

## Chapter 10: Public open spaces and gardens

### *Transforming an open, barren site*

The site on which Christchurch was placed was quite unlike that of any of New Zealand's other early settlements. To start with it was flat and exposed and without any natural features that defined or enclosed different areas. The only prominent geographical features – the Port Hills, relatively close to hand but not immediately present, and the mountains far distant – intensified rather than mitigated the dominating sense of open exposure. In addition, Christchurch also lacked, except for the small patches of forest at Riccarton and Papanui, the native bush or scrub which gave the sites of the other early settlements entirely different original characters.

Critical to making this site habitable and pleasant in the eyes of immigrants from closely settled and partly wooded England was the planting of trees, which created a sense both of enclosure and of protection from wind and weather and also provided a source of wood for fuel and timber for building.

Many settlers arrived with their own plants and seeds. These also came from Nelson, where nurseries had been established in the 1840s, and from Wellington and Auckland. Further afield, Sydney, Hobart and Launceston were common sources for plants and trees. As soon after settlement as late 1851 the city's own pioneer nursery trade was beginning to find its feet. Nurseryman William ('Cabbage') Wilson, the major supplier of nursery stock in Christchurch for the city's first 25 years, was advertising his range of essential and ornamental plants and seeds before the end of 1851. His stock included seed for vegetables, grass, trees and hedge plants. He was also offering for sale fig, greengage and apple trees, rhubarb and asparagus roots and such ornamentals as roses, lilacs and fuschias.

Many of the introduced plants and trees proved fast-growing in New Zealand conditions and quickly and dramatically altered the physical appearance of the city and started to impart an 'English' character to its landscapes and to create the desired sense of enclosure and protection.

The other means of mitigating the sense of exposure on the plains and transforming the landscape into one that more closely resembled that of England was the erection of fences and walls or planting of hedges around individual buildings and gardens. Beyond the town belts, on land that was then broken up into large rural sections, furze (gorse), quick (thorn), evergreen privet and sweet briar were planted as part of a ditch, bank and hedge system of enclosure. Wire fences came later. Trees planted early on for shelter in this nascent agricultural landscape included Lombardy and black Italian poplars, blue gums and black locust.

The erection of fences and walls, mostly on town sections, was made possible by the opening of the Halswell and Charteris Bay quarries. Gates, gate pillars and garden seats were made of wrought or cast iron in the city's major foundries – Anderson's, P. and D. Duncan's and Buchanan's. Tiles, bricks, terra cotta pots, stone curbing and paving and later terra cotta statuary were all produced locally and found uses on many Christchurch properties. By the late 1860s, hot-houses, conservatories and greenhouses were common features of most large Christchurch gardens.

As the city grew, new nursery stock began to arrive in Canterbury. The city's landscapes, originally dominated by poplars, willows and blue gums, became more varied. The preference of many settlers for broad-leafed, deciduous forest trees – horse chestnut, oak, beech, plane, sycamore, lime and elm, as well as weeping and Bedford willows contributed to this diversity. So did the introduction of *Pinus*

*pinaster* (maritime pine). New conifer species arrived in the mid 1860s. By the end of that decade monkey puzzle, Norfolk Island pine, *Wellingtonia* and many other species of pine were featuring in the catalogues of local nurseries. By the 1870s, settlers could purchase a wide range of fruit trees from local nurseries, with many varieties of apples, pears, plums and cherries on offer, along with nut trees, medlars, quince and loquats.

Interest in native plants became noticeable from the mid 1860s. They were used as hedging or, in the cases of cabbage trees, kaka beak and flax, to add a sense of the exotic or tropical to Christchurch gardens.

The importance of planting trees and creating gardens within enclosed spaces to rendering a bleak and frighteningly open area pleasant and suitable for habitation on English terms meant that nurserymen were prominent among Christchurch's early businessmen. The professions of gardening and landscaping developed strongly in the city in the 19<sup>th</sup> century. Into the 20<sup>th</sup> century, successive curators of the Botanic Gardens gave horticultural advice and helped to lay out the gardens of government and council properties. (The City Council did not employ a landscape architect of its own until 1942.)



**By around 1915, when work was still proceeding on developing Hagley Park, the earlier plantings of trees, background, were already mature.**

As the 19<sup>th</sup> century advanced, many of the city's nurserymen also became landscape gardeners for members of the city's elites. At the other end of the social scale, gardening advice came from sporadic newspaper articles and gardening guides. One of New Zealand's earliest popular gardening guides, *Gardening in New Zealand*, first published in the early 1880s, was written by a Christchurch gardening journalist, Michael Murphy. For one of the later editions of the book, the noted botanist Leonard Cockayne wrote a chapter about cultivating New Zealand plants.

Later Christchurch horticulturalists followed Murphy's lead in writing instructional books about gardening. A Superintendent of the Botanic Gardens, M. Barnett, wrote significant papers about city parks in New Zealand and tree planting in Canterbury.

### *Christchurch's parks and gardens*

The history of parks and gardens in Christchurch is dominated by Hagley Park and the Botanic Gardens in the central city. Of almost equal importance were the central city's other four open spaces – Cathedral, Cranmer, Latimer and Victoria Squares – and by the central city riverbanks. But the city is also well-endowed with suburban parks, close to 800 by recent counts. These suburban parks were formed as the city steadily expanded outwards, and with a number of larger open spaces on the city's periphery which are of regional significance. Cemeteries are the other main public open spaces in Christchurch.

## *Hagley Park*

The boundaries of Hagley Park were defined when the city was first laid out prior to the arrival of the Canterbury Association settlers. It is not clear why the large public park the Association required was placed by Thomas and Jollie on the western side of the city. It may have been to create a buffer between the new town and the Deans brothers' farm already established at Riccarton.

The Park was subdivided by two major avenues into three units, North Hagley Park, South Hagley Park and Little Hagley Park. The Botanic Gardens (described on Jollie's original map of Christchurch as a government domain) were located in an area separated from the rest of the park by a loop of the Avon River. (The land originally designated for a Botanic Gardens in the initial survey of the city was in the north-west corner of the original city.)

Early land abstractions from the original area of Hagley Park and the Government Domain were ten acres given to the Anglican Church for Christ's College in 1855, a smaller area for the Museum in the late 1860s and the site for the Christchurch Hospital in 1863. (In 1922, the Hospital gained a further small area from land that had been previously occupied by the Acclimatisation Society to build a new nurses' home.)



**The daffodil woodland in Hagley Park epitomises the creation of English landscapes in Christchurch's parks.**

The planting of introduced species of trees which transformed Hagley Park into an essentially English landscape, of open parkland (with provision for sports grounds – see chapter 27) and woodland, began in 1862 and continued into the 20th. The major water feature, Victoria Lake, was formed in 1897. Some of the finest individual trees, and groups of trees, in Hagley Park date from the 19th century. The notable Japanese flowering cherries on Harper Avenue were planted somewhat later, in 1936.

Hagley Park has played many various roles in the city's life since the early 1850s, besides providing grounds, playing fields or courts for a myriad

different sports. It was the location of temporary accommodation for the first settlers and a little later a kainga nohanga (place of temporary settlement or encampment) for local Ngai Tahu. The park was the site of a large number of city 'firsts' – the first horse racing course, the first horticultural exhibition, the first organized community celebration, Canterbury's first international cricket match. Military displays and patriotic demonstrations were staged on the Park. Mass entertainment events continued to be staged in the Park into the early 21<sup>st</sup> century and it was the location for the first of the Ellerslie Flower Shows held in Christchurch.

This public role the Park has played continued after the earthquakes, when the services marking the first anniversaries of the 22 February 2011 earthquake were held on the Park.

One feature of the city's custodianship of Hagley Park has been the jealousy of the citizenry for it. Community action which unequivocally demonstrated intense public interest in and concern about Hagley Park was first evident as early as 1859. Spirited resistance to any attempts to encroach upon or abstract land from Hagley Park has surfaced on many subsequent occasions. The social value of the

Park has also been illustrated by regular and ongoing protests about what were perceived as the inequitable rights of particular sporting groups which were regarded as infringing on the Park's passive amenity function and aesthetic value of the Park, about the pruning or removal of trees, about the presence or architectural styles of buildings inserted into the Park's established landscapes and about the presence of cars and provision of parking within the Park.

In the second half of the 20<sup>th</sup> century, two major proposals for roads cutting across the park were resisted vociferously. Despite opposition to any intrusion on the Park's landscapes, many buildings have been erected within the park, generally to support sporting and recreational use of the parkland. The Horticultural Society complex in South Hagley is the most conspicuous example.

The most recent controversy over Hagley Park erupted over a proposal to develop the historic cricket oval in South Hagley Park into a ground that would be suitable for text matches. Opponents of the proposal feared the scale of construction the proposal involved would compromise the landscape values of the Park and that allowing the cricket authorities to charge for admission would set an undesirable precedent. (Ironically, it was the inability to charge for admission to the oval that prompted, in the 1880s, the establishment of Lancaster Park, where cricket test matches were played for many years.) The controversy spanned the period Christchurch was affected by the earthquakes.

Car parking has been permitted within the park, with access off Riccarton Avenue and over the Armagh Street bridge, to give visitors access to the Botanic Gardens. A network of paths for pedestrians and cyclists covers the park.

### *The Botanic Gardens*

The area within the loop of the Avon River that makes up the Botanic Gardens has been even more comprehensively and carefully planted to replicate essentially English garden- and land-scapes.

Development of the area within the loop of the Avon River that makes up the Gardens began in 1860 with the establishment of a government nursery. Between 1860 and 1864 a promenade (a wide path) was formed that encircled the whole of Gardens, tracing the large meander of the Avon River.



**A postcard view in the Botanic Gardens, 1941.**

The foundation of the gardens is generally dated from 9 July 1863 and linked to the Albert Edward oak which is believed to have been planted to commemorate a royal wedding. This is one of many trees in the

Gardens which survive from the 19<sup>th</sup> century. Other important early trees include a *Sequoiadendron* planted by the Duke of Edinburgh in 1868, the oak planted for Prince Alfred in 1869, the group of maritime pines planted on the Pine Mound in 1871 and the York oak planted in 1893.

Commemorative and memorial plantings continued throughout the 20<sup>th</sup> century and included tree plantings to mark the visits to Christchurch of Governors General, former Prime Minister William Massey and Queen Elizabeth.

A number of specialist plantings, which began with the planting of an arboretum of New Zealand trees and shrubs in 1875, added to the interest of the gardens. These specialist gardens included British, American, Chinese, Japanese, South African and Australian gardens and a pinetum. These specialist gardens were arranged around a growing network of paths.



**On her 1954 visit to Christchurch, Queen Elizabeth II walked through the Botanic Gardens.**

After 1889, the strong scientific culture which had been fostered by the father and son team of John and Joseph Armstrong was vitiated and the gardens moved from a botanic landscape to something more like a pleasure ground or ornamental park. Plantings were less strictly arranged by geography and bedding displays and band concerts became features of the Gardens. Between 1908 and 1920, new structures were introduced, including a new Curator's House, a tea kiosk, a fountain, a children's playground, a magnetic observatory and the first of the show houses, the original Townend House, which was

replaced in the mid 1950s. The oldest show house is now the Cunningham House, opened in 1924. Three further conservatories were added in the 1950s and 1960s.

In the 1930s, new projects rebuilt the Gardens' educational and scientific values, which had been eroding since the 1890s. The development of the Cockayne Memorial Garden, an alpine and shrub garden which opened in 1938, was one of these projects. (It was named to commemorate a botanist who had a profound influence on the character of Christchurch.) The area was enlarged in 1960-61. (The original native vegetation of the Botanic Gardens and of Hagley Park had been entirely eliminated by around 1900. The 19<sup>th</sup> century New Zealand natives section and the Cockayne Memorial Garden redressed this loss to some extent.

The riverbanks in the Gardens, as elsewhere in the city, have been replanted in recent years with vegetation originally native to the area – a large native sedge (*Carex secta*, pukio) and flax among them – which has significantly changed their character from the years when the goal was to reproduce an English garden landscape in the Gardens.

The woodland area between the Botanic Gardens and Riccarton Avenue has become in effect part of the Gardens, though separated by the river from them. This area was originally part of the Acclimatisation Society grounds. It was recast as a daffodil woodland following the Acclimatisation Society's move to Greenpark in 1930. The first extensive daffodil plantings in this area were made between 1933 and 1945 and today the woodland is considered one of the city's chief springtime attractions.

## *Cathedral Square*

Despite its occupying a central position in the city, the role Cathedral Square has been expected to play in the city's life has never been quite clear or satisfactorily defined. Its 'cross' shape and the central placement of the cathedral have not made resolving this 'problem' any easier. (The central plot was, in the original plan for the city, to have been occupied by the grammar school; Christ's College eventually exchanged its interest in this land for the site in the Domain. The residue of this area – after the school and then museum had been placed on it – became the Botanic Gardens).



**Cathedral Square has been the city's most important public space since the late 19th century.**

Historically the Square has never functioned as a major commercial or retail area, though there have always been some shops on its edges. Some major concerns have been located at different times in buildings around its edge. The moving of the post office from Market Square to the new building on Cathedral Square in 1879 was an key step in Cathedral Square becoming more important in city life. Other businesses and concerns which became established on Cathedral Square ranged from the *Press* and *Lyttelton Times* newspapers, to the Housing Corporation, Dalgety's (a major firm serving farmers), the Transport Board, the Bank of New Zealand, and the Government Life Insurance office.

While movies were a dominant form of popular entertainment, the Square had a specific role as the place where cinemas were concentrated. Some hotels have always been on the Square, in greater numbers in recent years with the conversion of modern office blocks to tourist hotels.

One major role of the Square in the past was as a transport hub. The first tram lines laid in the late 1870s ran from Cathedral Square to the railway stations on Moorhouse Avenue and in Papanui. The early tramway companies had offices and yards on or near Cathedral Square. All the city's tram lines and, after trams were superseded in the early 1950s, its bus routes converged on or passed through the Square. This was the source of one of the major past controversies concerning the appearance and use of the Square. The building of a tram shelter in its centre in 1907 inaugurated a 20-year saga, including legal action, which saw the shelter eventually removed, but not before the Godley statue had been moved, in 1917, then moved back to its original position, after the tram shelter had gone, to make way for the war memorial.

In 1961 Cathedral Square was described as little more than an oval traffic rotary. The Square's role as a transport hub diminished when the Square was remodelled in 1973-74 (largely following a plan prepared by a city architect G.A.J. Hart, in 1952). This was preceded by the closing of roadways in front of the Cathedral in 1965 and in front of the post office in 1972. The 1973-74 remodelling saw traffic excluded from parts of the Square and a large area paved as pedestrian space. The area was planned not as planted parkland in which people could relax but for such activities as concerts, public speaking and market stalls. Several of these activities subsequently became usual in the Square, including the public speeches by 'The Wizard'. Level changes were used to define different areas of use. This remodelling of the Square in the early 1970s made it more a central square or plaza in the tradition of European cities than it had ever been in the past.

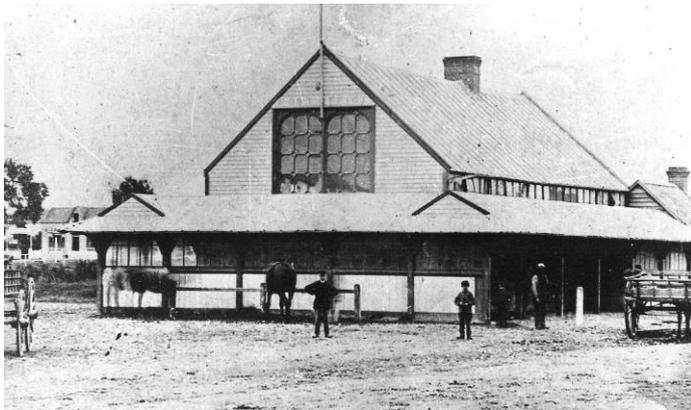
Some public occasions have always brought crowds to the Square, notably, on a regular basis, dawn Anzac Day services after the war memorial was dedicated in 1937. Public rallies for various 'causes' have been held intermittently in the Square from at least the 1880s, when crowds gathered to support

the building of the railway to the West Coast. For some years, *The Press* posted election results on a large board on the front of its building, which drew large election-night crowds.

In the late 20th and early 21st centuries, the Square underwent further significant changes. Notably it finally lost its role as a transport hub (with the building of the Bus Exchange on Lichfield Street). This was associated with repaving, some reorganisation of different areas of the Square and with further restrictions on traffic movements. These changes have generally reinforced the role of the Square as a central public space in the European tradition. Through these changes, the place of the Square in the city's life and the extent to which the changes were thought sensible or desirable remained a major topic of debate in the city.

## *Victoria Square*

Victoria Square itself was a significant site for Ngai Tahu in the early years of the city. It has added significance because it is close to two traditional sites – the stretch of river from the site of the Law Courts to the site of the former Canterbury Public Library, and the site of St Luke's Church and vicarage, by the Manchester Street bridge. The significance of the area to Ngai Tahu is acknowledged in the City Council's Draft Central City Plan.



**When Victoria Square began its life it was the city's Markey Square and the market hall and post office stood on what is now open space.**

was built on its eastern side. But a 1987-88 plan to build a tourist tower in the Square's south-east corner did not proceed after opposition to encroachment on the open space. Older buildings on its southern side were demolished in the 1990s, but the site was not built on until work began in 2004 on a high-rise apartment block and parking building. The surviving old buildings on the eastern side running north from the corner of Armagh Street are important to the character of Victoria Square, but were offered for sale in 2004 with the site identified as one with great potential for development. They survived until the earthquakes but were then demolished.

The Square remained bisected by Victoria Street until the 1980s. In 1983, the City Council decided the stretch of street from Armagh to Kilmore Streets should be closed. A major hotel was subsequently built to close off the north-west corner of the Square. Oxford Terrace was also closed and the surface of the Square reshaped and replanted. The 'make-over' of Victoria Square was one of the city's most successful enhancements of a public open space. But it gave the area a very different character from its successive characters in the past – market place and location of public buildings until the turn-of-the-century improvement transformed it into a grassed open space. But the closing of the roads that made a whole of the Square's previously divided areas of grass altered its character

Through the second half of the 19th century, Victoria Square was the city's Market Square. It served both as place for trading and as a centre for several municipal and civic activities. Mostly rag-tag structures cluttered the area until the very end of the 19th century, when they were cleared away and the space transformed into parkland. It gained statues (Queen Victoria and Captain Cook) and a fountain, but lost its band rotunda. In the early 1970s it gained the new Town Hall on its north side, across the river from the Square itself. In the same decade a modern hotel (which was subsequently altered)

markedly. Prior to the earthquakes it was used less than in its past for public gatherings of different kinds but considerably more as a space for 'passive' recreation, for workers to have their lunch in or visitors to rest from sightseeing.

### *Latimer and Cranmer Squares*

These two rectangular open spaces in the inner city were included in the original plan of the city. They served the early city as sports grounds, but with the development of alternative grounds (especially Lancaster Park) this use largely ended.

Latimer Square was used as an early drill ground by the Canterbury Volunteers, the Yeomanry Cavalry and the St John's Cadet Corps. It was also used, along with Hagley Park for large-scale city celebrations. One of the earliest of these was in 1862 when Prince Alfred, the Duke of Edinburgh, visited Christchurch. Three years later there was a massive 'Loyalty Demonstration' in Latimer Square when between 5,000 and 6,000 people gathered to rejoice the Duke's survival of an assassination attempt in Sydney. In the heyday of the temperance and prohibition movements, thousands of children, members of the city's Bands of Hope, gathered in Latimer Square before marching in procession through the city to a rally in Hagley Park. Another immense crowd gathered in Latimer Square in 1920 for a reception for the Prince of Wales. The use of Latimer Square for open-air meetings and political rallies continued into the early 21<sup>st</sup> century.



**Latimer Square, left centre, has been used for many purposes since it was included in the city's original plan.**

Both Latimer and Cranmer Squares were landscaped, with central open spaces and trees around the perimeter. Worcester Street was extended across Latimer Square, but later plans to improve the city's road system by encroaching on the squares (both of which are on the lines of one-way streets) did not proceed. In the early 21<sup>st</sup> century the short stretch of Worcester Street which cut Latimer Park in two was closed and the land grassed. Both squares still provide areas of lawn for informal sports and passive recreation.

### *The central city riverbanks*

In the city's original plan, Oxford and Cambridge Terraces were laid out flanking the Avon River where it flowed through the inner city, leaving irregular open spaces between the roadway and the river itself. But it took some time for the city to realise the landscape potential of these riverbanks. The river itself originally served the city as a source of water and then a drain. Its banks in their natural state were thickly vegetated with flax, *Carex secta*, pukio, (formerly known as niggerhead) and other swamp plants.

Much of this original vegetation was gradually cleared away, but the more open banks remained largely unkempt and rough for many years, although there were some early plantings by the City

Council of trees like willows and oriental planes on some stretches of riverbank. In the 1890s tidying up and planting began in earnest. The Christchurch Beautifying Association (formed in 1897) and the Avon Improvement League (formed in 1903) were active in this work. Mill Island, by the Hereford Street bridge, was an early project of the Beautifying Association. The 1906-07 Exhibition prompted further riverbank improvements. By the 1930s the banks from the Carlton Mill bridge right through to beyond Madras Street were largely manicured lawn with specimen trees.



**The Avon riverbanks have been an attractive feature of the central city for many decades. This postcard view is along Oxford Terrace.**

In 1978 a plan to use a triangle of riverbank land between the Bridge of Remembrance and the then new Durham Street bridge for car parking was rejected and the area was planted as Friendship Corner, to highlight Christchurch's sister-city relationships. It was planted before any concern to restore the city's natural vegetation was evident and consists of mown grass and 'English' trees.

Further change in the appearance of the riverbanks did not come until the late 20th century. There was then a move to return some native vegetation to the river's edge, to improve the environment for wildlife and to recreate to some extent the appearance of early Canterbury.

The debate about native v. exotic plantings was spirited in the first years of the 21<sup>st</sup> century. The plan developed in 2006-07 for the city's open spaces 2010-40 included a compromise, that native species were to be used but in the 'traditional planting styles' of the settlers of the 19<sup>th</sup> and early 20<sup>th</sup> centuries. However, in 2007, the Council itself, bowing to pressure from those who valued the city's 'traditional, 'English' plantings and landscaping styles, voted to remove the emphasis on indigenous species from the plan. This did not, however, resolve the debate and discussion and argument continued up to the time of the earthquakes between the advocates of two different 'visions' for the city as expressed in conflicting wishes for the planting and landscaping of the city's public open spaces.

This was resisted by some who feared the 'traditional', 'English' look of the riverbanks would be compromised but from its inception the Beautifying Association had been concerned with protecting and planting native flora and as early as 1908 flax and cabbage trees had been planted near the Armagh Street bridge. This development had particular application in Christchurch but was part of a worldwide 'natural' park movement. It affords an interesting example of a wish to accommodate both natural and cultural aesthetic values. A renewed push for the use of native flora reflected in part the growing influence of Ngai Tahu iwi in the city's affairs, which became even stronger after the earthquakes.

On the riverbanks have been located, through the years, a number of commemorative and decorative features, including the Bridge of Remembrance and the Edmonds band rotunda, which are discussed in the following chapter. The older bridges which cross the Avon River in the central city are decorative features of this sort.

## *The riverbanks outside the central city*

Most of the banks of the Avon and its tributaries above the Fendalton Road bridge are private land. Below the central city, east of Barbadoes Street, the reserves on each side of the river are less manicured, but have generally been 'beautified' to some extent, especially with tree plantings. Attention was focused on these stretches of riverbank in the 1920s and 1930s by R.B. Owen, who also had a hand in the creation of the city's prettiest small riverbank park further upstream, the Millbrook Reserve which was formed in 1924.



**A scene in the small Millbrook Reserve on the Avon riverbanks north of Hagley Park.**

The lower Heathcote has been blighted by industry, but in recent years some riverbank restoration has been undertaken in these lower reaches, following the

elimination of the worst pollution and the building of the Woolston Cut. Above the Woolston industrial zone, the banks of the Heathcote have been 'beautified' in a similar fashion to the banks of the Avon below the central city – with grassy banks and trees. The south bank of the Heathcote by Cashmere Road was improved in this fashion by the Beautifying Association in the early years of the 20th century.

As the city has expanded to the north, attention has begun to be given to the banks of the Styx, which was formerly essentially a rural stream.

## *Planting the avenues*

Wide town belts were laid out on the northern, eastern and southern sides of the original city in the first survey. In time, the northern and eastern belts, renamed Bealey and Fitzgerald Avenues, acquired handsome central belts of trees. The planting of the avenues began with the 1863 planting of commemorative oaks, the Alexandra and Albert Edward oaks, where Ferry Road crosses Fitzgerald Avenue, then known as the East Belt.

For most of the 20th century, these two avenues were handsome streets. In the last quarter of the 20th century their appeal diminished as trees aged or were sacrificed to the increasing demand of cars for road space.

Moorhouse Avenue (formerly the South Belt) has always been the 'poor relation' in terms of planting and visual appeal to Fitzgerald and Bealey Avenues, which were largely residential while Moorhouse Avenue was lined from the early days by wool and grain stores and factories (and in later times by large commercial establishments and car yards). Some plane trees were planted at the very beginning of the 20th century, and more in the 1970s, but trees have never really moderated the commercial/industrial character of Moorhouse Avenue, except at its extreme western end where it runs for a short stretch along the southern edge of Hagley Park.

Rolleston Avenue, on the western side of the inner city, was also planted. In 1964, the overnight felling of an avenue of elms and other trees along Rolleston Avenue, some of them planted around 100 years before, was controversial. The replanting of Rolleston Avenue became controversial when it was proposed to use *Ginkgo biloba*, a Chinese tree which was considered 'inappropriate in the most English part of the city'. After much debate and public acrimony, the Avenue was replanted in 1965 using a variety of species. The replanting scheme was cautious but successful in opening up views of the buildings of Christ's College and the Museum and also views into the Botanic Gardens.

### *Suburban parks*

The city's suburban park system has expanded steadily as the city has grown. These suburban parks generally combine the provision of playing fields for different sports with plantings of trees and gardens.

The suburban parks and reserves were established in a great variety of ways. Some were early reserves or domains; some were donated to the city; some were originally established residential or institutional gardens; some were bare land taken as reserve contributions during land subdivisions. That the suburban parks have such different histories accounts for the variety of the city's parks.

The older inner suburbs are generally less generously supplied with parks than more recent suburbs. Sydenham was lucky that the Agricultural and Pastoral Association had its first showgrounds there. The first show was held at the corner of Brougham and Colombo Streets in 1864. In the 1880s the Association moved to a new site on Lincoln Road and the old showgrounds, in 1893, became Sydenham Park. Nearby, in 1928-30, an old water-filled shingle pit known as Smart's Pond was filled and the area became Bradford Park. Addington had an area of public open space on its western edge. The Addington Domain later suffered encroachment as roads in the area were diverted and widened.



**Part of the gardens of the Sunnyside Hospital were retained when the area was subdivided. The building was controversially demolished but the fountain remains.**

In north-eastern St Albans, St Albans Park provided a generous area of open space. 'Inner' St Albans, like Sydenham and Addington, was poorly provided with public open space. In 1940 advantage was taken of the opportunity to purchase part of the grounds of a large house to create Abberley Park in an area of St Albans poorly provided with open space.

A similar pattern of the later provision of parks in older residential areas that were poorly provided with public open space can be traced in other parts of the city. In Opawa, in 1943 Sir John Mackenzie

bought an historic property called Risingholme and presented it to the city to use as a park. The old homestead in 1949 became one of the city's first community centres. In 1968 another notable old homestead and its grounds, Mona Vale, was added to the city's public open spaces when it was

purchased by local bodies, supported by vigorous community fundraising spearheaded by the then-young Christchurch Civic Trust.

Fendalton Park, established after a 1927 initiative of the Waimairi County Council had seen the establishment of Fendalton Domain Board in 1933-34, was opened in the late 1930s. The park was extended in 1944 and in the years after the end of World War II gained a Plunket Rooms and public conveniences.

Several of the city's suburban parks developed in the years before the outbreak of World War II had a 'standard' pattern or form. The centre was a usually large area of grassed playing fields. Around the perimeter were planted large exotic trees, often in double rows. Facilities such as children's playgrounds and sports pavilions were also located on the edges of the parks.

Two distinctive parks, Abberley Park and Woodham Park, were large established residential gardens which became public parks after the Government urged local authorities to mark the country's Centennial (which fell in 1940) by acquiring or dedicating land for parks and recreation grounds.

As the city's residential area expanded in the north-west in the years after the end of World War II new parks were provided in the area. Burnside Park began life as a county reserve when it was purchased by the Waimairi County Council in 1955. In 1956 a benefactor donated land to the county which was opened in 1960 as Jellie Park. The Avice Hill in the same area of the city was, like Risingholme, gifted to the city. A similar pattern was followed in other new residential suburbs, of parkland being acquired in anticipation of the 'tide' of residential development spreading further out. Reserve contributions from developers contributed to the city's generous provision of parks in new subdivisions.

The suburban parks met the practical needs of the areas for sportsgrounds and for green space for passive recreation (many had children's playgrounds and some, in years past, band rotundas). They also served as venues for public events. In many cases, the people of particular suburbs identified as strongly with their local park as with their local shopping centre. Local parks also became, through time, the locations for memorial and other commemorative planting, and for Arbor Day tree plantings. Memorial entrance gates were erected at several suburban parks, for example Woolston. An extension of the Woolston Park was also developed as a McCoombs memorial garden, commemorating a local family of political importance.

In the late 1970s and 1980s, Christchurch councils made some strategic purchases of land for new reserves and parks which were to shape the future form of the City. These were intended to form long-term open space edges to the City's suburban growth. Examples are Nunweek Park in Bishopdale purchased by the Waimairi District Council and land in Hillmorton purchased by the City Council. Part of the land at Hillmorton became the new Showgrounds when the Agricultural and Pastoral Association decided to move from the constricted site in Addington which it had been using since the late 19th century. Parts of the rest of the Hillmorton land are being used for equestrian activities and parts planted and developed to emphasise the history of farming on the fringes of the city.

One of the more recent developments in the provision of public open space has been the creation of 'pocket' parks by the City Council as part of its efforts to promote the renewal of older, to some extent run-down residential areas. Such pocket parks are to be found in suburbs like Addington, Linwood, Phillipstown and Woolston. 'Pocket' parks have also been used as a strategy by the City Council to provide more public open space in older suburbs which have not suffered from urban decay but are poorly provided with parks, including Merivale.

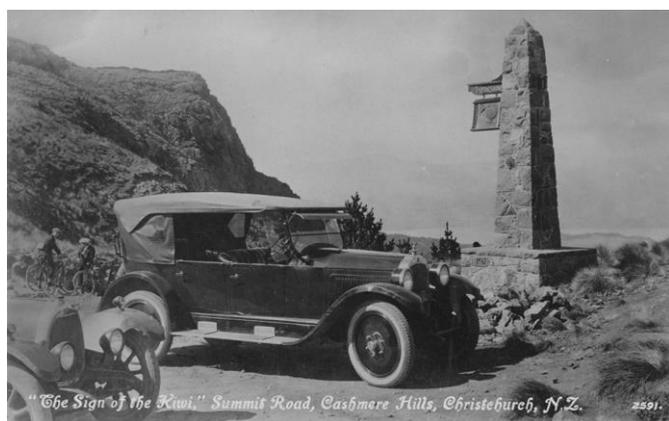
## *Suburban street plantings*

The planting of trees on suburban streets has been haphazard and sporadic in Christchurch. Before World War I some streets of the inner suburb of Merivale were planted. Streets in some later developments further east in St Albans were also planted. These streets were formed in the 'bungalow' era and they are matched by similar streets in other 'bungalow suburbs' such as Spreydon and Somerfield. In Papanui some streets were planted by the Papanui Beautifying Association as war memorials. Ryan Street in Phillipstown, Dudley Street in St Albans and Fisher Avenue in Beckenham are examples of street planting in the city.

Earlier street plantings strengthened the English aesthetic. Until the 1930s, familiar predominantly English species were used: lime, ash, oak, elm, plane and horse chestnut. These were replaced between 1930 and 1950 by more 'fashionable' (to the time) species: *Prunus*, *Malus* and *Pyrus*. Native species were used only rarely in mixed plantings until the 1970s.

## *Public open space on the Port Hills*

For much of the city's history, most of the land on the Port Hills has been privately owned and farmed. Even after some large additions in recent years to the area in public ownership, only about one-fifth of the Hills is reserved in one way or another. A string of small scenic reserves mostly on the higher points of the hills were set aside relatively early, around 1910, when H.G. Ell persuaded landowners to donate the land. Ell's dream of walking tracks, a summit road and a string of roadhouses increased the sense of the Hills being in some sense publicly owned, even though they were mostly still, legally, private land. The Summit Road, begun in 1908 and completed between Evans and Dyers Passes in 1938, became the primary means of access for the people of Christchurch to the Hills and Sunday afternoon drives on the Hills a major recreational pursuit. The Summit Road Protection Society was formed in 1948 to maintain and extend public access to the Hills.



**Since the early 20th century the Summit Road on the Port Hills has opened the Hills for recreation.**

Victoria Park, a major reserve lower down on the Port Hills, immediately above the tram terminus at The Takahe (one of Ell's roadhouses) and above the Dyers Pass Road, was set aside in 1897, to mark Queen Victoria's jubilee. It became a major place for picnics and short walks. The area of Port Hills land in public ownership was not significantly augmented until the purchase of the Mount Vernon Park by the Christchurch Civic Trust in 1984. Subsequently other large Port Hills properties have been bought by the City Council and set aside as reserves.

In the late 20th century, what had been military land at Godley Head came to be increasingly used for public recreation, with an emphasis also on preserving the historic coastal defence works on the headland.

In their 'original' state, when the Canterbury Association settlers arrived, the Port Hills were partly forested. (The forests had been more extensive before the arrival of the Maori several centuries earlier.) Protection of the surviving forest fragments, mostly on the western Port Hills (within the

Ahuriri and Cass Peak reserves), and the possible restoration of forest cover combined with the retention of some open tussockland on the central and eastern flanks of the Hills, are now key management goals for the Hills, both as a visual backdrop to the city and as an important area offering recreational opportunities.

A controversial 1989 decision by the Minister of Conservation allowed the top station of the gondola to be built within the Mount Cavendish Reserve. Residential encroachment up the lower slopes of the Port Hills has also become a matter of contention at times, with opponents of it fearing the Hills' scenic role as an uncluttered visual backdrop to the city was being compromised.

### *Other peripheral and 'regional' parks*

Towards the coast are relatively large areas of publicly owned land which offer recreational opportunities to the people of Christchurch. The Rawhiti Domain in New Brighton is one of the largest suburban parks. Further north, Spencer Park is another popular place for swimming and other recreational activities. The Bottle Lake Forest (the area came into the hands of the City Council as early as 1878 and the first plantings began in 1883, originally to control erosion of the sandhills by wind) has been used partly for the disposal of sewage sludge and was the location of a major metropolitan landfill for several years in the later 20<sup>th</sup> century until the regional landfill at Kate Valley in North Canterbury was opened. Recreational use, including walking, horse riding and mountain bike riding, of the Bottle Lake Forest is now very high, spurred by the development of new suburbs, notably Parklands, on the southern side of the forest.

In a sense the Estuary is a public open space with recreational, scenic and conservation values and its management is a major concern of the City Council.

North of the Estuary one of the city's last remaining areas of low-lying land, the Travis Swamp, had been designated for housing. Most of the area was saved from being drained and filled through purchase by the City Council and the swamp, though it had already been severely modified and degraded, is now being managed for the restoration of the wetland to a condition which is as close as possible to its original condition. At the end of the restoration, the Travis Swamp will be the only large area which will illustrate what most of the site of Christchurch was like when European settlement began.

A little south of Travis Swamp, on the margins of the lower Avon River, the Bexley wetlands were developed in association with subdivisions which the earthquakes proved had been unwisely allowed to proceed on land subject to liquefaction.

On the south bank of the Waimakariri River there is a large area of publicly owned land at McLeans Island which is used by various organisations including a steam railway club. McLeans Island is also the site of an effort to preserve and restore an area of largely unmodified indigenous grassland, one of the very few such areas anywhere on the Plains. An area known as The Groyne, where there are relics of very early flood protection works on the old south branch of the Waimakariri, has been developed as a major picnic and recreational area.

On the other side of the city, the abandoned Halswell Quarry, at the foot of the Port Hills, is being developed as a regional rather than local park.

One important aspect of recent trends in the acquisition and management of parks and reserves in the city has been an effort to restore significant areas to their original state, through regeneration of surviving pockets of vegetation and replanting of locally sourced species. This revitalisation of a natural heritage which was almost entirely lost as the city developed through the first 150 years of its

life has arisen partly from aesthetic and nostalgic roots and from a wish to establish a distinct identity for Christchurch based on its unique original land forms and vegetation cover. It was also inspired by a wish to tell the story of the original natural environment and its impact on the city's growth and development clearly to following generations. The restoration the vegetation of such areas as the Port Hills and Travis Swamp is part of the same general movement which has seen native plants used for new plantings throughout the central city.

## *Cemeteries*



**The Barbadoes Street Cemetery is Christchurch's oldest. The historic cemetery chapel was demolished in the 1950s.**

Some of the city's older Anglican churches have churchyards around them. They include St Peter's, Upper Riccarton, St Paul's, Papanui and Holy Trinity, Avonside. The perpetuation in Canterbury of an ancient English practice is a further reminder of the nature of early European settlement of Christchurch. (Holy Trinity was demolished after the earthquakes but its damaged graveyard remains.)

But by the time Christchurch was founded, large public cemeteries were already common in Britain. The city's oldest public cemetery, in the north-eastern quadrant of the original city, is the Barbadoes Street cemetery. It is an

area of great historic significance and a valuable public open space in an area of the city without significant parkland. The other older cemeteries, in Addington (1858), Sydenham (1896) and Woolston (1852, originally the burial ground of nearby St John's Church), also have historic interest and are important local open spaces. None of these older cemeteries still have their original chapels in situ.

Later in the 19th century, a municipal cemetery was opened on sandhill country in east Linwood (1884). The attempt to run a tramways hearse to the Linwood Cemetery is mentioned in the section on transport. Other cemeteries, Bromley (1918), Ruru Lawn (1941) and Memorial Park (1956) were subsequently opened in the same area. The city's first crematorium was also built nearby, between the world wars. This concentration in one area of cemeteries spanning well more than one hundred years of use is unusual.

Christchurch's second crematorium was built on the north-west side of the city well after World War II. It is a notable building designed by Warren and Mahoney. There are also cemeteries on this side of the city – the older Waimairi and Belfast cemeteries and the much later Avonhead Park cemetery (1983) date from when the area was administered by the Waimairi County Council.

At periods the older cemeteries of the city have become neglected and overgrown. From the early years of the 20th century up into the 1930s, the Beautifying Association tidied up in the Linwood, Bromley and Barbadoes Street cemeteries. The public cemeteries are now better maintained than at times in the past by the City Council which has had conservation plans prepared for the Addington, Linwood and Barbadoes Street cemeteries.

## *The administration of public open space*

Prior to 1873, Hagley Park and the Botanic Gardens were administered by Public Domains Board Commissioners, first appointed in 1864, who were responsible for overseeing the early layout and planting of the Domain, the Acclimatisation Society grounds and Hagley Park. From 1873 until 1946 Hagley Park and the Botanic Gardens were administered by the Christchurch Domains Board, separately from other public open spaces in the city. But major responsibility for managing the city's public open spaces has rested through the years with different divisions of the City Council. By the end of the 1920s, the city's parks and reserves department had taken over much of the work which had been done by the volunteer Christchurch Beautifying Association. This Association, founded in 1897, had undertaken key work especially on the central city riverbanks and in Victoria Square and had a significant impact on the nature and maintenance of public open space in the city.

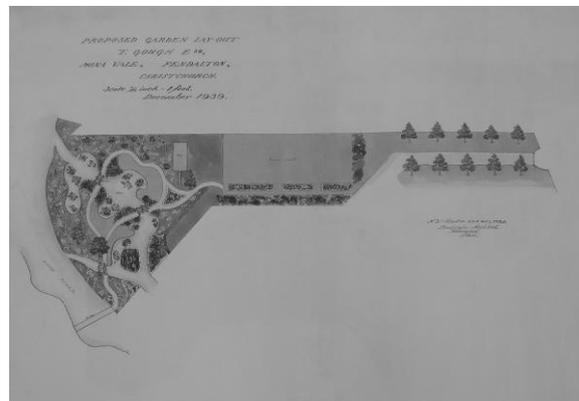
The fact that Christchurch has a remarkable legacy of specimen, mostly exotic, trees was acknowledged in the early 1970s when both the Waimairi County and Christchurch City Councils adopted tree protection by-laws.

## *The garden city*

The title of 'garden city' was apparently first conferred on Christchurch by Sir John Gorst when he re-visited the country (which he had lived in for some years as a young man) at the time of the 1906-07 Christchurch Exhibition. Gorst had clearly in mind the sort of city being advocated by the British Garden City Movement. But the term as it was applied to Christchurch soon lost the architectural and town-planning overtones of the British concept and was understood to refer to the presence in Christchurch of extensive public and numerous private gardens.

It is sometimes unclear whether Christchurch's later reputation as a 'garden city' derives from the fine planting and maintenance of public open spaces of the central city or from the efforts made by those Christchurch citizens who assiduously tend flower-filled front gardens.

Large sections fostered a strong tradition of home gardening in Christchurch. The Christchurch Beautifying Association and Horticultural Society and other organisations have, through the years, run competitions for the best home gardens. Christchurch's reputation as a 'garden city' is based at least in part, if not primarily, on the skills and efforts of its home gardeners in the suburbs or on the civic beautification and planting schemes, most the result of co-operation between the Beautifying Association and the City Council. The Beautifying Association was also instrumental in the ornamental planting of many suburban streets in different parts of the city.



**Christchurch has long been renowned for its notable private gardens. The gardens which Alfred Buxton laid out in 1939 for the private owner of Mona Vale are now publicly owned.**

Private garden and street competitions have been a feature of Christchurch life since the 1890s. The first competitions, inspired by Leonard Cockayne, a botanist and member of the first executive committee of the Beautifying Association, were held in 1898 under the auspices of the Horticultural Society. That Society, sometimes working with other organisations such as the Sweet Pea Society, offered best-kept garden awards in annual competitions for many years. In the 1920s, the Papanui Beautifying Society ran a similar competition in that suburb.

Street competitions inaugurated in the 1950s judged both general upkeep of the whole street and the contributions of front gardens collectively to the streetscape. Many homeowners, even on streets that were not entered into the competitions, came under pressure to maintain at least a minimum standard of tidiness. The competitions may also have contributed to suburban Christchurch being characterised by low front fences or walls.

There were also competitions run for factory gardens and Christchurch gained a reputation for having many attractive factory gardens. Two particular firms, Edmonds on Ferry Road and Sanitarium in Papanui, had particularly renowned gardens. The surviving portion of the former Edmonds factory garden, now in public ownership, is an important reminder of this part of Christchurch's gardening history. Many other factories, such as the Ernest Adams and SX Bread bakeries, the cable factory at Sockburn and the rubber and other factories in Woolston also had gardens, but most of these, in more cost-conscious times, no longer exist.

Many large private properties of members of the Christchurch elite had magnificent gardens at different points in their life. Most of these gardens have been lost as properties have been subdivided for residential development, but a few remain, still in private hands. One significant formerly private garden which came into public ownership and has been managed as a large garden is at Mona Vale. Elsewhere, for example at Risingholme, only relics or the 'bare bones' of once fine large private gardens remain, but something of the past garden history of the city can still be 'read' there. The grounds of Riccarton House were purchased by the City Council in 1947. In this important formerly private garden are a number of very old, very fine specimen trees. Woodham Park also began its life as a private garden and has an unusual collection of 'novelty' trees which relate back to its former life as the garden of a residence of a person of importance in the city.

In 1997, Christchurch was awarded the title of 'Best Garden City in the World' at the prestigious international 'Nations in Bloom' award. This significant achievement underscored the city's reputation as the 'garden city' of New Zealand.

In a city that is relying increasingly on international tourism to underpin its economy, its reputation as a 'garden city' is an important asset. The status of the Botanic Gardens is a key element in making its 'garden city' reputation a national and international drawcard in an era of growing cultural tourism. The Botanic Gardens and Hagley Park have, with the loss of almost all the city's heritage buildings, assumed much greater importance in efforts to attract 'cultural tourists' to Christchurch.

In 2006-07, the City Council developed a Public Open Space Strategy for the years 2010-40. Some of the proposals made as this Strategy was developed became controversial, including changes to the uses and appearance of Latimer and Cranmer Squares and the planting of natives rather than the exotics which had typified most previous plantings throughout the city and its suburbs which were largely in an 'English' landscape tradition.

### *The impacts of the earthquakes*

The earthquakes of 2010-11 did not cause significant harm to any of the city's public open spaces. A few trees which the earthquakes had made dangerous had to be cut down. That the Botanic Gardens

and Hagley Park survived largely unimpaired was an important element in reconciling many citizens to the other losses the city had sustained. Within months of the major shakes ending public usage of the Botanic Gardens and Hagley Park had resumed, though without returning for a long period to pre-earthquake levels. Some of the major structures in the Park and Gardens were damaged by the earthquakes, but none apparently beyond repair.

That the Botanic Gardens have provided an important sense of continuity in city life in the months after the earthquakes contributed to the City Council's decision to proceed promptly with construction of the new visitor and interpretation centre, work on which was underway by the first half of 2013.

'Enhancement' of the river corridor through the central city was a key element of the City Council's Draft Central City Plan. This was picked up on by the CCDU's Christchurch Central Recovery Plan which included an Avon River precinct (Papa o Otakaro). Buildings and structures which had been features of the riverbanks were lost or severely damaged. These included, most significantly, the Stone Chamber of the Provincial Government Buildings and the Edmonds Band Rotunda.

In the Christchurch Central Recovery Plan, Victoria Square is to become the focus of a cultural precinct. The plan (and the City Council's plan before it) also provided for the significance of Victoria Square to Ngai Tahu to be recognised and given physical expression.

This plan also envisages increasing green spaces in the central city (it spoke of bringing nature into the central city) and a 'greener' Cathedral Square, suitable for use in a range of weather conditions.

The future of the riverbanks also became a matter for discussion in the red-zoned suburbs of Avonside and Dallington. In those suburbs too there was substantial loss of established private gardens, many with mature trees. The creation of an Avon River Heritage Trail was promoted as a way of capitalising on the plantings remaining in areas where ground conditions preclude any rebuilding. Some studies were made of the vegetation dynamics in the 'abandoned' areas. The regeneration included both natives and exotics, from former garden seed sources. Discussion followed on the possibility of encouraging native regeneration and controlling invasive exotics. There was substantial community support for leaving the abandoned suburbs as open space of different sorts, but the government and CERA has not shown any marked enthusiasm to see the red-zoned land used in these ways in the long term.

Most suburban parks also survived without significant damage to their plantings and general appearance although in some structures such as pavilions were damaged. How many of these will eventually be demolished is dependent on the City Council's ongoing assessment of earthquake damage to structures and buildings which it owns.

Prior to the earthquakes, efforts were being made to restore wetlands in eastern Christchurch, notably the Travis Swamp and in Bexley. In certain areas, notably Bexley, the earthquakes will have facilitated the reinstatement of wetlands.

The earthquakes to some extent revived the debate about 'botanical indigenisation' – the supplementing (rather than replacement) of the city's traditionally English landscaping of open spaces and the riverbanks by species native to the area. This became linked with the reassertion of Ngai Tahu values in planning the rebuilt of the city which is discussed in the general introduction.

On the Port Hills, where in recent years, significant areas had become public open space and were being used increasingly for different forms of recreation significant rock-falls, and the possibility of further rock-falls as a result of the earthquakes having destabilized slopes led to the closure of tracks and of whole areas. Progress in re-opening the hills to public use was marked, in the first half of 2013, by the re-opening of the track from Taylor's Mistake to Godley Head. The opportunity was taken to improve the track before it was re-opened.

The earthquakes put on hold plans for the enhancement of the inner city's two most important public open spaces – Cathedral and Victoria Squares. Enhancement of these two public spaces is included in the Central City recovery Plan and contracts for design concepts for both projects had been let by the middle of 2013.

In the city's historic cemeteries, damage was confined to the toppling of some headstones and the collapse at Barbadoes Street of a recently built retaining wall, but over-all the character of the cemeteries was not affected by the earthquakes.

# Chapter 10: Public open spaces and gardens

## Comment and recommendations

### I. *General discussion*

Because Christchurch started out with a site – flat and devoid of bush or geographical landmarks – unlike those of any other early New Zealand city it has a distinctive history of planting and the development of its public open spaces. The important inner city spaces of Hagley Park (and the Botanic Gardens), Latimer and Cranmer Squares and the Market Place (later Victoria Square) all played different roles in the early city and had subsequently different histories of development. The planting and grooming of the banks of the Avon in the inner city were crucial to the development of Christchurch's reputation as an 'English' city, but for the full story of the development of the city's riverbanks as public open spaces which have helped define the city's character it is necessary also to look at the development of the banks of the Avon above and below the inner city and the banks of the Heathcote.

The abundance of flat land has meant that Christchurch suburbs have been generously endowed with parks and playing fields – a single open space often fulfilling both purposes. Some older suburbs – Sydenham, Addington, Merivale and inner St Albans – did not originally gain open space to the same extent as later suburbs, but the shortfalls are being made up to some extent by creating new, pocket, parks.

With widespread car ownership in the second half of the 20th century, larger parks on the outskirts of the city, which played regional rather than local, neighbourhood roles, became increasingly important in the city's park system. They included the Travis Swamp, McLeans Island, the Halswell Quarry, Canterbury Park in Hillmorton, the Groyne and the large new reserve areas on the Port Hills.

The Port Hills also figure prominently in the (sometimes controversial) new trend towards planting public open spaces to reflect that Christchurch is a New Zealand city and not just an English transplant. Associated with this new programme are the efforts to protect and enhance the fragmentary remnants of indigenous vegetation. The cumulative effect of these new trends may well be to give Christchurch another identity than the one it has had, of being an 'English' garden city.

### II. *Relevant listings*

The three 'original' (that is, on Thomas's plan) inner city open spaces of *Cathedral*, *Latimer* and *Cranmer Squares* are listed. In the post-earthquake city they are now of even greater importance as heritage features of the central city than they were because they are visible evidence of Thomas's original plan for the city.

Stretches of the inner city riverbanks are already listed: *Mill and Rhododendron Islands*, *the setting of the Edmonds band rotunda and poplar avenue*, *the setting of the Bridge of Remembrance* and the *Provincial Government Buildings (including its grounds)*. Both the Edmonds band rotunda and the stone chamber of the Provincial Government Buildings suffered extensive damage in the earthquakes, but what remains of each structure has been protected and damaged heritage fabric retained.

The *High Street ‘triangles’* are all listed. The demolition of most buildings on High Street has created the risk that the character of the triangles could be greatly altered once the rebuilding of the inner city gets under way. Their listing should mean that redevelopment of the sites around the triangles respects and enhances, and does not alter or damage, their heritage value. Like Cathedral, Latimer and Cranmer Squares, the triangles are visible evidence of Thomas’s original plan for the city.

The *‘settings’ or gardens of a number of larger houses* are listed. Some of these are in public ownership of one sort or another (*Risingholme, Mona Vale, Ilam Homestead, Riccarton House, Ngaio Marsh house*) but others are still in private family or institutional use (*Daresbury, Hatherly, Parkdale, 60 Glandovey Road, McLean’s Mansion, Bishopspark*). By mid 2013 Parkdale was the only one of these houses to have been demolished, but the futures of others were uncertain.

Only two suburban parks, *Abberley Park and Elmwood Park*, and one former factory garden, *Edmonds Garden*, are listed.

On the Port Hills only the *settings of the Signs of the Kiwi and Takahe* are listed. The *Sumner foreshore* is listed.

Two *cemeteries, Barbadoes Street and Selwyn Street (Addington)*, are listed, but the *settings or graveyards of several churches* are also listed (*St Paul’s, Papanui, St James, Harewood, St Luke’s and St Michael’s in the inner city, St Peter’s, Upper Riccarton*). Of these churches, only St Luke’s, in the inner city, has been demolished. The grounds of the church (an early wooden belltower and the vicarage have survived) remain an important inner city open space.

### III. Further possible listings

There does not appear to be any consistency or ‘rhyme or reason’ about the listings of public parks and gardens and the possibility of listing more *suburban parks and playgrounds* should be examined and criteria for listing them (including landscape design history, the history of public use and the existence of such older structures as pavilions) should be developed. This recommendation remains valid despite the loss of some structures and trees from some suburban parks. Possible future listings could include the *Woolston Park*, the *Halswell Domain*, *Woodham Park* among others.

Victoria Square should be considered for listing. It has seen successive modifications, but remains an area of very great historical importance and has a number of statues and other features still standing on it. That the area has been significantly modified means it would benefit from the development of interpretation strategy which would inform people of the different stages of the Square’s development.

The city’s many sportsgrounds, including such places as *Wilding Park*, should be investigated for possible listings, either of separate features or of the grounds as a whole.

The *grounds of the ‘new’ Ilam site of Canterbury University* should be assessed for listing as the city’s major example of large-scale landscaping of the second half of the 20<sup>th</sup> century.

The recommendation that all the city’s *riverbanks* should be examined systematically so that any stretches of particular historic interest or aesthetic merit can be considered for listing has to some extent been overtaken in the inner city by the earthquakes. The historic character of the inner city riverbanks could change as plans for the development of an Avon River park/precinct proceed. It is important that the historic character of the riverbanks and any heritage features on them be respected as plans for the creation of an Avon River park through the central city are drawn up.

Others of the city's *historic cemeteries* (such as Sydenham, Woolston, Linwood and the original crematorium rose garden) should be considered for listing.

The relationship between the city's register of significant trees and the listing of areas which include such trees should be clarified.

Some of the suggested further possible listings under chapter 11, 'Adorning the City', refer to items in Hagley Park and the Botanic Gardens and on the banks of the Avon River.

On the Port Hills, *Kitchener's Knoll* and the *Sign of the Bellbird* and its surroundings were being considered for listing prior to the earthquakes. The identification of features and landscapes on the Port Hills for possible listing should continue.

A number of significant private gardens were lost as a result of the earthquakes when the large houses which they surrounded were demolished. Steps should be taken to identify remaining larger private gardens which could be candidates for listing. The *Buxton garden at 116 Bridle Path Road* is an example.

#### IV. *Bibliographic note*

Several individual titles have information about the development of open spaces and gardens in different parts of the city. They include Lamb on the Avon and the Acclimatisation Society, Ogilvie on the Port Hills, Herriott on Hagley Park, Loughton on the Summit Road Society, Strongman on the Beautifying Association, Tipples on Buxton and *A Garden Century* (the history of the Botanic Gardens). There is an enormous amount of information on various reports and management plans prepared by different divisions of the City Council, but these are not listed in the Bibliography. These plans include one which was being developed before the earthquakes for the Botanic Gardens and Hagley Park and on which work continued after the earthquakes had occurred.

#### V. *Further research*

There is a need for concise histories of changes in the appearance and uses over time of all public open spaces, including the use of studies based on modern techniques for mapping and recording changes and of historical plans and maps and aerial images. Much of this information probably already exists in the archives of the relevant divisions of the City Council but there is a need for the information to be made available for listing purposes and to be set in context through a study of Christchurch's historical cultural landscapes.

The preparation of conservation plans for the Botanic Gardens and Hagley Park (completed in 2013) has achieved this goal for two of the city's key public open spaces. Earlier, conservation plans for the Barbadoes Street, Addington and Linwood cemeteries met this requirement for cemeteries. The need remains for similar exercises for other important public open spaces, in both the central city and the suburbs. Staff of the Council have already completed significant work when preparing management plans for Abberley Park, Woodham Park, the Edmonds Factory Garden, the Avic Hill Reserve, Beckenham Park, the Cracroft Reserve, the Ernlea Clark Reserve, Linwood Park, the Millbrook Reserve, the grounds of Risingholme, the Sunnyside Heritage Garden and other parks and reserves. Some of these have been identified as 'heritage garden parks'. Tapping into and building on this work will ensure that the development of the landscapes of Christchurch's parks and reserves is fully understood.

Establishing a regional archive of landscape plans relevant to Christchurch public open spaces and private gardens would assist in the evaluation of the importance of specific areas. For the recent past, an oral history project to record the memories of gardeners and landscape architects who have worked in Christchurch and curators and others associated with the Botanic Gardens would also assist with this task.

# Chapter 11: Adorning the city

## *Objects that grace the city*

Through its history, central Christchurch has been graced by a number of commemorative and decorative objects – statues, war memorials, clocktowers, and fountains. These are mostly in the inner city and the majority are in park or garden settings, with only a few in more strictly urban locations, that is on streets or in paved open spaces. Some were erected at the expense of the City Council, a few after public subscriptions were raised and a number after individual benefactors made donations to the city.

## *Statues*

The city's statues commemorate people important in its history as a British settlement colony and part of the British Empire. The first statue erected, the finest artistically, was of John Robert Godley. Its unveiling in 1867 was an early important public occasion in Christchurch. The statues of three of Canterbury's four provincial superintendents are all on or close to Rolleston Avenue. They are of different ages. In Victoria Square is a statue of Queen Victoria, first erected to mark her jubilee but also a South African War memorial. The statue of James Cook, also in Victoria Square, was given to the city in 1932. The seventh statue, of Robert Falcon Scott, has dual significance as a quintessentially British hero and as a reminder in the central city of Christchurch's links to Antarctica.

One of New Zealand's most notable public sculptors, William Trethewey, lived and worked in Christchurch. Several of the city's most impressive statues and other public works of art were executed by him.

## *Clocktowers*



**The Victoria clocktower**

The oldest clocktower in Christchurch is a fine example of mid-Victorian decorative iron work. Originally imported for the Provincial Government Buildings, it was retrieved from storage in 1897 and erected on a stone base as a memorial to Queen Victoria's diamond jubilee at the corner of Manchester and High Streets. In 1932, it was moved, as that corner became congested, to the corner of Victoria and Montreal Streets. It is another example of Christchurch celebrating its British colonial origins.

The other inner-city clocktower has no specific commemorative significance but it is part of one of the most important, in terms of enhancing the amenity of the city, individual benefactions to the city. These were the improvements effected to the river bank from above the Manchester Street bridge to the Madras Street bridge in the late 1920s and early 1930s at the expense of Christchurch industrialist Thomas

Edmonds. Another key part of these improvements, a fine classical band rotunda, was opened in 1929. Associated with the rotunda were a river-bank wall and a pavilion.

Although most of the different sorts of objects raised specifically to adorn the city are within the four avenues, the two main seaside suburbs, New Brighton and Sumner, each have clocktowers given by the same donor, R.E. Green (who also gave the FitzGerald statue to the city).

## *Fountains*



**The Peacock fountain at its original position in the Botanic Gardens.**

The city's three main decorative fountains – the Bowker fountain in Victoria Square, the Ferrier fountain by the Town Hall and the Peacock Fountain in the Botanic Gardens (erected in three quite different eras) – were all donated by or to commemorate the civic-minded citizens whose names they bear.

Not all the fountains placed in the inner city survived prior to the earthquakes. Two fountains on triangular plots down High Street. The Stewart fountain was placed at the Colombo Street end of High Street. A new water feature placed on its site was

dismantled in turn in and its place taken by a modern sculpture. Peter Beaven placed a conspicuous water feature in front of a High Street building he designed for the Canterbury Building Society, but it was removed after only a few years.

## *Miscellaneous*

Various other primarily decorative objects have been placed around the city. A floral clock was placed in one corner of Victoria Square in the 1950s. A metal sculpture which once stood in one corner of the Square was later relocated to the Arts Centre. More recently, the Chalice has been raised in the Square. It survived the earthquakes. A modern statue, Christ Risen, which stood by the Cathedral was not damaged but removed from its site to safeguard it. Also recently, art works have been placed at the intersections down High Street, Flour Power at the intersection of High, Colombo and Hereford Streets, Nucleus at the intersection of High, Manchester and Lichfield Streets, and a piece on the Christchurch Polytechnic grounds at the intersection of St Asaph, Madras and High Streets. These pieces on High Street reinforce the importance of the High Street triangles, mentioned elsewhere.

## *Memorialising Disasters*

Christchurch's most serious disaster prior to the earthquakes of 2010-2011 was the Ballantynes Fire of 1947. The only memorial to the Ballantynes Fire is in the Ruru Lawn Cemetery, where many of the victims were buried.

War memorials are discussed later in this report, in chapter 29.

## *The impacts of the earthquakes*

Three of the city's seven statues were damaged in the earthquakes of 2010-11. The statues damaged were those of Godley, Scott and Rolleston. All three are to be repaired and put back in their original positions.

Both the inner city's free-standing clocktowers were damaged in the earthquakes. The top of the Edmonds clocktower was removed immediately after the 22 February event but was raised again on the base in May 2013. The Victoria clocktower is to be repaired.

The dismantling of the riverside Edmonds band rotunda was the city's most serious loss of a decorative structure. The Bandsmen's Memorial rotunda in Hagley Park was damaged, but is to be repaired. The central city's three remaining fountains were put out of commission by the earthquakes. The future of the Ferrier fountain is linked to the future of the Town Hall which it stands beside. In the Botanic Gardens, the Peacock Fountain survived the earthquakes. The Bowker Fountain still stands on its original site in Victoria Square.

The city has yet to decide how to memorialise the earthquakes, although a temporary memorial of 185 white-painted chairs (one for each victim of the earthquakes) was installed on inner city corner sites. The site of the CTV building, in which more than 100 people lost their lives, became a place of pilgrimage in the years following the earthquakes. It is one of several sensitive sites in the central city where people died on 22 February 2011.

That new decorative or ornamental features will be included in the rebuilding of the city has been signalled by commissioning of a new sculpture from Neil Dawson for Latimer Square. Dawson was the artist responsible for public works of the pre-earthquakes period (including the Chalice in Cathedral Square). The new work, 'Spires', will refer back to what the city has lost as a result of the earthquakes.

# Chapter 11: Adorning the city

## Comment and recommendations

### *I. General discussion*

In common with other New Zealand (and worldwide) cities, Christchurch has accumulated a varied collection of different items and objects intended to decorate the city or as memorials to individuals or events. The items and objects include statues and other memorials, clocktowers and fountains and items of sculpture. Many of these items have historical as well as streetscape importance. All contribute to the historical and aesthetic ‘texture’ of the city.

### *II. Relevant listings*

All seven of the city’s *statues* (*Godley, Scott, Queen Victoria, Captain Cook, FitzGerald, Moorhouse and Rolleston*) are listed. Those that were damaged in the earthquakes are to be repaired and reinstated

The *Bowker fountain* and the *Edward VII coronation drinking fountain* in Sydenham are listed. The *floral clock* (like the Bowker fountain in Victoria Square) is listed. The fates of the Bowker fountain and the floral clock will depend on how plans for the redevelopment and use of Victoria Square unfold.

The *Edmonds clocktower* is listed in conjunction with the other riverbank items donated by Thomas Edmonds – a *drinking fountain* and the *rotunda*. The rotunda was deconstructed after the earthquakes, but its dome was retained intact. One block down river, the small *Bricks monument* is listed. Two other *clocktowers* are listed: *Victoria Street* and *New Brighton*. The *Bandsmen’s memorial rotunda* in Hagley Park is listed. It was damaged but is to be repaired. Also listed are three detached *church belfries*, at *St Michael and All Angels, St Luke’s* and *St Mary’s, Addington*. All survived the earthquakes. St Luke’s itself was demolished after the earthquakes, but the other two churches survived.

The war memorials listed are the *Bridge of Remembrance*, the *Citizen’s War Memorial* in the Square, the *Elmwood School memorial*, the *Sumner memorial lamps* and the *entrance way to Lancaster Park* (now Jade Stadium). All are intact following the earthquakes and are discussed further in chapter 29.

The *Woolston borough monument* is listed and survived the earthquakes.

### *III. Further possible listings*

Two particular omissions which stand out are the *Sumner (Scarborough) clocktower* and the modern *water wheel on Mill Island* in the central city. Both remain candidates for listing.

The *Ferrier Fountain* and the *Peacock Fountain* were not listed individually prior to the earthquakes and their listing was suggested in the original Overview. One of the policies in the Hagley Park and Botanic Gardens Conservation Plan is to list the Botanic Gardens and its identified component parts.

Should the Gardens not be so listed, the Peacock fountain should be considered for listing individually, along with other individual features of the Gardens identified in the Conservation Plan. The same should apply to Hagley Park: if the Park and its component parts are not listed together, a number of individual features of the Park such as the memorial gates, the Godley memorial and the Pilgrims' Well. The fate of the Ferrier fountain is tied up with the still uncertain fate of the Town Hall.

Two women's memorials which should be considered for listing are the *Bridle Path memorials* and the *Kate Sheppard memorial* in the central city. The Bridle Path memorials might be best listed as specific features of a general listing for Bridle Path itself.

A careful examination of an inventory of various objects and items throughout the city prepared for the City Council will suggest further possible listings.

#### *IV. Bibliographic note*

The inventory prepared for the City Council is a comprehensive list, but of limited use because of its lack of historical information.

The Hagley Park and Botanic Gardens Conservation Plan includes historical information on several statues and memorial structures and on the Peacock fountain.

Pryor's book on Trethewey is a useful source on several important items identified in this chapter. Stocker's book on Godley includes coverage of one of the city's most significant statues. Lamb, *From the Banks of the Avon*, includes information on several riverside items and Wilson on the Provincial Government Buildings includes information on the three statues of provincial superintendents and on the Victoria Street clocktower.

#### *V. Further research*

The items on the inventory which are identified as being possibly worthy of listing will need to be individually researched.

A recommendation in a study of potential water bodies of national importance that a study be made of the Avon River as a whole and of its association with heritage objects, sites and places, if acted on independently by the City Council, would help with the identification and assessment of the many items and features in the Avon River 'corridor' which could be regarded as items which 'adorn' the city.

## Chapter 12: Residences

### *The city's domestic architecture and building stock*

Christchurch has a high level of residential building stock of good quality in design and construction. Much of it appears to be unique to the city and to represent efforts to meet the technical and aesthetic requirements of Christchurch as a particular place. But because the special characteristics of the city's domestic architecture have not been thoroughly or systematically researched such conclusions have to be tentative.



**Large, two-storey Arts and Crafts influenced houses are typical of some of the city's 'better' suburbs.**

It seems clear, however, that the villa developed in Christchurch with characteristics special to the city. Christchurch seems to have escaped the 'bungled villa' phase which was an important episode in the development of Auckland's domestic architecture. The influence of English Arts and Crafts and cottage styles arrived early in Christchurch and was stronger in the city than elsewhere in New Zealand. 'Modern' architectural thinking also had an early and initially stronger impact in Christchurch than in other New Zealand cities (which is surprising considering the prominence given to Ernest Plischke of

Wellington and the Auckland 'group' in the story of Modernism having an impact on New Zealand domestic architecture).

A marked distinction, reflected in the listings, exists between the larger, grander homes of members of the city's elites and the smaller, 'ordinary' residences (cottages, villas and bungalows) of members of the middle and lower classes.

### *Living in the inner city*

In the 1850s, most of the residents of Christchurch lived within the four town belts. Beyond the belts the land was taken up in extensive rural sections and a number of larger houses were built, even in the first decade, on the rural outskirts of the town. But most of the houses were in the inner city, where there was a mix of larger houses and smaller workers cottages. The early houses built close to the city centre were all subsequently replaced by commercial premises (shop and office buildings), but it remained a feature of Christchurch that people continued to live, in detached houses, large and small, relatively close to the heart of the city. (Some of the Special Amenity Areas reflected this feature of the city.) A differentiation between areas east and west of the Square emerged relatively early. The west side became the more 'fashionable' area. Many of the larger houses on the east side were eventually subdivided into rental flats. A Mrs Clifford, who divided many large older houses throughout the central city into flats between the 1930s and 1960s, is still remembered in the city for

her eccentricities. The demand for such flats in older houses in the inner city came partly from university students while the university remained on its original inner city site

The inner city acquired in its early years a number of groups of small workers' cottages. Pockets of these cottages, built from the late 1850s through into the 1880s, survived, especially to the north and north-east of the downtown, into the 21st century. To the east, a few examples of "row" houses were erected, but in timber and with corrugated iron roofs rather than the brick and slate typical of the British cities from which many of Christchurch's early immigrants came. There were just two brick terraces – one in Sydenham and one on Victoria Square. One is gone and one remains, partly rebuilt.



**Large old houses still exist in some numbers in the inner city. Many have been subdivided into flats or used for commercial purposes.**

Even within the four avenues, Christchurch residences almost all conformed to the New Zealand standard of a detached, single-family house on its own section. But in the 1920s and 1930s there were a few apartment or flat developments within the central city. Victoria Mansions (on the corner of Victoria and Montreal Streets) and Belvedere and Darnley further east along Salisbury Street are examples. So are West Avon and St Elmo's Court, on opposite corners of the intersection of Montreal and Hereford Street and a block of the same vintage on Cashel Street.



**One of the inner city's notable earlier apartment buildings, St Elmo's Courts, had been converted to commercial uses before it was demolished after the earthquakes.**

After World War II, Christchurch's only significant 'slum clearance' project, the Airedale Place project of 1966, saw multi-unit blocks built on the north side of Salisbury Street. The project had the additional goal of providing a strong residential boundary to commercial expansion north from the central city. This did not in the event occur and most of the south side of Salisbury Street remained residential and saw very substantial development, with large, multi-unit buildings replacing old cottages, villas and larger houses through the first years of the 21st century.

The other significant area close to the central city in which there are numbers of older dwellings is the area west of Montreal Street between Cambridge Terrace and Armagh Street.

Although large areas of the inner city east, north and west of the downtown remained residential from the city's earliest days, the population of the inner city declined as commercial premises encroached on previously residential areas. The construction of new apartment buildings (beginning in the 1960s) and the conversion of older commercial buildings to residential uses (beginning in the 1980s with the High Para apartments on High Street) saw the depopulation of central city slowed.

Ever since the first Christchurch City Planning Scheme was adopted in 1962, there has been provision for high density residential development to the east of Park Terrace and Rolleston Avenue. While there has been surprisingly little new residential development east of Rolleston Avenue (that is south of Armagh Street) there has been significant development of higher-density housing around Cranmer Square and between Montreal and Victoria Streets and Park Terrace. Built in the 1950s, in the northern part of this area, Miles Warren's Dorset Street flats are now recognised as a landmark in Christchurch and New Zealand architecture, as well as being important for prefiguring different styles of residence in the inner city than single-household dwellings or large apartment blocks.

Many of the new apartment or town-house buildings were relatively small-scale but a few were controversially tall – notably the Gloucester Towers development on Gloucester Street west (the construction of which prompted changes to regulations that would not have allowed such a high building in such a precinct) and the tower blocks built on Park Terrace on the Salisbury Street corner.

One aspect of recent residential development in the central city generally, involving both the conversion of former commercial buildings, factories and warehouses into flats or apartments and the construction of new multi-unit buildings, has been a reversal of the long, historic trend for residences to be squeezed further out from the inner city. This trend saw, in years past, houses converted for commercial uses.

Higher density housing is a feature mainly of the inner city. But apartment blocks have been built in Sumner and are proposed for New Brighton and single-household residences are now the exception, not the norm along Carlton Mill Road, where Millbrook (designed by Don Donnithorne) was an early, very large by Christchurch standards, apartment development. (Much later a smaller apartment block, designed by another significant architect, Peter Beaven, was built on the opposite side of the road. Both Millbrook and the Beaven building have been demolished.) North of Carlton Mill Road, in Merivale, residential densities are increasing as old houses on large sections are replaced, but the replacements have been town houses rather than larger apartment blocks. In the north-eastern corner of Merivale, near the corner of Papanui and Office Roads is a high-density development of architectural interest, designed by Peter Beaven. Another Merivale development, also of architectural interest, by the same architect, Peter Beaven, is on Tonbridge Street, just off Carlton Mill Road.

### *19th century 'working class' suburbs*

Sydenham and St Albans were originally sold as large rural sections, but parts of them were subdivided within a decade or two of the founding of the city and sold off. Even Sydenham had, originally, a few large houses of members of the elite, but as it rapidly became industrial and working class, following the building of the railway along Sydenham's northern boundary, the better-off moved to places like Opawa, Riccarton or Fendalton. Concentrations of workers' houses developed particularly in Sydenham and Addington, but also in St Albans. Though Sydenham, at least north of Brougham Street, is now almost exclusively commercial and industrial, it was Christchurch's working class suburb par excellence, with street after street of old cottages and houses and slightly later small wooden villas. This was a pattern typical throughout the nation in the period 1860-1910. Sydenham also acquired the city's only example of brick terrace housing. (Its later conversion to commercial uses was typical of the transitions through which Sydenham has gone.) There were also concentrations of 19th century working class cottages in parts of St Albans, in Woolston (where industries offering employment had become established) and in Waltham.

The transition from residential to commercial/industrial in areas like Sydenham, Woolston and Addington (as opposed to other older working class suburbs) was the result, to a large extent, of zoning of land in the city's planning schemes.



**Two 19th century working class cottages in Woolston. One is now badly deteriorated and the other was damaged by the earthquakes.**

### *19th century homes of the elite*

In the first two or three decades of the city's life, clusters of larger houses belonging to professionals, merchants and runholders developed in different parts of the city. Park Terrace assumed its place as a desirable (and expensive) place to live early on. The North Belt (later Bealey Avenue) also soon acquired a number of larger, grander homes; so did Papanui Road, from the Bealey Avenue corner out through Merivale and St Albans to beyond Normans Road. Other clusters of larger homes were found to the south and east in Beckenham and Opawa and to the north and west in Ilam and out as far as Hornby, while it was still essentially a rural area.



**Fitzroy, the grand Merivale home of a city industrialist, became the headquarters of the Nurse Maude Association.**

Many of these larger homes were surrounded by extensive grounds. Most were built of wood and in generally domestic Gothic styles. Linwood House, on Linwood Avenue, was an exception, in materials, location and style. Larger houses of the late 19th and early 20th centuries, like Karewa (later Mona Vale) and Daresbury Rookery were usually in English domestic revival styles that further reinforced Christchurch's traditional architectural character.

Although there tended already to be residential segregation – with the larger homes of the richer and more influential separate, and usually some distance, from the smaller houses and cottages of workers – the segregation was not complete. On the western side of Papanui

Road, for example, just north of the North Belt, a group of small houses and cottages was built, close to an early local business which provided employment and close also to the larger houses along the North Belt and in Merivale which needed servants.

A number of these larger homes of the 19th century survived even when the areas in which they stood were no longer thought desirable. Park Terrace remains a fashionable street, but almost none of the earlier large old houses survive. Conversely, several large older houses survive on Bealey Avenue and up Papanui Road, but are no longer the single family homes of members of the city's elite. They have in some cases been subdivided into flats, in others been taken over by institutions like schools and in others again been converted for use as accommodation for travellers. Even where larger houses remain the dwellings of single families and were not subdivided into flats, the grounds have often been subdivided for 'infill' housing.

### *The particular case of Fendalton*

In the 19th century, a number of substantial houses were built on large grounds (in the first subdivision of 1852, the sections were an acre each) in the area served by Fendalton Road, which ran in a north-westerly direction from the north-west corner of Hagley Park. Fendalton retained its role as a desirable place of residence for the better-off, even after the grounds of the larger houses were subdivided. The large Riccarton and Ilam estates were subdivided progressively from the late 1870s until the 1920s. Other large properties were not subdivided until well into the 20th century – most of the Helmore estate in 1913, Clifford Avenue in 1936, the grounds of Daresbury in 1955, and Desmond Street in the 1960s. Although the houses in Fendalton were larger and more expensive than the houses in less desirable residential areas, they showed little stylistic variation from the general domestic architecture of Christchurch. Heaton Street east of its intersection with Strowan and Glandovey Roads is, socially and economically, an extension of Fendalton.

### *Houses on the hills*

The Port Hills have been described as a southern barrier to the city's residential growth, forcing development north and west. But even before the flat ground between the central city and the hills were fully built over, houses had started to appear on the hills. The initial building was by people who appreciated the advantages of north-facing slopes and of being above the level of fogs and frosts. Development was spurred by the extension of the tramline to the Sign of the Takahe in 1912. Although some larger dwellings were erected on the hills (notably Cashmere House itself) Cashmere Hills never became quite as 'exclusive' a suburb as Fendalton, but it was certainly an upper rather than lower middle class suburb and developed a distinct sense of community based on its early popularity with intellectuals and university people. Some commentators have detected a marked contrast between those who chose to build homes on relatively difficult hill sites and those content to remain on the flat.

As residential expansion extended to other spurs, the hills remained desirable places to live for the more affluent. Different hill suburbs were developed progressively through the 20th century. Clifton was built up in the first decade of the 20th century, Moncks Spur a little later, Scarborough in 1914, and Mount Pleasant and St Andrew's Hill by the mid 1920s. In the later 20th century, development began to move west of Cashmere Hills and areas like Westmorland were built up. Westmorland had been first designated for residential expansion by the Paparua County Council in the late 1960s. By the beginning of the 21st century, the hills were built up more or less continuously from Scarborough to Westmorland, with a gap only for a short distance from west of the Heathcote Valley. (From many positions, this gap in the residential development looks larger than it actually is.)

Architecturally, the most interesting phase of the residential development of the lower slopes of the Port Hills was one of the earliest, the building of the early 'cottage bungalows' (houses which

combined features of simple, English-influenced vernacular cottages with features that later became associated with the New Zealand variant of the California bungalow) designed by Samuel Hurst Seager. Some of these were in Cashmere, but another more concentrated cluster well to the east on Clifton Hill

### *Working and middle class housing in the 20th century*

Between about 1890 and 1914, ‘villa’ suburbs were built in inner St Albans, Merivale and Opawa. Some handsome bay villas were built in that period. In these pre-war years, Christchurch saw the development, earlier than elsewhere in New Zealand, of first the transitional villa and then the ‘California’ bungalow.



**Examples of earlier 20th century Christchurch houses. Top to bottom: a large bay villa, a bungalow and an Art Deco dwelling.**

After the First World War, Christchurch, like other New Zealand cities, saw a large number of ‘bungalows’ built. The Christchurch variant of the New Zealand bungalow was more affected by English Arts and Crafts detailing – shingles in the gable ends, prominent exterior brick chimneys among other features. These ‘bungalow’ suburbs formed a further irregular ‘ring’ outside the villa suburbs. Large tracts of bungalows were built in ‘outer’ St Albans, Spreydon, Beckenham, Shirley, Richmond and parts of Linwood. Many of these ‘bungalow’ suburbs were served by tram lines. The areas of ‘outer’ St Albans, for example, were served by the St Albans Park (1906) and Cranford Street (1910) tram lines, Spreydon by the Spreydon (1911) tram line and Richmond, Dallington and Shirley by the Dallington (1912) tram line. Other extensions of the tram system before and during World War I opened other areas for residential growth.

After World War II, most small and medium-sized houses were still called ‘bungalows’ though they differed markedly from the bungalows of the inter-war years. They were built of wood or brick veneer, usually with shallow-pitched, hipped roofs. Developments dominated by these later bungalows formed a further ring outside the inter-war bungalow suburbs. Examples of such suburbs are found especially round the northern and western fringes of the city – Redwood, Avonhead, ‘outer’ Bryndwr (beyond the tracts of post-war state house suburbs) and the suburbs that spread steadily out along Memorial Avenue.

Architects continued to design larger houses through the 20th century, while most middle and lower class houses were built off pattern books or to standard designs that builders were familiar with. The connections between the domestic work of architects and the designs of smaller,

‘mass-produced’ dwellings have not been properly traced, but the inter-war bungalows built in Christchurch are distinctly different from those of Auckland, Wellington and Dunedin and these differences may be related to the popularity among domestic architects of the early 20th century of the Old English and Arts and Crafts styles.

## *The pattern of residential expansion in the 20th century*

The way the 'villa' and 'bungalow' suburbs form irregular rings around the central city indicate the particular pattern of growth that was typical of Christchurch – a relatively steady expansion outwards in all directions. The city grew in a series of rings around an original nucleus. The 'edge' of urban expansion eventually engulfed what had been quite separate outlying villages, notably Papanui and Upper Riccarton. Expansion also eventually bound the originally detached seaside villages of Sumner and New Brighton into the greater metropolitan area.

The 'edge' of suburban expansion was never smooth because houses were often built in 'blocks' creating salients in different particular directions. Sewer extensions sometimes determined at which point on the 'front' of urban expansion development would surge ahead, although at times house construction forged ahead of the sewers. Parts of St Albans were developed later than would have been expected in a uniform outward expansion because the Anglican Church was slow to develop endowment land it held in the area. The area north-west of Clyde Road, which had been formed as early as 1873, remained rural until after World War II.

As Christchurch expanded in the second half of the 20th century, the new suburbs to the north and west tended to be middle and upper middle class (with larger homes on sections up to, at the upper end of the scale, half an acre) and the areas to the east, through Bromley and Aranui, to become lower and working class (with smaller houses on sections down to as small as one-eighth of an acre). Aranui grew between 1945 and 1951 from 404 to 1,141 residents. The eastern expansion eventually tied New Brighton to the city with continuous urban development. South of New Brighton, houses spread down the Spit in the years after 1945. North Beach, which had first developed as a community of baches, used by city-dwellers at week-ends, became a more conventional residential suburb from the 1950s on. The patterns of development on the flat throughout the 20th century were determined primarily by the changes in dominant modes of transport – by foot, bicycle and tram and the by private car. (Railway in Christchurch was never a significant determinant of patterns of residential growth.)

Growth in the late 20th century (that is from the 1980s on) also occurred on the hills, including upper Mount Pleasant in the east and Westmorland in the west, and the area above the Takahē in the centre. But growth continued to be concentrated on the north-western and north-eastern flanks of the city. The names of new suburbs such as Westlake, Broomfield, Hyde Park, Casebrook and Parklands began to appear on the destination boards of the buses of an ever-expanding if under-used bus system.

## *The quarter-acre section*

Despite its intermittent history of housing being provided in blocks of flats, both low-rise, from the 1930s on, and, more recently, high-rise, Christchurch's history of domestic architecture is one of the single-family, detached house on (again until relatively recently) large sections. The dominant Christchurch pattern of single-storey houses on relatively large sections (more similar to Auckland than Wellington or Dunedin) was determined also by the availability of large areas of flat land that were relatively easy to subdivide and service.

This abundance of flat land means that Christchurch has had, historically, much lower densities than other New Zealand cities – in 1926 its population density was about one-half that of Auckland and one-third that of Wellington. Despite the increasing number of flats and apartments in the inner city and the replacement of bungalows and villas in such disparate suburbs as Merivale and Spreydon (or the 'in-fill' building of townhouses on the back sections of older dwellings) population densities in the city, over-all, remain low by national standards.

'In-fill' housing has been particularly marked in Christchurch because the original sections were large. In the villa and inter-war bungalow suburbs, the large sections were so large that 'infill' housing was relatively easy – either by subdivision and the building of new houses or units in front of or behind the original house, or by the demolition or removal of the original house and placement of several units on an area of land that originally had a single house on it. This has been particularly prevalent, in recent years, in areas like Merivale where land is of a higher value because the suburb is considered a desirable place to live. Zoning, which specified different residential densities for different areas, also had a strong influence on where infill housing, or the replacement of single dwellings by 'sausage' flats and then townhouses, became prevalent. The 'living 2' zone under previous town plans, which allowed two dwellings on a single site, contributed to the erosion of the older streetscape character of older residential areas. Later, even after the previous zonings had been abandoned, Merivale became one of the most severe examples of recent infill development eroding the formerly cohesive character of a residential area.

The first Metropolitan Planning Scheme had indicated a plan for housing intensification in the central city and inner suburbs as early as 1936. This was further reflected in the first Christchurch Planning Scheme proposed in 1959, which included medium density housing in Merivale and Linwood (east of Fitzgerald Avenue) and higher density areas east of Park Terrace and Rolleston Avenue. This planning approach, of concentrating medium and high density residential development around the city's core or at selected suburban nodes, was maintained through the first and second reviews of the Christchurch City Planning Schemes (proposed in 1968 and 1979) and resulted in substantial redevelopment of the inner city and of the suburbs immediately outside the central core.

The patterns of suburban growth taking the course of largely single-storey, single-family homes on relatively large sections, with some streets at least planted with trees, is an American rather than English pattern, reinforcing the argument that Christchurch, except for a few distinctive features of the inner city, is far from being 'the most English city outside England'.

### *The green belt*

The outward growth of Christchurch was at the expense of farmland on the fringe of the city. There were still farms along Memorial Avenue and Blenheim Road when those roads were first widened and improved in the 1950s. Concern about the swallowing up of good farmland led to efforts being made to maintain a 'green belt' around the city. Initially the urban fence was placed far enough out to allow for further expansion. In 1959 only two-thirds of the 50 square miles within the urban fence were developed. The first Metropolitan Planning Scheme for Christchurch, in 1936, included a plan for future urban expansion with the outer limits being shown much as they still were in the 1990s.

The green belt remained a feature of town planning in Christchurch until the entire basis of town planning was altered by the Resource Management Act. In 1993 there were still provisions, in the City Plan, which reflected a belief that the ideal was consolidation and increasing densities in already built-up areas rather than expansion into farmland around the city's edges. But the Canterbury Regional Policy Statement eventually replaced the previous regional planning schemes, which had attempted to control the growth of metropolitan Christchurch through the establishment and maintenance of a "green belt". After the Resource Management Act came into force in the 1990s, efforts to maintain a green belt faltered and further subdivision on the northern, western and south-western edges of the city in areas that had been protected by the green belt went ahead.

In the early 1970s, in an attempt to force residential development onto poorer, lighter soils, the third Labour Government made plans to develop a 'new town' at Rolleston which was to be connected to Christchurch by a commuter rail link. The plan was scrapped by the incoming National Government,

after National won the 1975 general election. Subsequently, in the later 20th century, Rolleston did develop significantly, serving Christchurch as a 'dormitory' new town for commuters, becoming economically and socially an outlier of Christchurch although it lies wholly in Selwyn County.

By the early 21st century, housing developments, usually of an 'up market' character, though the houses were on smaller sections than had been usual in the past even in middle and lower class suburbs, were closing the gaps between the outer edge of the city and Belfast to the north and Halswell to the south-west, extending over land that had been beyond the urban fence and part of the city's green belt.

### *State housing*

In the course of its steady residential expansion, Christchurch acquired examples of different kinds of public housing. In the early years of the 20th century a number of 'settlements' of workers' dwellings were built in Christchurch under the Workers' Dwellings Acts. These settlements were Walker (on Mandeville Street in Lower Riccarton), Camelot (on Seddon and Longfellow Streets in Sydenham), Chancellor (on the boundary between St Albans and Shirley) and Hulbert (in Linwood). The scheme was a hesitant start at public housing in New Zealand. Christchurch was typical in that only a few score houses were built.



**An early 20th century Workers' Dwellings Act house in Sydenham.**

More than 6,000 state houses were built in different parts of Christchurch. In the various state house developments Christchurch acquired examples of most of the designs to which state housing



**A later 20<sup>th</sup> century state house in Riccarton.**

The only other major building programme by a government department in the first third of the 20th century were the houses put up in groups by the Railways Department to rent to members of the Railways' staff. None appear to have been built in Christchurch itself.

The building of houses by the State resumed on a much larger scale after the election of the First Labour Government in 1935. After the war, the state house construction programme resumed and large tracts of state houses were built in Riccarton, Ilam/Bryndwr, Hoon Hay, Hornby, Mairehau, Aranui, Shirley, Avonside and other areas. More than 6,000 state houses were built in different parts of Christchurch. In the various state house developments Christchurch acquired examples of most of the designs to which state housing was built – detached family homes, both single and two storey, and blocks of flats.

While the state house building programme was in full swing, from the late 1930s into the early 1960s, much of the suburban expansion of Christchurch was undertaken by the Housing Division of the Ministry of Works, which planned the roading layout and subdivision design forming the basis of these large areas of Christchurch. Local shopping centres were built in some of the larger of the state house developments. Rowley Avenue in Hoon Hay and Hampshire Street in Aranui are examples. The most important of these was probably the Bishopdale shopping centre,

which formed a transition between the former suburban shopping centres, most of them lining a main road, and the later malls, but there were other examples in almost all the new suburbs of the 1950s and 1960s. (These shopping centres are also discussed in the chapter on shopping; their significance here is as part of the pattern of the city's residential expansion.)

Starting in the 1950s, after the first National Government came to power, and continuing into the 1960s, private subdividers and developers rather than the State came to play a dominant role in the residential expansion of the city. Areas such as Mount Pleasant, Westmorland, Avonhead, Burnside and Parklands were all built as private subdivisions, and set the pattern for subsequent residential expansion of the city. Beginning in the 1960s, large suburban malls became the chief suburban shopping places and small shopping centres were no longer built as parts of suburban housing developments.

### *Council housing*

The City Council has played an active part in meeting the housing needs of people in the community who have difficulty meeting their own needs. In 1922, the Council began making advances to workers to help them purchase sections or houses. Pensioner flats, rented to elderly people, have been built in small clusters in different parts of the city. The first were built in Sydenham, on Barnett Avenue, in 1938. These were the first local body pensioner units built in New Zealand. There are similar units, built to the same design but disposed differently on their site, at Church Corner and another group in Addington.

The Council continued to build what came to be known as 'social housing' from the 1940s into the 1980s. Twenty-two groups of dwellings of different kinds were built through these decades. Designed by both Council and local private architects, these dwellings reflected both changing architectural styles and changing approaches to the provision of housing for the disadvantaged and those in need.

The only example of 'slum clearance' and 'urban renewal' – the Airedale Place scheme opened in 1966 – has already been mentioned under the heading 'Living in the central city'. The council has also built rental housing along Brougham Street, which was upgraded to a major cross-town route, on Antigua, Cecil, Jordan and Harman Streets, beginning in 1977. Some of these developments also had urban renewal aspects. They eventually extended, occurring at intervals, along the south side of Brougham Street from Waltham Road in the east through to Selwyn Street in the west. Unlike most of the city's state housing, these council housing schemes have mostly been blocks of flats, several of architectural interest.

### *Special amenity areas*

The fact that the city's steady residential expansion through 150 years has given it coherent areas of housing of different ages and characters has been recognised in the designation of special amenity areas. The main purpose of designating such areas was to maintain the existing residential character and amenity of the areas rather than to protect intact areas which were of importance because of their place in the city's social or architectural history. But 'design coherence' was a criterion applied in the selection of some groups of residences for designation as special amenity areas.

In the early years of the 21<sup>st</sup> century, the City Council undertook some work on means of identifying and protecting areas of housing of historic and architectural interest. A Residential Heritage Conservation Areas study, completed in March 2010, included a detailed study of 12 possible

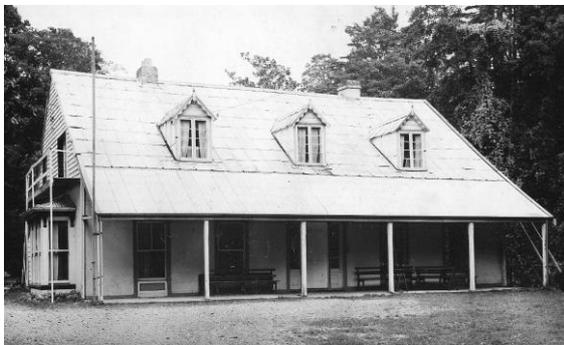
Residential Heritage Conservation Area which reflected different aspects of the development of housing in the city, but progress on achieving protection for such historic conservation areas was checked by the earthquakes.

### *The impacts of the earthquakes*

A large number of houses and other dwellings, listed and unlisted, throughout Christchurch were demolished after the major earthquakes of 2010-2011. More than 7,800 houses in the city's various 'red zones' have either been demolished by the middle of 2013 or are destined to be. In addition to the houses in the red zones, a large number of individual houses scattered across many parts of the city have been demolished as a result of earthquake damage. Despite these huge losses the city has not been left without any examples at all of particular types or categories of residences.

The red-zoning of large parts of Avonside and Dallington saw large numbers of villas and bungalows cleared away, but precincts of both types of houses were left largely if not completely undamaged in other parts of the city. Similarly, the red-zoning of the Avon Loop saw a number of early cottages, later villas and examples of other styles of housing demolished and a precinct which had social and political as well as architectural significance destroyed. But again examples of all the styles of housing lost in the Avon Loop, including its early cottages, remain in other parts of the city.

A number of individually significant larger houses were lost as a result of the earthquakes. Some of these individual losses were adjacent to or nearby others which magnified the extent of the loss. This was true of the loss of a number of the larger older houses that were grouped along a stretch of Bealey Avenue. The losses included Hambledon, the Turret House, the England House, 100 Bealey Avenue, 80 Bealey Avenue (the former deanery) and Marli, at 118 Bealey Avenue. Only one early large house, Eliza's Manor House, now remains of this formerly important group.



**Among the serious losses of houses resulting from earthquake damage were Cracroft House, left, one of the city's oldest dwellings, and the Weston House, right, one of its finest Georgian Revival houses.**

Of other individually important houses lost, one of the most significant was the Weston House on Park Terrace. The architectural interest and significance of Park Terrace had already been diminished by successive demolitions over a long period of individual houses. The earthquakes further diminished the street's interest and significance. Besides the Weston House, the city also lost from Park Terrace, the Fleming and McKellar Houses, and, just off Park Terrace itself, Rosary House, which had been listed, and two early houses at the end of Salisbury Street, which had not. Another significant loss of an early larger house of both architectural and historic significance was Linwood House.

The loss of two brick houses, Larel and Knowlescourt, on Papanui Road, and of Elizabeth House on nearby Circuit Street, compromised but did not destroy an important heritage precinct. Just off Papanui Road, Fitzroy, which had long been used by the Nurse Maude Association is to be retained.

The serious losses included an important example of the city's earliest houses built of earth, the Cracroft House. But other examples of houses built of cob or partly of cob and of similar age survived including Chokebore Lodge and Tiptree. The rebuilt cob cottage by the Ferrymead bridge effectively collapsed and may be retained only as a stabilised ruin.

At the time of writing (July 2013) the fates of several important or slightly later houses were hanging in the balance. These houses include Englefield, and Daresbury. That the fates of such important houses as Englefield and Daresbury remained uncertain for so long illustrated the difficulties of reconciling the interests and wishes of owners, insurance companies, heritage agencies and the City Council and CERA in the years after the earthquakes. In July, the announcement that CERA was allowing the demolition of the McLean Mansion provoked further protests from people concerned that some loss of heritage following the earthquakes was unnecessary.

After the earthquakes a number of flat and apartment buildings of different ages were demolished. The older, inner-city blocks of flats dating from the 1920s and 1930s which were demolished included St Elmo Courts (which had been in commercial use for many years). At the time of writing the Victoria Mansions on Victoria Street were still standing, but their future was uncertain. The survival of other blocks – Belvedere, Darnley, College Court, Mildenhall and a block on Gracefield Avenue – remains uncertain. The survival (in mid 2013) of the West Avon flats on Montreal Street was critical to the retention of any record of this era of flat-building, though even there it lost a key element of its context with the demolition of St Elmo Courts across the road. Also important were the survival of an Art Deco block of flats on Colombo Street north of Salisbury Street which has been a motel for many years and of the wooden Maisonettes at the western end of Bealey Avenue.

Apartment buildings of the 1960s and 1970s did not fare well in the earthquakes either, notably with the demolition of Rolleston Courts and Cambridge Courts, in the central city, and of Millbrook on Carlton Mill Road. All were designed by Don Donnithorne.

Apartment buildings of more recent vintage were also demolished after the earthquakes, notably The Establishment on Peterborough Street, a smaller block on Carlton Mill Road designed by Peter Beaven, the several high towers of the controversial development on Park Terrace at the corner of Salisbury Street and Dorset Towers, also on Park Terrace. The development that incorporated the Fleming and McKellar houses at the northern end of Park Terrace survived, but the two historic houses it was joined to have been demolished.

Many older Christchurch houses, cottages, villas and bungalows, lost their brick chimneys. This compromised, in a minor way, the heritage value of a great number of 'ordinary' houses and also affected the streetscapes in many residential areas.

The question of the nature and location of the replacement housing for those who had been living in red-zoned areas has already been mentioned in the chapter on the general development of the city. The significant effects of the earthquakes may turn out to have been the reinforcing of peripheral expansion of tract housing and, conversely, the creation of a new generation of multiple-unit dwellings in the inner city.

# Chapter 12: Residences

## Comment and recommendations

### *I. General discussion*

Christchurch's domestic architecture is overwhelmingly dominated by individual, single-family dwellings on their own sections. This is a New Zealand-wide situation but Christchurch's housing stocks differs from that of some other New Zealand towns and cities because the ready availability of flat land and because the city had an architectural tradition that was distinct from the traditions of Auckland, Wellington and Dunedin. The houses of Christchurch range from tiny cottages on small sections to large mansions with extensive grounds. The general spread of housing and the distribution of larger houses were determined by transport modes at different periods and by social and then planning factors. There are large tracts of medium-sized houses on quarter-acre sections. These range from villas of various sorts built from the late 19th into the early 20th centuries, through bungalows that were an amalgam of influences from England and California in the inter-war years, to state housing in the immediate pre-war and post-war years and on into the speculative building from the late 1950s of, especially for a time, the brick veneer 'bungalow'.

All styles of domestic architecture ever used in Christchurch are still represented in the existing housing stock, but the extent to which Christchurch's domestic architecture differs from those of Auckland, Wellington and Dunedin has not been systematically investigated.

The street pattern in most areas until well into the 20th century followed the pattern set by the original survey of inner Christchurch of wide straight streets intersecting mostly at right angles. (Though in some areas, such as parts of Sydenham, St Albans and Merivale there were areas of narrow streets laid out irregularly, and in most others there was no regularity of block size, as there was in the original city in the area within Salisbury, Barbadoes and St Asaph Streets and Rolleston Avenue.) In post-war years the street patterns of subdivisions showed greater variety, notably with the introduction of gentle curves and cul-de-sacs.

Though the detached house was overwhelmingly dominant, Christchurch did gain a few examples of 'row' housing and the 1920s and the 1930s saw the start of building blocks of flats.

The notable features of housing development in the last two decades have been the building of multi-unit blocks (low, medium and high rise) in the inner city, 'infill' housing in inner suburbs and, especially following the changes to the planning regime introduced by the Resource Management Act, a further episode of peripheral expansion (breaching the former 'green belt') of single-family, single-storey houses on extensive tracts, but with individually smaller sections than in most residential areas of the past.

### *II. Relevant listings*

By a rough count there were more than 230 *residential buildings* (including blocks of flats) listed before the earthquakes. (Six of the listings were blocks of flats and four of these date from the inter-war years.) More than 40 of the larger houses listed were demolished after the earthquakes, many of them buildings of great interest and distinction. The notable larger houses lost include Denmark,

Nydfa, Rock Villa, Larel, Linwood House and several others. Among the listed houses which remain at risk is The Hollies, in Opawa.

The listings prior to the earthquakes were weighted heavily in favour of larger, older houses of architectural interest or associated with prominent personalities in the city's history. But some important smaller dwellings were included in the listings.

Age appears to have been an important consideration in adding a house to the list and to be a criterion applied consistently and reasonably uniformly. Age appears to have been regarded as increasing the value of any individual dwelling listed. By contrast association with a person of historic significance appears to have been applied quite randomly as a criterion.

Of public housing, some houses erected under the Workers Dwellings Act between 1906 and 1911 are listed, and survived the earthquakes, but no State houses of the 1930s onwards and no examples of Council housing had been individually listed prior to the earthquakes.

### *III. Further possible listings*

The current list of houses, diminished by earthquake losses, remains ad hoc. There is a need for careful identification of further houses and other dwelling types that could possibly be listed to ensure the list is more representative, in accordance with the types of housing discussed in this Overview. Though there was substantial loss of listed dwellings as a result of the earthquakes, but it is still possible to represent houses of all eras and all styles in an augmented list. Although most significant surviving older houses are already listed, there remain some omissions, such as *Spreydon Lodge*, W.S. Moorhouse's house in Halswell.

The value apparently given in the past to the age of houses when assessing them for listing means one of the major gaps is that there are very few *modern houses* (for example houses by Paul Pascoe, Don Donnithorne, Peter Beaven and Sir Miles Warren among others) listed. The earthquakes claimed a number of houses by most of these modern Christchurch architects but the omission can almost certainly still be made good after the research requirement (see below) has been met.

Assessing further dwellings for listing is complicated by the fact that a large number of houses (especially in groups or concentrations and especially houses dating from the 1930s and following decades) are already *identified* by inclusion in a special amenity area, but this is not comparable with listing.

The task of assessing whether more houses or other dwellings should be added to the lists should be undertaken in conjunction with further studies of the heritage values of houses (and ancillary buildings and general streetscapes) included in the special amenity and neighbourhood improvement areas, especially those with a coherent architectural character. Special amenity areas for which this should be made a high priority and which were identified in the original Overview included #30 (Inner East), #8 & #8b (Fendalton & Heathfield), #39 (Mays, Chapter, Weston and Knowles Streets), #11 (Heaton & Circuit Streets), #17 & #17a (Hackthorne and Dyers Pass Roads & Macmillan Avenue), #27 (Otley & Ely Streets), #20 (Rastrick and Tonbridge Streets), #21 (Gilbey and Englefield Streets), #9 (River Road), #35 (The Spur). Special amenity areas which should be given a medium priority include #18 (The Esplanade), #10 & #10a (Slater, Poulton & Dudley Streets), #4 (Aynsley Terrace), #7 (Totara, Hinau & Puriri Streets), #1 (Heathcote Valley), #2 (Beckenham Loop) and #6 (Tika & Piko Streets and Shand Crescent). Special Amenity Areas nos. 30, 11, 9 and 35 should probably now be removed from this list because of the damage they suffered in the earthquakes. Two at least were in areas zoned red.

Prior to the earthquakes, the City Council had begun investigations of groups of houses to be listed as conservation areas. This work resulted in a report on 12 possible heritage conservation areas. The listing of these areas should go ahead, subject to an evaluation of the effects of the earthquakes in each area. The work could usefully be continued with the identification of and research into further possible conservation areas, some of which have already been identified in the first Heritage Conservation Areas report.

The preliminary work which the City Council's heritage team has already undertaken on State houses and on City Council social housing should be built on and result in eventually the listing of representative or significant examples of these important dwelling types. The listing of precincts or areas may be necessary for effective protection of examples of State or City Council social housing.

The red zoning of the Avon Loop, immediately north-east of the inner city was a significant loss to the city not only because it had a concentration of early dwellings but also because it had an important place in the city's social and political history. Consideration should be given to the preservation, and protection by listing, of at least one or two representative examples of Avon Loop cottages or houses. The cottage at 386 Oxford Terrace (one of the earliest dwellings in the area) is an obvious candidate for preservation and protection.

The surviving stock of flat or apartment buildings should be assessed so that representative examples of housing of this type can be listed. At the time of writing some of the remaining blocks of flats were still at risk of demolition. Among those which appear set to survive and which might warrant listing are *College Court* on Cashel Street and the *Art Deco block at 860-62 Colombo Street* (now a motel).

Once the final demolitions have taken place, the city's surviving blocks of flats from all eras should be identified and assessed so that at least one representative example of each of the main periods of flat building is listed and retained into the future.

#### IV. *Bibliographic note*

Most of the titles which cover houses are included in Section IV, Architecture, of the annotated bibliography. Individual houses are included in books in Section III, Defined areas of the city, specific suburbs etc. There is material on the social aspects of housing and of residential growth in several titles, including Rice, *Christchurch Changing* and Eldred-Grigg's *New History. New Zealand Architecture* by Peter Shaw also sets domestic architectural developments in Christchurch within a national context.

#### V. *Further research*

A typological study of housing design through all the different periods of residential development (including into modern times) would pave the way for an informed evaluation of the listed buildings which have survived and of the value of the special amenity areas as a tool for identifying important parts of the city's historic housing stock. Such a study is necessary to be able to establish satisfactorily that all housing types and styles are adequately represented in the listings. A neighbourhood focus when specific house types or areas are being researched with a view to possible listing could be helpful

A particular area needing research is houses built since the end of World War II. The Heritage Conservation Areas Report already mentioned included some post-war housing.

# ***THEME IV: INDUSTRY AND COMMERCE***

## **Chapter 13: Industry and factories**

### *Farming*

Much of the area of Christchurch that is now built-up was farmland for a good part of the city's history. The farming fringe retreated as residential development extended inexorably outwards. Most buildings and structures associated with the farming of what is now urban land have been swept away. Farm buildings at Riccarton, the city's first farm, on Christchurch Boys' High School land, were remarkable exceptions; about half the buildings have been demolished after being damaged in the earthquakes. Elsewhere, where former farm buildings or other relics of a farming past like fences, (post and rail, wire, hedges, turf ditch and banks), gates or drains, survive in areas which have subsequently been developed for housing, the relics if any are likely to be on a number of separate properties.

From the 1870s, valleys of the Port Hills, especially Heathcote, Horotane, Avoca and Hoon Hay, were used for horticulture and orcharding. There were glasshouses in these valleys. The Horotane, Avoca and Hoon Hay valleys remain significant areas of rural activity within the city's boundaries.

On the rural fringes of Christchurch were found, particularly, market gardens, properties on which berry fruits were grown and town milk supply farms. Some of the market gardens, particularly in Riccarton and Lower Cashmere, were owned by Chinese, mostly descendants of Chinese who had come to New Zealand in the 19th century seeking gold.

In the last quarter of the 20th century, the Canterbury wine industry had its origins on Coutts Island, then on the city's rural fringe. Grapes were planted in the late 1970s and the St Helena Winery produced its first vintage around 1983.

By the end of the 20th century, following the city's spectacular growth in the years after 1950, areas which had supported orchards, berry farms, market gardens and the like had become the city's outer suburbs. Only Marshlands, where there were exceptionally good soils, remained a predominantly market gardening area, though even there houses had begun to encroach on the good land, particularly at the southern end of Marshlands Road.



**An 1862 of the early water-powered flour mill on the Avon River near the Fendalton Road bridge.**

Flower and fruit-growing remained important activities in the Port Hills valleys. An interesting group of farm buildings associated with a cluster of Roman Catholic Church institutions in Halswell survived into the early years of the 21<sup>st</sup> century. But when the Aidanfield development proceeded, the buildings were demolished, despite efforts made to save them by local community groups and heritage activists.

## *Early industry*

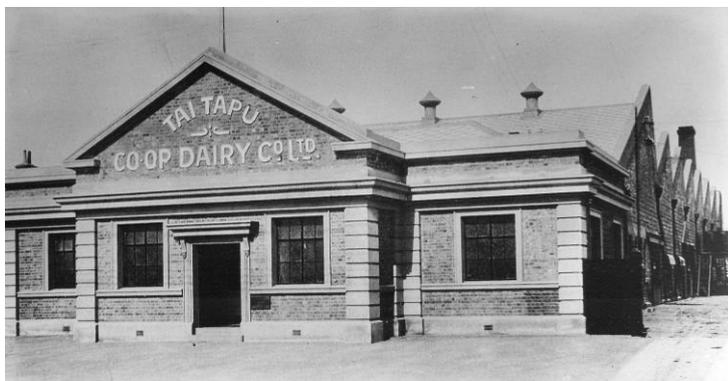
Christchurch became a manufacturing and industrial centre early in its history. Among the first industries were flour milling (which has the longest continuous history of any Christchurch industry) and brick making, based on the resources of clay along the lower Port Hills. The flour mills were water-powered, with the single exception of the Antigua Street windmill. The water-powered mills were spread around the city, from the inner city out to Fendalton and Hoon Hay. Wool scours were early polluters of the lower reaches of the rivers. One early industry – flax milling – made use of a local resource that had made the site of Christchurch valuable to Maori, but the history of flax milling in Christchurch is poorly documented, and scarcely recognised.

While Christchurch was growing steadily through its first half century of life, the building industry itself was an important industry. Some timber yards, where wood was milled into planks, mouldings and other finished products, were reasonably large industrial establishments. Small, artisan brick kilns were soon replaced by large works, especially along the base of the Port Hills where there were deposits of suitable clay.

## *Later industrial development*

Christchurch's later industrial history was characterised by two main strands. The first was the handling and processing of farm products from a large rural hinterland stretching from the northern boundaries of the province (the Cheviot and Amuri districts) to the Rakaia River. (Many of the farm products from south of the Rakaia River were handled and processed in the secondary industrial centre of Ashburton.) Associated with the industries based on the region's primary production were the industries which supplied farmers with the equipment and machinery and other 'inputs' they

needed to be able to produce from their farms.



goods – some for the local market, others for 'export' to other parts of New Zealand. Some of these industries drew their raw materials from farm products, for example the

leather that was both tanned in Christchurch then made up into boots and shoes, or the flour that was used by Aulsebrooks to produce biscuits and by bakers to make bread. The city's large clothing industry was also partly based on wool produced on Canterbury farms and the brewing industry on barley grown on the same farms and malted at several malt works. The largest malt works were at Heathcote. But the major rubber industry of the 20<sup>th</sup> century relied entirely on an imported raw material.

In many industries a need for relative self-sufficiency in a settlement distant from the rest of the world was an important stimulus to innovation. This was evident in the field of heavy engineering and farm implement manufacture. Though all Canterbury's early tractors, for example, were imported,

Christchurch firms such as Andrews and Beaven made much of the other machinery and many of the implements used on Canterbury farms. The Addington railway workshops made not only rolling stock and carriages but complete steam locomotives.

Christchurch enjoyed a brief pre-eminence as New Zealand's main centre of manufacturing in the late 19th and early 20th century. Though it soon lost this lead to Auckland, manufacturing remained important in the city's economy through most of the rest of the 20th century.

The arrival of abundant electric power from Lake Coleridge in the city in 1915 helped sustain the city's industrial growth. The Addington railway workshops, for example, went over to electric power between 1925 and 1928. World War II had the same impact in Christchurch as elsewhere in New Zealand, of stimulating industrial production to sustain the war effort and to make good shortfalls of imported goods through the war years.

In the 1980s, Christchurch industry had to adapt to the deregulation of the economy and the opening of New Zealand markets to imports. Several large firms or enterprises either closed down completely or were 'down-sized'. They included the railway workshops, the Crown Crystal glass works in Hornby, and two large clothing manufacturers, Lane Walker Rudkin and Lichfield Shirts. Compensating to some extent for these closures or reductions was the development of different electronic industries, including both hardware (Tait Electronics) and software (Jade Corporation). A foundation for these industries had been laid earlier by the plastics industry which manufactured in particular electrical fittings.

The newer, tertiary, technology and service-sector oriented industries tended to become concentrated in other areas of the city than those where the older secondary manufacturing industries had been located. To some extent the older industrial areas became under-used 'wastelands', though some saw replacement economic activities move into the spaces created by the decline of the manufacturing industries. In some cases large industrial buildings were re-used. The Kaiapoi Woollen Company's buildings on Manchester and Allen Streets, for example, became the home of Tait Electronics for a time, before the new firm moved to new, primarily electronic, industrial area on Wairakei Road on the city's north-west edge. The Kaiapoi Woollen building then housed a fitness centre, before it was demolished. A car yard now occupies its site. Another large car yard occupies the site of the demolished Aulsebrooks factory. When the railway workshops closed down the site was cleared and developed as retail centre.

### *Industry in the central city*

In the 19th century most Christchurch industry was either within the town belts or immediately south of the city, in Sydenham. There was some "heavy" industry, including major foundries such as Andersons, P. and D. Duncans and Buchanans, within the town belts. There was also in the central city a significant agricultural implement manufacturing industry, supporting Canterbury's farms in those years. Some of the factories



**The Stranges department store furniture factory on Moorhouse Avenue was built in the late 1890s.**

were quite large, including those for clothing and footwear manufacture and joinery and furniture manufacture. What developed into one of the largest was the Aulsebrooks biscuit factory, which started in 1863 and moved to the Montreal/St Asaph Streets corner in 1879. The large brick factory there was demolished in the 1980s. Another large factory building was that of the Kaiapoi Woollen Company (mentioned above). After the company's first building on Cashel Street burned down, it moved to Manchester Street, where a large brick factory stood behind a notable Edwardian façade.



**The Aulsebrooks biscuit factory was one of the largest factory buildings in the central city.**

This building too has been demolished.

Despite these large manufacturing establishments, Christchurch was more typically a town of 'artisanal' industries, relatively small concerns with just a handful of employees and producing for the local market rather than for 'export', even to other parts of New Zealand. Typical of these industrial concerns were coach builders, cycle manufacturers, and foodstuff processors - jam and pickle makers, bacon curers, aerated water bottlers and the like.

Breweries and malt houses were also established early on in the inner city. (Brewing challenged flour milling as the industry with the longest continuous history in central Christchurch, but came to an end with the earthquakes with the demolition of the damaged Canterbury Brewery on the corner of St Asaph and Antigua Streets.)

Initially industries were distributed throughout the central city. Until well into the 20th century, there remained industrial establishments north of the Square. But these gradually closed or shifted until by the mid century the area north of Salisbury Street was as predominantly residential and commercial as the area south of Tuam Street was industrial.

As late as 1960, the southern and south-western sectors of the central city were still primarily industrial and the focus of Christchurch manufacturing. In 1959, land use in the area from Tuam Street to Moorhouse Avenue was still largely industrial. Much of the rest of the city's industry was just south of the city, in Sydenham. As late as 1972, fully half the city's factories were still in the inner city, but the growth was occurring in suburban industrial zones like Hornby, Bromley and Papanui, where the large Sanitarium foodstuffs and Firestone tyre factories were located.

The first planning scheme for Christchurch City, proposed in 1959, included a Bromley industrial zone. The first Paparua Scheme in 1961 included planning for large-scale industrial expansion in Sockburn and Hornby. Much of the development of industry in Christchurch in the following years occurred in the areas which had been 'zoned' by town planners for industrial activity. The current importance of Bromley and of Sockburn/Hornby in the city's industrial base reflects these deliberate efforts to confine industry to areas remote from the city's commercial centre and separated from residential areas.

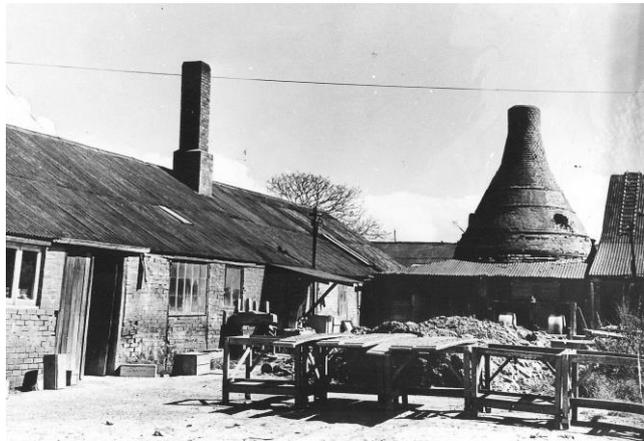
### *Sydenham as an industrial area*

Sydenham, like the southern central city, had a mix of larger factories and smaller 'artisanal' concerns. The Luke Adams Pottery on Colombo Street was really a large 'artisanal' industrial

establishment, but the clothing manufacturer, Lane Walker Rudkin, founded in 1880, grew to become a very large concern, occupying more than a full block of land north of Brougham Street on Montreal and Durham Streets. Manufacturing had ceased on the site by the time of the earthquakes.

The Booth Macdonald Carlyle Implements Works, on Carlyle Street just south of the railway line, was also a large concern. Sydenham as a whole contained more residences than the southern industrial zone of the central city until, in the second half of the 20th century, small industrial and commercial expansion in the area squeezed most residents out of the area north of Brougham Street.

The 1936 metropolitan planning scheme showed future potential for expansion of industrial activity into the established residential areas of Sydenham and Phillipstown. However, it was not until the first review of the City Planning Scheme, proposed in 1968, that the zoning of Sydenham was finally changed to make provision for industrial use of the entire area north of Brougham Street, although industry had become dominant in the area long before that..



**The kilns of the Luke Adams pottery works were a feature of Sydenham for many years.**

### *The Woolston and Heathcote industrial area*

Woolston, on the lower Heathcote, gained its early concentration of industries largely because water was available and the river was a convenient ‘sewer’ for the disposal of liquid industrial wastes. In 1873 there were seven wool scours and five tanneries on the lower Heathcote; by 1883 there were 11 of each. Subsequently, other industries gravitated to the Woolston area, notably a large gelatine and glue works and a rubber factory. The founding of Para Rubber, followed by the establishment of the Latex, Marathon and Empire factories made Woolston the centre of New Zealand’s rubber industry. Along Ferry Road two large brick factories were built in the 20th century, the famous Edmonds baking powder factory (which has been demolished) and a shoe polish factory (which survived until the earthquakes).

The Urlwins moulded plastic products factory established in nearby Waltham in 1936 marked the start of the plastics and electrical goods industries in Christchurch which came to be dominated by PDL, the large premises of which in Addington survived until the early 21<sup>st</sup> century, when the site was cleared for a commercial development. Andersons foundry moved to a large new factory in Woolston in 1939, while remaining also on its central city site for several more years.

In Heathcote, the early industries were malting, brick making and quarrying, based on stone and clay on the lower Port Hills. Several brickworks were based between Heathcote and Beckenham. The last closed in the 1960s and 1970s. Quarrying also occurred at several points along the Port Hills, for both building stone and road metal. The longest-lasting quarry was at Halswell, at the western end of the hills. Malting, established in 1871, was a major Heathcote industry for well more than a hundred years.

## *Meat processing*

When it was established in 1882 that meat could be exported frozen to the other side of the world, Christchurch (the leading city of the province that had more sheep than any other) was quick to capitalise on the new economic opportunity. (The first frozen meat company in Canterbury was founded prior to the first successful shipment of frozen meat from Otago.) Freezing works were established on the outskirts of the city, at Belfast in 1883, at Islington a short time later and later again at Hornby, though the works at Hornby had a very short life. A Christchurch architect, J.C. Maddison, became for a number of years the country's leading designer of freezing works. Maddison also designed the municipal abattoir erected at Sockburn in the early 20th century.

## *The railway corridor*

Heathcote was at the eastern end and Islington at the western end of what became a major industrial corridor (based originally on ease of access to the Lyttelton and main south railway lines, which formed a continuous through route from Heathcote, past the main railway station, to Islington). For its length across the southern side of the inner city, this corridor also had road access off Moorhouse Avenue. Further west road access to sites with a railway frontage was provided by Blenheim Road, which was transformed in the 1950s from a country lane and stock route to a major four-lane highway.

The city's saleyards were established on a site close to the Addington Station on Deans Avenue in 1874. Previously stock had been auctioned at Papanui, Spreydon and Woolston, but resistance to stock being driven through the city led to consolidation on site on the city's fringe. The north line ran along the western edge of the saleyards and much stock was moved for many years by rail, but Blenheim Road became a major route for bringing stock to and from the yards.

After the upgrading of Blenheim Road in the 1950s, a broad wedge between the road and the railway line was developed over several years for industrial and warehousing uses. This meant that industry remained concentrated in this corridor even after road transport made significant inroads on rail in the second half of the 20th century. The impact of zoning on the extension of industry westwards into Sockburn and Hornby has already been mentioned.



**Wool and grain stores as well as factories were located in the 'railway corridor'. This early woolstore designed by W.B. Armson survived until the earthquakes.**

products were also trans-shipped and warehoused in the area's large grain and woolstores, built between the railway line and the South Belt and for a short distance up the line north, which left the south line just beyond the Addington Station.

Earlier on, the reliance on rail to bring farm products from the city's rural hinterland into the city meant that the corridor, especially where the main railway line and the South Belt ran parallel and just a short distance apart, became the main area where farm products were processed (by flour mills, A butter factory established by the Central Co-op Dairy Company in 1892 between the far western end of the South Belt and the Addington railway station. Later the Tai Tapu Dairy Company moved its factory from Tai Tapu to close to the Central Co-op factory on the South Belt. Farm

Industrial activity associated with running the railway – the construction and repair of engines and rolling stock at the large Addington railway workshops, the routine maintenance of engines at the Linwood locomotive depot, and the handling of goods transported by rail at large railway goods sheds both east and west of the main railway station – all contributed to the primacy of this extended zone in the city’s industrial history.

Through the second half of the 20th century, industrial activity moved steadily west from Addington, mainly along the south side of Blenheim Road, between the road and the railway line, through Middleton and Sockburn to Hornby. This was after the upgrading of Blenheim Road in the late 1950s had created a similar situation further west to the earlier conjunction of road and rail access along the south side of Moorhouse Avenue. One of the new industries established in Middleton was the Hamilton engineering works, one of the products of which was the Hamilton jet units for boats, first produced commercially in 1957.

### *Minor ‘pockets’ of industry elsewhere in the city*

A minor concentration of industry developed north-west of the city around the railway line at Papanui. The major industries here were the Sanitarium Health Food factory, established in the early 20th century, the architecturally important Ovaltine factory on the Main North Road and the Firestone tyre factory established close to the Papanui railway station in 1949. In Upper Riccarton, a large carpet factor developed on Waimairi Road in a primarily residential area. This was another example of an isolated factory not associated with others.



**Christchurch's most famous industrial building, the Edmonds baking powder factory, was located on Ferry Road apart from other factories.**

Other subsidiary industrial zones became more important in the second half of the 20th century as industry moved out of the central city and became less reliant than it had been in the past on rail transport. The Aranui/Bromley light industrial zone developed after 1960, following its zoning in the first City Planning Scheme of 1959. As was the case earlier in Sydenham, working class housing (in this case large tracts of state housing) were associated with the industrial development of the area. With the economic recession of the 1970s and 1980s, more flexible approaches to zoning for businesses started to evolve, such as the mixed business (light industrial/commercial) zones replacing older industrial areas in the vicinity of Moorhouse Avenue.

Later still, at the north-western end of Wairakei Road, a group of firms manufacturing electronic equipment and developing computer software established an informal ‘technology park’. The Aoraki Corporation, founded in 1982, was a key industry in this area. It was a reflection of the industrial changes of the later 20th century that one of these firms, Tait Electronics, was, for several years before it moved out to Wairakei Road, based in a large factory building on the southern zone of the central city that had been used for textile manufacture.

Another response to the drive for business innovation in the 1980s was the development by Applefields Limited of a Produce Park on the corner of Halswell Junction and Main South Roads, where a collection of agricultural, horticultural and food-based businesses has been established.

### *The impacts of the earthquakes*

Prior to the earthquakes almost all manufacturing and other industrial activities had already left the inner city. By 2010, most factories and other industrial buildings were located in parts of the city that did not suffer such severe damage as the inner city and the earthquakes did not significantly affect the city's industrial base or the geographical distribution of factories. Most of the premises of industries which had been relocated to or established in Bromley, Sockburn and on Wairakei Road in the second half of the 20<sup>th</sup> century largely escaped damage.

However, the buildings housing the one major industrial activity which had remained in the inner city, the Canterbury Brewery at the corner of St Asaph and Antigua Streets, were damaged by the earthquakes and subsequently demolished. The decision of the company to cease brewing on the site marked the end of the very long history of brewing in central Christchurch. Many of the brick buildings of the former Wards brewery at the corner of Fitzgerald Avenue and Kilmore Street, which had been in alternative uses for many years, were demolished after the earthquakes, though one or two early brick industrial buildings on the site survived.

Several other significant early industrial buildings which, like the Wards' Brewery buildings, had been in alternative uses for some years were demolished after the earthquakes. They included an important early woolstore by the railway line near the Durham Street overbridge. (A later woolstore nearby, converted to retail use, survived.) The industrial zone between Moorhouse Avenue and the railway line had been in transition – from industrial and warehousing to retail – for many years prior to the earthquakes. The surviving industries in this area, two flour mills, did not suffer serious damage.

A little further south, the sprawling, heterogeneous buildings of the Lane Walker Rudkin clothing factory in Sydenham were all cleared away, although buildings on the east side of Orbell Street associated with the firm were spared.

Three of the city's earlier brick industrial buildings which had been in alternative uses for many years survived the earthquakes. They were the, side-by-side, P. & D. Duncan and Buchanans buildings on St Asaph Street and the Wood Bros mill in Addington. These are now key buildings representing the industrial histories of two important industrial areas, the southern inner city and Addington, from which almost all other traces of their industrial histories have been lost, mostly before the earthquakes.

Other former factories of similar vintages to these three surviving buildings were demolished after the earthquakes. One of these was the former Nugget shoe polish, a landmark on Ferry Road in Woolston, which suffered damage in the 4 September 2010 event and was demolished after 22 February 2011. Another was the Wragg's building on Dundas Street, another, like the P. & D. Duncan and Buchanans buildings, which was an important reminder than in years past the area of the inner city between Tuam Street and Moorhouse Avenue was industrialised.

The displacement of commercial activity from the inner city saw former industrial buildings in Woolston converted for retail and hospitality uses.

# Chapter 13: Industry and factories

## Comment and recommendations

### *I. General discussion*

Farming was the first ‘industry’ on much of the land which was subsequently built over to become part of the urban area of Christchurch. The city’s early industrial development was driven partly by the city’s own physical growth and partly by rapidly increasing production from the developing farms of north and mid Canterbury. Much early Christchurch industry was devoted to handling and processing primary products, including wool, wheat, and, later in the 19<sup>th</sup> century, meat. Other early Christchurch industries produced goods which farmers needed to maintain their production, including farm implements. Besides these farm-related industries, Christchurch developed a strong manufacturing sector, producing such consumer goods as clothing, footwear, foodstuffs and beverage. Two major factories in the south-west quadrant of the inner city produced, respectively, biscuits and beer.

The reliance of Christchurch’s industries on manufacturing equipment and other ‘inputs’ for farmers and on handling and processing what they produced has given Christchurch an industrial history somewhat different from that of other New Zealand industrial centres, although other aspects of its industrial history follow New Zealand-wide patterns. Christchurch industrialists, like their Auckland, Wellington and Dunedin counterparts, built potteries, flourmills, freezing works and other factories in the later 19<sup>th</sup> century.

Although industrial production expanded, moved into new areas and added new products through the late 19<sup>th</sup> and first three-quarters of the 20<sup>th</sup> centuries, the structure of Christchurch industry changed little through this long period. Significant structural change in Christchurch’s industry came only following the deregulation of the economy in the last two decades of the 20<sup>th</sup> century. Electronics was one of the new industries which developed to sustain the city economically as manufacturing declined.

For much of the city’s life, its factories have been concentrated in a ‘corridor’ which followed the railway line from Heathcote, through Woolston, Sydenham and Addington, out through Middleton to Sockburn and Hornby. This remains the case, although the freezing works were always located further out from the city (though still aside railway lines) and a number of secondary centres of industrial activity (Papanui and Bromley, for example) became established, partly as a result of the deliberate zoning of particular parcels of land for industry.

### *II. Relevant listings*

The sole relic of its industrial past on the site of what was Christchurch’s largest industrial plant, the Addington railway workshops, is the *Addington water tower*. It survived the earthquakes.

**A few buildings associated with farming had been listed prior to the earthquakes. They included the Pataka fruit storage shed on Marshland Road, a barn on Russley Road, farm buildings at St John of God in Halswell and the brick farm buildings of the Deans Estate which are now part of Christchurch Boys’ High School. The St John of God farm buildings were demolished, over some opposition, prior to the earthquakes. Most of the Deans Estate farm buildings were demolished after the earthquakes. A listed farm building associated with a dairy remains on**

**Turners Road. There are also farm buildings within the setting of the Spring Grove homestead in Belfast which are not individually listed.**

The former *malt house* (now the Canterbury Children's Theatre) on Colombo Street and the *Wards Brewery buildings* on Fitzgerald Avenue were listed and representative of the brewing industry. The malt house survived the earthquakes; most of the Wards Brewery buildings sustained damage in the earthquakes and have been demolished, but the a few significant buildings remain as reminders of the previous use of the site.

The 1881 *former New Zealand Loan and Mercantile Company woolstore* by the Durham Street overbridge was the only significant building in the zone between the railway line and Moorhouse Avenue which had been listed. It was demolished following the earthquakes.

In the southern area of the central city a few old industrial buildings (in an area which is no longer primarily industrial) had been listed before the earthquakes. They included the *Wraggs factory building*, Dundas Street, and the *P. & D. Duncans* and *Buchanans and Sons buildings* on St Asaph Street. The Wraggs building was demolished after the earthquakes, but the Duncans and Buchanans buildings, which had been strengthened for residential and new commercial uses survived. Some listed buildings have an industrial past which has been overshadowed by different later uses, for example the *Guthrey Centre/Bells Arcade building* (formerly part of the Andersons foundry), the *Fuller Bros building* on Tuam Street and the former *Wellington Woollen Mills building* on Lichfield Street. The Bells Arcade and Fuller Bros buildings were demolished after the earthquakes. The Wellington Woollen Mills building was still standing in mid 2013, but its long-term future was uncertain.

Two important listed buildings were representative of the industrial importance of Addington and Woolston respectively. They were the *Wood Bros mill* on Wise Street and the former *Nugget factory* on Ferry Road. The Nugget factory was demolished after the earthquakes but the Woods Mill building survived, though some ancillary buildings were demolished. The mill building itself is to be strengthened and refurbished for new uses, with substantial City Council assistance.

A number of smaller buildings that were small-scale factories and retail premises combined appeared on the pre-earthquake lists, for example the *Ayrshire bakery* on Colombo Street in Sydenham and a *bakery on Victoria Street*. Both were demolished after the earthquakes. So were two listed butchery shops which combined retailing with small-scale meat processing, the former Carlton butcher's shop on Victoria Street and a butcher's shop on Riccarton Road.

### *III. Further possible listings*

There was a reasonably large number of industrial buildings listed prior to the earthquakes but most of them have been demolished since. Even prior to the earthquakes, there was no evidence that the industrial buildings which had been listed had been selected in a systematic way, to make sure that all major industries and all eras of industrial development and change were represented. Almost all of the suggested listings in the original Overview presupposed completion of further research as detailed under V. below. The recommendations now also presuppose that some buildings of each of the types or uses mentioned have survived.

If there are further *buildings related to farming* in areas which are now part of the urban area, or in such areas which remain rural as the Port Hills valleys and parts of Marshlands, they should be considered for listing. One example of such buildings is at *503 Cranford Street*. Some farm buildings that could be listed may remain in the general area of the demolished Aidanfield farm buildings, although recent subdivisions in the area may have led to the unrecorded loss of some farm buildings.

If the sites of such farm buildings or groups of buildings can be identified they should possibly be marked in some way and their possible importance as archaeological sites taken into account. That the epicentre of the 22 February 2011 earthquake was under the Port Hills means that possible candidates for listing in the Port Hills valleys have probably been lost, but the valleys should still be investigated for possible survivors.

Prior to the earthquakes there were almost certainly more *factories and warehouses in the industrial zone* between Moorhouse Avenue and the railway line, from Waltham to Addington, and in the Sydenham and Woolston industrial areas which should have been listed. Investigations may establish that there are still some industrial buildings in these areas that could be listed. In Woolston there remain a number of industrial buildings dating from several eras some of which should now probably be listed. They include the now extensively modified ‘saw-tooth roof’ building at **27 Tanner Street**, the **Radley Woollen Mills** on Cumnor Terrace and possibly parts of the large **Skellerup rubber factories**. The **Boon and Co** and **Bonnington factories** on or just off Ferry Road were candidates for listing, but after the earthquakes only part of the Bonnington building remains. In Sydenham, the remaining buildings associated with **Lane Walker Rudkin** should be assessed for possible listing. The surviving **woolstore on Moorhouse Avenue**, though modified when converted to retail uses, should be considered for listing as one of the last reminders of the many wool and grain stores that once stood along Moorhouse Avenue and in Addington.

Of factory buildings in newer industrial areas, the **former Millers factory** on Wairakei Road (now Tait Electronics) should be considered for listing. There may be other buildings in the Wairakei Road and Bromley industrial areas that should be considered for listing as representing the city’s more recent industrial history.

The meat and nursery industries appear to have been entirely ignored in the pre-earthquake listings. It should be established, building on the research completed before the earthquakes, whether buildings that could still be listed at Belfast (where there are two separate works) or Islington have survived without serious damage. The former Canterbury Frozen Meat Company building on Cashel Street, had it survived, would have been a candidate for listing because of its association with the meat freezing industry. For the same reason a surviving **freezing company office building** still standing on Hereford Street should be considered for listing.

It is important to acknowledge the full extent of any factory complexes and ensure that any listing of an individual complex identifies all its elements, which only describe or represent the process or function of the place when they are considered together and in their entirety. Significant historic structures associated with currently individually listed places should be reviewed. The **Wood Bros mill complex** in Addington is the obvious case in point. The listing of **Wood Bros Flour Mill** appears to apply only to the main building although there were a number of other surviving store buildings which form part of a whole complex, and help provide an understanding of the way this important industrial site functioned. Very few major industrial sites remain this intact in Christchurch (or possibly elsewhere). The demolition of the large grain silo buildings adjacent to the Wood Bros mill diminished the opportunities to list all important elements of the over-all site. Situations like that on the Woods Mill site may be better handled by approaching them as cultural landscapes or as groups on buildings in a particular setting rather than by listing the individual buildings on the sites.

The freezing works are another case in point, though listing of even some of the older buildings at the works would be a difficult exercise and the works may be cases where a mix of regulatory and non-regulatory measures would be the most effective way to protect the heritage values of the sites.

The **Halswell flour mill** on Halswell Road is a further candidate for listing because of the importance of the flour-milling industry in Christchurch’s history. Of the post-war factory buildings on the outskirts of the city, the **Ovaltine factory** on the Main North Road is a clear candidate for listing.

Other factories of similar or slightly later vintage in such outlying locations as Wairakei Road towards the airport or Sockburn and Hornby, may also warrant listing.

The *Canterbury Court building* at the former Showgrounds in Addington should be considered for listing because of its association with Industries Fairs over several decades, as well as for its architectural interest.

Some of the archaeological discoveries on cleared sites included industrial relics, for example the six furnaces found at 550 Colombo Street. Though it is not yet clear who built or used them, they are physical reminders of the city's industrial past and the site, and others where relics of industry were found below ground, may warrant listing on these grounds.

#### IV. *Bibliographic note*

Section VII of the bibliography lists titles which deal with specific industries or firms. There is material on particular industries and the city's industrial history in general in a number of the general histories of the city, especially the two recent titles by Cookson and Dunstall and Rice. Nos 8 and 9 of the *Architectural Heritage of Christchurch* series touch on major industrial buildings. The Canterbury volume of the *Cyclopedia of New Zealand* and an 1898 publication, *Industries of New Zealand*, (not listed in the bibliography because it is not Christchurch-specific) both have detail not easily accessible elsewhere about Christchurch industries in the years each side of 1900.

#### V. *Further research*

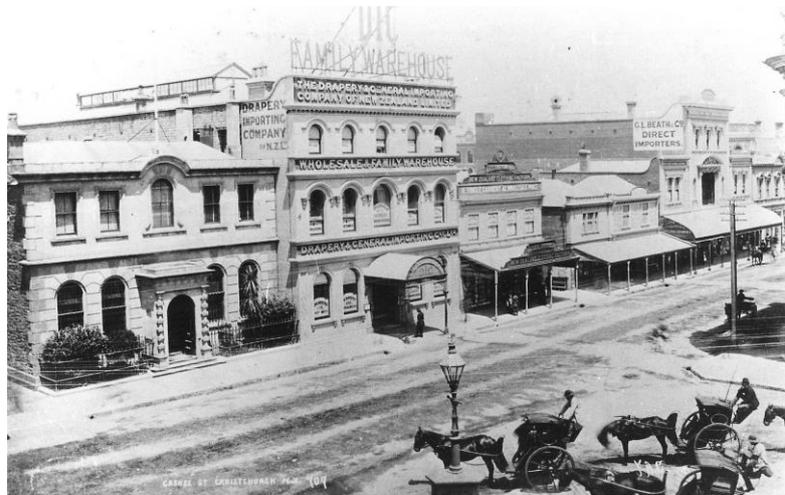
The general outline of Christchurch's industrial history has been established, but there is a need for systematic surveys of areas of the city which have supported (and in some cases still do support) numbers of factories. This applies especially, at least initially, to the Moorhouse Avenue zone, the Woolston industrial area and Sydenham.

# Chapter 14: Shops and shopping

## *The central city*

Shops were among the first buildings erected in the infant town of Christchurch, as they were in all early New Zealand settlements. Because most early settlers approached Christchurch from the south-east, having walked across the Bridle Path or taken a vessel of some sort over the Sumner bar and up the lower Heathcote, the earliest shops appeared along High Street and on Cashel Street, one of the principal cross streets. Shops also appeared on the stretch of Colombo Street from the High Street corner to the Cashel Street corner. This area remained the heart of inner-city retailing until the earthquakes.

The central city enjoyed its shopping heyday from about 1900 to 1960, which coincided roughly with the peak of reliance on a public transport system (of trams and then buses) which radiated out to the suburbs from the city centre. It was customary for people living in the suburbs to come into town by public transport to do their major (but not food) shopping at the department and other stores of the inner city. Friday night in town was an important occasion, with most people coming in from the suburbs, into the 1950s, by tram and then bus. Those who came into town to shop mid-week often took afternoon tea in the tea rooms of the major department stores. These were all New Zealand-wide features of city life.



**Early buildings of two of the central city's department stores, the DIC and Beaths, are visible in this late 19th century view of the south side of Cashel Street.**



**Inside Stranges department store in 1901.**

In the late 19th century and first two-thirds of the 20th century, major department stores in the High, Cashel and Colombo Streets area became the main anchors of central city shopping. On the south side of Cashel Street, Ballantynes and Beaths were on opposite corners of Colombo Street and the DIC closer to the High Street intersection. In 1908-09, Ballantynes, Beaths and the DIC all built substantial new buildings. Stranges was a little further south, in a number of buildings which turned the north-west corner of High and Lichfield Streets. In the 20th century, the Farmers emerged as a major store, even though it was some distance from the main focus of downtown shopping, on the south-west corner of Cashel and Madras Streets. (For a time the Farmers ran a free bus on Friday



**The buildings of several central city department stores survived for many years. The Stranges building on High Street was demolished only after it had been damaged in the earthquakes.**

evenings from Cathedral Square to their store.) Millers, established in 1926, moved into a substantial new building on Tuam Street in 1939. Drages, Drayton Jones and Calder Mackay were smaller department stores in the retailing area south of Cathedral Square. These major and minor department stores all occupied imposing buildings, which were rebuilt or extended at different times. The department stores were, in their hey-days, major employers, especially of young women.

Market (later Victoria) Square became the other main focus of shopping and trading in early Christchurch. For a time there were market stalls in the Square itself. Shops also became established on the stretch of Colombo Street between Cathedral and Market Squares. On the Whatley Road (later Victoria Street), which was the main route north out of the city, there were shops mixed with other commercial premises from the north-west corner of Market Square out to the Salisbury/Montreal Streets intersection and beyond from relatively early on. On Colombo Street across the Avon from Market Square, the two blocks between Kilmore and Salisbury Streets also supported shops. So did the block of Armagh Street east of Market Square to Manchester Street, but there were always fewer shops, as opposed to other commercial premises, on the two

stretches of Gloucester Street east and west of Colombo Street.

The area north of the Square received a boost in the 1930s when J.L. Hay established his store (founded in 1928) in the block bounded by Colombo, Gloucester and Armagh Streets and Oxford Terrace. It became one of the major department stores in the city and joined Armstrongs as one of two major stores in this part of town. The block on the other side of Colombo Street (bound by Colombo, Armagh, Manchester and Gloucester Streets) gained a place in New Zealand retailing history when New Regent Street was built in 1931 as a single development in a uniform style on the site of a large building, the Colosseum, that had served, at various times, as a skating rink, a boot factory, the premises of a taxi firm, movie theatre and a venue for public meetings.

Cathedral Square itself has had a few shops on its perimeter at different times in its history, but it has never been an important location for retail businesses.

Shop buildings in downtown Christchurch followed a similar architectural progression to other commercial buildings. A first generation of wooden buildings that were markedly domestic in style was followed by a second, predominantly Italianate, generation. The first of these Italianate buildings were also built of wood, but many from the 1860s on were built of brick, usually plastered over. They were generally not more than two or three storeys high. Many had verandahs over the footpaths from an early date. Typically, buildings which had small shops at street level had professional and other offices on their upper floor or floors.

### *The survival of the central city as a shopping area*

The central city retained a dominant role in shopping through the 1950s. Starting in the 1960s, with the decline in use of public transport and increase in use of the private car, a development associated

with the growth of suburban malls, retailing shifted significantly into the suburbs. Important steps in this process were Hays building a new store at Church Corner in 1960 (on a site now occupied by a large supermarket) and the development of the first mall on Riccarton Road, which began in 1965. Other malls soon followed – Eastgate (in Linwood), Northfields (in Papanui), The Palms in Shirley), Barrington (in Spreydon), and Hornby. Successive extensions at many of these malls meant that some by the early 21<sup>st</sup> century had become very large and had drained most retail activity away from the central city.

But in 1965, as this important change was just beginning, the central city was still the pre-eminent retailing area. In 1965, of the labour force engaged in staffing shops, 77 per cent was still working in what was defined for planning purposes as the ‘central traffic district’ and a further 11 per cent in areas immediately adjacent to that district.

The central city survived as a shopping area even after the department stores ceased trading on their central city sites (with the notable exceptions of Ballantynes, protected by its reputation, Farmers which had absorbed Hays, and McKenzie and Willis, a furnishings store). The customers were now primarily people who continued to work in the inner city, in professional and government offices, tourists staying in inner city hotels and ‘locals’ drawn to particular specialty shops. This custom of locals shopping in specialty stores in the central city diminished as the various malls became larger and more sophisticated, but persisted in certain places, most importantly High Street which gained a reputation for having a range of interesting small shops.



**The entrance to Ballantynes department store in 1901. Ballantynes is the only one of the city's older major department stores to have remained in the central city.**

‘Downtown’ had always been important, apart from the department stores, because of these numerous small, specialty shops that lined its streets, beneath the almost universal street verandahs. Colombo (north and south of the Square), High and Cashel (where the City Mall is now), Armagh (east of Colombo Street) were the streets on which these small retail businesses were concentrated. Manchester, Worcester, Hereford and Gloucester Streets never supported the same concentrations of small retail businesses. Many of these smaller businesses are still remembered, though most are long gone: the Queen Anne chocolate shop, Mrs Popes (for haberdashery and wool) and Minsons (for glass and china) are just three examples.

Small retail businesses remained in certain areas within the central city right up to the time of the earthquakes, though many more were by then to be found in the suburban malls. The surviving central city areas of many small shops pre-earthquake included much of High Street on and south of the City Mall (mentioned above), the Cashel Street section of the City Mall and the stretches of Colombo Street between Kilmore and Salisbury Streets and between the Square and Armagh Street. This last stretch of street had a concentration of small and medium-size retail businesses which catered especially to Asian tourists. South of the Square, Colombo Street had a large number of small retail businesses, down as far as the South City development, south of St Asaph Street. Many of these small

businesses remained in the central city because premises could be rented in older buildings at lower rents than in the suburban malls.

Towards the end of the 20th century the central city to some extent deliberately ‘fought back’ to retain or recapture retail trade it had lost to the malls. The Christchurch City Council pursued several planning initiatives to support the central city and make it more attractive for workers, residents and visitors. The pedestrian City Mall was created on High and Cashel Streets, its second stage opening in 1982. This included closing the Bridge of Remembrance to vehicle traffic. In the 1980s, Victoria Square was redeveloped as a pleasant green space in the city center, to complement the more formal, hard-surfaced, style of Cathedral Square. On-going improvements included the development of Worcester Boulevard in 1992, the enhancement of Oxford Terrace for outdoor dining and entertainment, and the refurbishment of Cathedral Square. The associated planning approach of encouraging residences back into the central city was, in part, driven by the Council’s objective to restore vitality to the City’s centre.

Later, South City, a large mall-style development (with an ‘anchor’ supermarket, a number of other traders, large and small, under one roof and, a little later again, a Warehouse) was built on a site on the southern edge of the inner city from which had been cleared a number of warehouses and industrial buildings, including the large former Whitcombe and Tombs printing works. The South City development (it opened in 1990) revitalised a strip of small shops on the other side of Colombo Street. Further east, two large supermarkets with their own extensive parking lots were built on the north side of Moorhouse Avenue.

### *Shops in the outlying villages*

Although they were eventually swallowed up when the city expanded in the 20th century, Upper Riccarton, Papanui, Woolston, New Brighton and Sumner began their lives as separate villages, served by their own clusters of shops. Upper Riccarton and Papanui were both where important routes out of the city diverged. New Brighton and Sumner attracted residents, and then the shops that served them, as seaside villages. The shops of the villages were, architecturally, indistinguishable from early shop buildings of the inner city. Once the city had engulfed them, they became all-but indistinguishable from other secondary suburban commercial centres. It may, however, be possible still to detect physical traces of the origins of these shopping centres as discrete villages

### *Suburban shopping centres*

As the city steadily expanded at its edge, suburban shopping centres developed, often, though not always, at important intersections. Examples were the Richmond shops, where Stanmore Road ended at North Parade, Beckenham, south of Sydenham, where Strickland, Somerfield and Tennyson Streets meet Colombo Street, in North Linwood at the intersection of Gloucester Street with Woodham Road, in Thorrington at the foot of Cashmere Hills. In Fendalton, by the mid 1930s there were shops on all four corners of the Fendalton, Clyde and Burnside Roads intersection. The shops had all gone by the early 21<sup>st</sup> century, although a service station remained on the corner. Retail activity had shifted a short distance up Memorial Avenue (formerly Burnside Road) where a supermarket ‘anchored some other smaller shops. Shops also developed on Selwyn Street at what was (before Brougham Street was extended in the later 20<sup>th</sup> century) the intersection of that road with South Crescent Road and Coronation Street.

In the former St Albans borough, by the time of World War I, there were three groups of shops. One, on Papanui Road, developed not at an important intersection but because the borough had its offices at

the minor corner of Papanui and Office Roads (where a post office was built later). There were also shops at two T intersections – where Colombo Street ended at Edgware Road and where Bardaboes Street ended at Warrington Street.

Typically, these suburban shopping centres had both shops, like butchers, grocers, fruiterers, chemists and the like, and offered a range of semi-professional or trade services, such as shoe repairs, dressmaking and tailoring, cycle repairs, hairdressing and so on.

Architecturally these suburban shopping centres came to include old and new buildings. A few old single-storey wooden buildings typically survived alongside two-storey brick blocks of several shops, with either accommodation or offices ‘above the store’.

### *Linear shopping centres along radial roads*

Some of the older suburban shopping centres eventually became parts of long lines of shops on both sides of the major radial roads leading out of the central city. Shops on Riccarton Road, at its corner with Clarence and Straven Roads, became part of a continuous line of shops from virtually the railway crossing out to Matipo Street. The Riccarton Road shops developed some 30 to 40 years after the Addington shops along Lincoln Road, to the south. The other major strips of shops are on Colombo Street through Sydenham, from just south of the railway line to Brougham Street and on Lincoln Road through Addington from just across the railway line to Barrington Street.

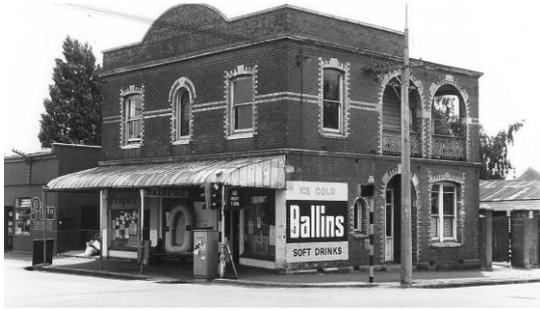
It is sometimes difficult to distinguish these linear shopping centres along radial roads from the more compact suburban shopping centres. The Beckenham shops on Colombo Street, for example, are to some extent a continuation (after the brief interruption of Sydenham Park and the commercial premises on the opposite side of the road from the park) of the long strip of Sydenham shops, from the railway line to Brougham Street. But Beckenham is also a discrete, reasonably compact suburban shopping centre in its own right. Woolston formed a ‘village’ centre at a particular point on Ferry Road, rather like the Merivale shops on Papanui Road, with public buildings (a post office and police station) as a focus for the centre, but also became extended into a commercial strip running south-east along Ferry Road from Aldwins Road.



**Old shops along Lincoln Road, as they were just before the earthquakes.**

### *Corner shops and dairies*

When people walked, cycled or used public transport, they did some of their shopping at isolated individual shops, generally but not exclusively on corners. These shops were evenly distributed throughout the built-up area. Relatively few of these businesses survived the competition of malls and convenience stores in service stations once private motor car use became close to universal, but considerable numbers of the buildings remain, a few still operating as shops of one sort or another.



**The most imposing architectural of Christchurch's 'corner shop' buildings was well-known as the Piko wholefoods store. It was demolished after the earthquakes.**

Others, converted to residences, still retain their original shop form. These conversions made sense because most of these shops had accommodation behind or alongside the shop. Many of them were interesting variants of domestic styles of the periods in which they were built. As in other New Zealand towns and cities, the corner dairy was central to life in Christchurch for the first three-quarters of the 20th century. In the early 21<sup>st</sup> century, corner dairies remain throughout most of the city's older suburban areas, serving local shopping needs. In these suburbs there are also examples of buildings which were, recognisably, once shops but are now in other, usually residential, uses.

### *New shopping centres in post-war suburbs*

Christchurch's residential area expanded dramatically in the 1950s and 1960s, before large supermarkets and malls became established. Through this period shopping centres were built in a number of the newer suburbs. These were mostly single-storey lines of individual, relatively small, 'lock-up' (that is without attached accommodation) shops, usually with verandahs over the footpath. They were also often set back from the road edge to provide limited parking. Shopping centres of this sort can still be seen in many of the suburbs built in the 1950s and 1960s, for example in Hoon Hay, Ilam and Aranui. Some are now close to moribund or only partly occupied mainly because of competition from malls. But some still flourish, for example the shops at the Ilam/Clyde Roads intersection which became established when the Ilam state houses were built and which has survived in part because it has attracted a small supermarket and has developed as a 'mini-mall' with parking in front of the shops.

The Bishopdale shopping centre of the 1960s (developed by the Ministry of Works) is of particular interest as an example of a planned centre, with shops, a library and post office on a pedestrian precinct surrounded by large carparks. It is therefore to be distinguished to some extent from the more purely commercial malls, where community facilities are usually an unimportant 'add-on' rather than integral to the whole development. It is also an interesting point of transition from the form of the 'traditional' suburban shopping centre – individual shops along each side of a street – to the form of the mall, with an enclosed interior pedestrian space, surrounded by carparking.

### *Saturday shopping at New Brighton*

When shop trading hours were limited to Monday to Friday (by a 1946 law which ended Saturday shopping), Saturday trading was permitted at New Brighton. This gave the New Brighton shops, which would otherwise have been just another village/suburban shopping centre, a regional significance over four decades. In 1978 a pedestrian mall was created along a stretch of Seaview Road. New Brighton lost its advantage when shop trading hours were liberalized in the 1980s. It had been on the way to becoming a 'proto-mall' – with a number of large and small shops close together (though not in a single development) and served by extensive areas of car-parking – but it reverted to being a local shopping centre. The regional role New Brighton played for many years is still reflected to some degree in its buildings and lay-out.

## *The shopping malls*

A key event inaugurating the significant changes in retailing in Christchurch in the later 20th century was the opening of the Hays store at Church Corner in 1960. This marked (along with the Bishopdale shopping centre) the beginning of significant retailing in brand new developments which provided off-street car parking – a marked contrast from people taking a tram or bus to an inner-city department store. The trend these two developments started accelerated rapidly.

In 1965, suburban shopping centres and corner dairies were evenly distributed across the city and were where most residents did their food and local shopping. The city's first self-service shops appeared in the early 1950s, the first possibly at Church Corner. A large downtown grocery, Kincaids, became self-service in the same decade. But the city's first true supermarket, a large, stand-alone, self-service store, with car parking around it, opened on Stanmore Road in 1963.

The various local bodies which then controlled different parts of Christchurch began deliberately planning for commercial expansion of selected shopping centers in the late 1950s, with plans for the expansion of the Papanui shopping center being included in the first City Planning Scheme proposed in 1959. At the same time, Waimairi District was making planning provision for the Bishopdale shopping center. However, it was the first review of the City Planning Scheme (proposed in 1968) which contained a specific focus on expansion of suburban shopping centers, with growth planned for Shirley, Linwood, Papanui, Merivale, Barrington and St Martins. Riccarton Borough was similarly planning for the growth of the Riccarton shopping center on the south side of Riccarton Road, and Waimairi District was planning for expansion at Fendalton and Church Corner.



**Shopping in Christchurch is now mostly a matter of driving to a mall. In the late 19th century most Christchurch people walked to small local shops like the Sydenham Pharmacy.**

Two years after the first true supermarket opened in Richmond, ground was broken for the first suburban mall on a site (which had been residential) about half-way up Riccarton Road. The same decade saw the start of mall development at Northlands. In the 1970s, mall developments began in Merivale and Hornby (both are now large malls). In the following decade, development began at Linwood, of what is now Eastgate. The 1990s saw The Palms centre in Shirley replace a previous development that had included a supermarket and large variety store. At the bottom end of Memorial Avenue in Fendalton a small mall was built (replacing the cluster of shops at the nearby Clyde Road/Fendalton Road/Memorial Avenue intersection which roading improvements had rendered largely unviable). It did not develop subsequently to the extent that some other developments did, including Merivale ('where Fendalton shops'). Some of these malls were built near existing shopping

centres. Instead of killing these shopping centres off, the malls formed a sort of symbiosis with them. The shops along Papanui Road in the vicinity of the Merivale Mall remain occupied by businesses, but the character of those shops has changed from when they were part of a local suburban shopping centre.

Hornby was one of the few malls built to a coherent and architecturally pleasing design. It was subsequently greatly extended and lost its architectural distinction. Few of the malls were planned or designed with anything but function and access by car in mind, though some were, as they expanded, given architectural 'features' to distinguish them in some way.

One of the more recent retail developments has been the use of part of the former Addington railway workshops land for large ('big box') retail outlets, including a large Australian hardware shop. (The centre was named after the only surviving structure from the workshops, an historically interesting water tower.) There has also been very recent major retail development along the Main North Road between Redwood and Belfast, to cater to the significant residential expansion on that edge of the city.

The pre-eminence of malls and 'mega' shopping centres is now the striking feature of retail shopping in Christchurch. Though the malls are primarily retail shopping centres, many are multi-functional. Several have multiplex cinemas and all have cafes and other informal eating places. The malls thus serve for several social groups as meeting places and even informal community centres. The malls also reflect that shopping is itself now a recreational activity to a much greater extent than it was, although previously trips to town to shop at a department store had such characteristics for many.

### *The impacts of the earthquakes*

Over several decades prior to the earthquakes, as noted above, retailing had dispersed from the inner city to suburban malls. A number of major chain stores (Farmers, Hallensteins, Dowsons, Glassons were examples) maintained outlets in the central city, but inner city retailing in the years immediately before 2010 had seen a shift in focus to the single remaining inner-city department store, Ballantynes, tourist-oriented shops and small specialist shops many of which took advantage of relatively lower rents in older buildings. The demolition of almost all the older buildings in which cheaper premises were available meant that the earthquakes pushed the process of retail decentralisation along even further.

With the exception of the shops on the south side of the inner city and one or two other small businesses (including the city's popular video rental business, Alice in Videoland, on High Street) retail activity in the central city ended with the earthquakes. It had picked up only to a very limited extent by the middle of 2013. The full revival of retail activity in the central city remains one of the goals of those planning the city's rebuild.

A major initiative to revive at least a vestige of retailing in the inner city was undertaken in 2011 with the creation (using containers) of the Re:START mall on cleared land on Cashel Street between Colombo Street and the Bridge of Remembrance. The mall became popular both with those locals who were missing the central city and with the overseas visitors who were still coming to Christchurch though in reduced numbers. (In 2013 the Re:START shopping precinct won a national architecture award for planning and urban design.)

After the earthquakes, Ballantynes was closed for some months. Its re-opening, in conjunction with the temporary Re:START mall returned some retail activity to the inner city. On the southern edge of the inner city, the South City Mall was re-opened relatively quickly and a major retailer, Smiths City Market, also re-opened its Colombo Street shop while large areas elsewhere in the inner city remained

red-zoned. The supermarkets on Moorhouse Avenue also re-opened relatively quickly. The large Harvey Norman store on Moorhouse Avenue re-opened in mid 2013. The re-opening of Ballantynes and creation of the Re:START mall, together with the resumption of trading at South City, by Smiths City Market and at the Moorhouse Avenue supermarkets, gave inner-city retailing a tenuous continued existence in the immediate post-earthquake months.

The fate of the inner city as a retailing area was one of the preoccupations of those planning the rebuilding of Christchurch after the earthquakes. The return of retailing to the inner city was envisaged in both the City Council's Draft Central City Plan and the CCDU's Christchurch Central Recovery Plan. The CCDU's plan provided for a retail precinct in the central city which would compete with suburban retail outlets by offering a 'unique and distinctive' shopping experience.

The city's 'linear' and 'clustered' older suburban shopping centres all suffered a severe degree of loss of older commercial buildings. Prior to the earthquakes, the stretch of Colombo Street through Sydenham, from the railway line south to, and beyond, Brougham Street supported a number of shops. The collapse or later demolition of all the relatively large number of earlier brick commercial buildings in Sydenham not only erased an important record of earlier patterns of retail activity in Christchurch but also led to the temporary retail demise of Sydenham. Although retail activity in the area soon revived, particularly with the re-opening of the 'Spotlight' mall, the loss of the brick buildings that had given Sydenham its character was irrevocable.

The city's other major linear shopping street besides Colombo Street in Sydenham, Riccarton Road, had a much lower proportion of older brick buildings and although the few of these that were on this street were demolished after the earthquakes, the vitality of Riccarton Road as a shopping street was not significantly diminished by the earthquakes. The popularity of the Westfields Mall helped Riccarton Road remain one of the city's important retail areas throughout the post-earthquake period.

The loss of late 19<sup>th</sup> and early 20<sup>th</sup> century brick commercial buildings suffered by Sydenham was repeated in other types of suburban shopping areas throughout the city. One of the earliest losses of this type of building was a two-storey brick block on the corner of Cranford and Westminster Streets which was demolished hastily after the 4 September 2012 earthquake. After the 22 February 2011 earthquake almost all the remaining suburban brick commercial buildings in the city were demolished. They included the Selwyn Street shops, the Beckenham shops, the buildings of the Linwood shops at the intersection of Worcester Street and Stanmore Road, buildings at the corner of Bealey Avenue and Victoria Street, buildings further up Papanui Road at the Merivale shops and the landmark building on the corner of Harewood and the Main North Roads, at what was known formerly as 'the Papanui roundabout'.

In some of these suburban shopping centres, the losses of older buildings did not seriously affect retail activity. Merivale, for example, survived the loss of several older buildings because the adjoining mall was reopened sooner rather than later. The Woolston shops on Ferry Road also survived the loss of some older commercial buildings. But some other smaller centres, the Selwyn Street shops for example, were almost obliterated by the losses.

As early as June 2011, the Christchurch City Council approved a Suburban Centres Programme which is seeing master plans developed for the resuscitation of the shopping centres of Sydenham, Linwood, Selwyn Street, Sumner, New Brighton, Edgeware and along the Ferry Road/Main Road corridor from Phillipstown, through Woolston and Ferrymead to Redcliffs. Although most of the older shop buildings in these areas have been demolished, the plans identify the few that remain as reminders of how the centres looked before the earthquakes.

Many of the cities corner dairies were in single-storey wooden buildings which came through the earthquakes relatively unscathed. In the small shopping centre of Opawa, for example, two dairies in

wooden buildings survived the earthquakes while businesses in brick buildings nearby disappeared along with the buildings.

Almost all the two-storey brick corner shops, spotted throughout the city, were demolished after the earthquakes. Examples were the shop on Springfield Road at the corner of Clare Road, the shops at the intersection of Barbadoes and Kilmore Streets (which included the idiosyncratic Piko building), the shops at the corner of Woodham Road and Gloucester Street and many others. Many of these distinctive brick corner shops were mourned locally.

Examples of the 'corner dairy' as a type of shop, however, survive in still considerable numbers in the form of single-storey (and a few two-storey) wooden buildings, which stood up to the earthquakes much better than their brick counterparts, of both one and two storeys. Examples remain on both Bealey and Fitzgerald Avenue, on Ferry Road, at the intersection of Barbadoes and Kilmore Streets and in many other places across the city.

The suburban malls benefitted from the ceasing of almost retail activity in the inner city in the months following the 22 February 2011 earthquake. Though some of the malls (The Palms, Eastgate, Northlands) were closed for periods, all were trading again by 2013. That the suburban malls were functioning again long before there was any possibility of significant retail revival in the inner city reinforced the trend of 40 or 50 years standing, for the malls to drain retail activity from the inner city. The hesitant, spasmodic revival of retail trading in the central city (with the re-opening of Ballantynes and the later re-opening of New Regent Street important indicators of that revival) had not, by the middle of 2013, counteracted the effect of the earthquakes in further cementing in place the primacy of the suburban malls as the places where most Christchurch people shopped.

# Chapter 14: Shops and shopping

## Comment and recommendations

### I. *General discussion*

The development of shops and habits of shopping in Christchurch followed common New Zealand patterns. Central city shopping, with large department stores playing key roles, was associated with shopping for foodstuffs and other daily necessities in groups of small shops in suburban (or, further from the city centre, village) shopping centres.

In the immediate post-war years, the building of suburban shopping centres in new housing developments continued. As single-development, larger groups of shops some of these post-war suburban shopping centres pre-figured the later enclosed malls, although all these earlier blocks of shops opened onto the streets. The significant change began in the 1960s with the building of the first of the enclosed malls. Through the rest of the 20<sup>th</sup> century, the malls increased in size and number until most people of Christchurch were doing most of their shopping in large malls which were all located some distance from the central city. This change was associated with a shift from reliance on bicycles and public transport to the use of private cars. Both established suburban shopping centres and the inner city went into decline because of this loss of retail trade to the malls, but the inner city discovered new roles and some suburban shopping centres or strips continued to draw customers.

### II. *Relevant listings*

In the inner city, the buildings formerly occupied by several of the large *department stores* were listed before the earthquakes. They included *Beaths* (later Arthur Barnetts) and *the DIC* (later Cashfields, both on Cashel Street), *Armstrongs* (later the Union Centre), *Millers* and *Stranges*. Of these, only the Beaths and Millers buildings remained by the middle of 2013. (The future of the Millers building is uncertain at the time of writing.) The *New Regent Street shops* had also been listed and survived the earthquakes. Other listed buildings in the inner city had shops at street level (but may have been used for other purposes upstairs). These buildings of mixed commercial uses, at least one of which was shopping, included several (around seven) on Colombo Street between Tuam and Hereford Streets and a number on Manchester Street (including the important group on the west side of the street between Lichfield and Tuam Streets). Some of the primarily shop buildings on High Street are also listed, including the important *A.J. Whites buildings* (later McKenzie & Willis) and the *Duncans building*. Almost all these listed buildings which told parts of the story of shopping in the central city were lost in the earthquakes or demolished soon afterwards. The facade of one of the A.J. Whites buildings and the Duncans building may survive intact.

The listed *Cotters* and *Bonningtons buildings*, among the very few surviving buildings on High Street, now have greatly added significance as reminders of retail activity in the central city. The building on Colombo Street, between Lichfield and Tuam Streets, known as the Lorraine Day building is also still standing in mid 2013.

Of the smaller older shopping centres, the approximately nine *buildings on Colombo Street in Sydenham* (in the high 300s and low 400s) were the only significant ‘main street’ grouping listed. All have been demolished. Another important group of older shops away from the central city which were individually listed were three buildings at the intersection of Kilmore and Barbadoes Streets (the *Piko building* and *226 and 228 Kilmore Street* ). The Piko building and 228 Kilmore Street have been

demolished. So have two unlisted buildings on two other corners of the intersection. A single wooden survivor on the south-east corner of Kilmore and Barbadoes Streets (226 Kilmore Street) is now the only reminder that the intersection was a small shopping precinct.

In other older suburban shopping centres only individual shop buildings, rather than groups or clusters, had been listed before the earthquakes. They included *Barrows building* (on Papanui Road in the Merivale shops), *179 Victoria Street* (in the group of shops at the Bealey Avenue corner), *20 Papanui Road* (for long an antique shop), *Dalleys building* (at the start of Riccarton Road), *101A Riccarton Road*, the *Saddlery building* (at Church Corner), *650 Ferry Road* and the *Ozone stores* in North New Brighton. Only a small number of these buildings survived the earthquakes – 650 Ferry Road, 20 Papanui Road, 101A Riccarton Road and the Saddlery building among them.

### *III. Further possible listings*

Although a reasonably large number of *inner city shops and former shops* were listed, there was no sense that the buildings were listed with a view to reflecting the history of inner city retailing in a systematic or coherent way. In the initial Overview it was suggested that the possibility of selective further listings to achieve this goal should be considered. But this opportunity has now been lost and all that remains to be done is list possibly all the surviving older inner city shop buildings. *Ballantyne's building*, and some other modern retail developments in the inner city, should be considered for listing to bring the listings forward in time

It was also suggested in the original Overview that more of the significant buildings in *pre-World War II suburban shopping centres* should be considered for listing both as individual buildings and as 'main street' groups. The groups of shops that should have been assessed in this way so that possible further listings can be identified included, the original Overview stated, Woolston, Riccarton Road, Merivale, Richmond (Stanmore Road), Woodham Road, Sumner and Beckenham. (Individual shop buildings were already listed for only one or two of these centres.) Following the losses of so many older buildings in suburban shopping centres these areas should be reviewed. However, it is anticipated that the areas will have been so compromised by earthquake losses that the recommendations the areas be assessed and possible candidates for listing be identified are in effect now void.

A number of shop buildings on Colombo Street in Sydenham had been listed, but again the recommendation that the area be re-examined to ensure there are no important omissions is no longer relevant, since almost no old buildings remain in the Sydenham shopping area. It applies, however, with added urgency, now that suburban commercial buildings have been lost from so many other shopping streets or areas, to the few shopping areas where there are survivors, including Riccarton.

Although most of the city's older two-storey, brick corner or isolated shops were demolished after the earthquakes, former and current corner shops, almost all wooden, are still to be found in relatively large numbers in most areas of the city. At least a few of these should be identified for listing. The former corner shop at *18 Papanui Road* is one example. So are *shops on Fitzgerald Avenue*, at *508 Cashel Street*, at *276-78 Colombo Street* and at *563 Worcester Street*. There are many more examples than these throughout the city. Careful assessment will be needed to ensure only the best examples are listed.

No *inter-war or post-war suburban shopping centres* had been listed before the earthquakes. One or two representative centres of the 1930s, 1940s, 1950s and early 1960s, depending on the degree of damage they have suffered, should be considered for listing. The *Straven Buildings* on Riccarton Road are one possible candidate for listing, although earthquake strengthening has seen significant

features removed or covered. The *Bishopdale shops* should be considered for listing because they illustrate a key transition, from shopping centre to shopping mall.

Whether and if so how to list buildings of the modern malls to illustrate the history of their growth and development needs to be examined.

#### *IV. Bibliographic note*

Ogilvie's recent book on Ballantynes is a key source for the history of inner city retailing. Some of the general histories of the city include some information on inner city shops. For the suburban shopping centres there is information in some of the titles listed in the bibliography under III, Area histories.

#### *V. Further research*

It was recommended in the original Overview that the suggestions made in III, further possible listings, above, be followed up by undertaking character and heritage studies for suburban shopping centres of different types. This was already in hand at the time of the earthquakes. It remains urgent that the studies be continued to identify any remaining shopping buildings in suburban areas that should be considered for listing.

It was also recommended in the original Overview that any further survey work undertaken in the inner city should have identifying buildings important in the city's retail shopping history which have so far been overlooked in the listings as one of its goals. This recommendation is now largely irrelevant, following the wholesale demolition of the central city. The suggestion that particular focus should be given to ascertaining if any further early timber buildings or buildings in other materials constructed before about 1875 still exist and are suitable candidates for listing is almost certainly irrelevant. The immediate need now is simply to identify survivors and research their histories with a view to listing any surviving building that has almost any heritage value as an example of past shopping patterns or habits in Christchurch.

The statement in the original Overview that Christchurch shopping centres appear to have developed in a distinctive manner during the 1950s and 1960s, in a slightly different way from the rest of New Zealand, and the associated recommendation that for this reason a survey of post World War II shopping centres should be undertaken and assessment made of their significance to facilitate the listing of representative examples both remain valid.

## Chapter 15: Accommodating visitors

### *The place of hotels in city life*

Successive generations of hotels have played several roles in the city. Besides offering accommodation to travellers they have been ‘watering holes’ for locals, the venues for live music performances and meeting places for different societies and clubs. Some of the hotels in the past had ‘beer gardens’ or formal pleasure gardens attached to them. But their primary role has been to accommodate a wide range of visitors to Christchurch – farmers and their families spending a night or two in town while doing business, attending to medical or dental needs or attending social or cultural events; domestic tourists; the travelling salesmen of earlier years; and increasingly through the second half of the 20th century overseas tourists. By the end of the 20<sup>th</sup> century, the accommodation of overseas tourists dominated the hotel trade in the central city. By that time, domestic travelers were generally staying at motels on the major routes leading into the city, notably Riccarton and Papanui Roads.

### *Early wooden hotels*

Hotels were among the earliest larger buildings erected while Christchurch was still a wooden village. Some were square, severely utilitarian buildings. Others were more like dwellings but larger. The first Clarendon was established in a former private house. The first White Hart looked like a cross between a dwelling and an Elizabethan coaching inn. Its replacement was a two-storey Italianate building.



**One of Christchurch's notable early hotels, the Clarendon, began life as a private house.**

and children stayed at Collins Family Hotel, established for that purpose nearby, on the south side of Latimer Square. (It became known as the Occidental and in the early 21<sup>st</sup> century was the subject of preservation concerns before being demolished after the earthquakes.)

Beyond what became the central city, hotels were built at important intersections on the routes in and out of Christchurch. Heading north up Victoria Street/Papanui Road the Junction hotel was on the corner of Salisbury and Montreal Streets before 1860. The Carlton Hotel was built on the north-western corner of the North Belt and Papanui Road. The Papanui Hotel was where the Harewood and North Roads diverged. On Riccarton Road there was a hotel where Riccarton Road began at the

In the central city these early hotels occupied mainly, but not exclusively, corner sites. They tended to be on the main routes in and out of town. Coming up Ferry Road from Ferrymead, for example, there were two hotels at the intersection of Madras and St Asaph Streets, where Ferry Road became High Street. The White Hart was half-way up High Street, then the Golden Age on the corner of Hereford and Colombo Streets.

These early hotels were ‘watering holes’ for locals but also where visitors stayed or settlers who had taken up properties further out spent the night when they needed to be in town. Many runholders stayed at the Christchurch Club (see below). Their wives

Deans Avenue corner, another, the Bush Inn, at Church Corner then another at Coach Corner, a further distance up Yaldhurst Road, which was the main road west.

### *Later masonry hotels*



**Two of Christchurch's 'middle generation, of hotels, both designed by J.C. Maddison. Above: the Clarendon; below: the Carlton. Both have been demolished.**

The early wooden hotels, like other early wooden buildings, were gradually replaced as the later 19th century progressed. From the 1870s on a cluster of hotels, some wooden, some brick, were built on lower Manchester Street and on the South Belt to serve passengers arriving or leaving by train. They included two which survived up to the earthquakes, Cokers on Manchester Street and the Grosvenor on the corner of Madras Street and Moorhouse Avenue. Cokers was demolished after the earthquakes but the Grosvenor remains, in alternative commercial uses. When the brick generation of central city hotels arrived, some were rebuilt on the sites of earlier wooden hotels (like the Clarendon, the White Hart and Warners, all in the early 20th century) and some on new sites, like the Federal on Market Square.

One architect, J.C. Maddison, designed a large number of the Christchurch hotels from the 1870s into the early 20<sup>th</sup> century. Almost all his hotels were in a routine Italianate style. At the time of the Christchurch Exhibition of 1906-07 he designed a number of hotels in this style, most built on corner sites, to accommodate visitors to the Exhibition. Five survived up to the time of the earthquakes, but all were damaged and demolished in the following months.

Whether they were wooden or masonry, the hotels built in Christchurch up to the middle of the 20th century were mostly relatively small establishments. Some concentrated on providing accommodation for visitors and travellers, including travelling salesmen, while others were mainly used as 'pubs' by locals and made only perfunctory efforts to provide accommodation for visitors. But all were required by licensing regulations to serve these dual roles.

### *Modern hotels*

It was not until the 1970s and 1980s that the 'second generation' of masonry hotels was replaced by a number of modern, high-rise hotels. Noahs Hotel (1975) was built as part of the AMP development, immediately west of Cathedral Square. The Park Royal (1988, which became the Crowne Plaza) was built by the Town Hall when part of Victoria Street was closed off. The Ramada Inn (1974, which became the Holiday Inn) was built on the Victoria Square site of the old Federal Hotel. Noah's Hotel, now Rydges, survived the earthquakes but the Crowne Plaza and the Holiday Inn were both demolished.

More generally when older hotels were demolished, alternative commercial buildings were erected on their sites. The need for a large number of small hotels had been eliminated by liberalising of the licensing laws, which ended the monopoly of hotels on providing alcoholic drinks, and by the growth of alternative travellers accommodation, both the large, prestigious hotels of the inner city catering to overseas tourists and the motels serving New Zealand travellers. One new hotel catering primarily to international visitors, the Chateau Commodore was built in 1975 on the far side of Hagley Park from the central city. Architecturally, as a low rise building, it was an exception to the general rule of major new hotel construction.



**Two of Christchurch's large modern hotels, the Cophorne, left, and the Crowne Plaza, right, can be seen in this pre-earthquake view from the Gloucester Towers.**

When the tourist industry expanded in the 1990s, high-rise office buildings, put up during the property boom which ended with the 1987 crash, were converted to hotels. These included the Millenium Hotel in two adjacent buildings on Cathedral Square and the Holiday Inn on Cashel Street. The Grand Chancellor was designed as an office block, but became an hotel. (It was badly damaged on 22 February 2011 and its noticeable lean came to symbolize the damage even modern buildings suffered in that event.) Lower-priced 'backpackers' accommodation proved a suitable new use for some older commercial buildings, including the former Lyttelton Times building on Cathedral Square, the former Star building on Gloucester Street and the former YWCA building on Madras Street.

In the early 21<sup>st</sup> century, several new medium-rise hotels were built in the central city, including the Ibis on Hereford Street, the Novotel on Cathedral Square and the Rendezvous on Gloucester Street.

Up to the time of the earthquakes, accommodation for overseas tourists remained concentrated in the city centre. Although the location of accommodation for travellers arriving by long-distance public transport was no longer dictated by the mode of transport (as reliance on rail had led to a concentration of hotels near the railway station), a small number of hotels were built near the airport in the later 20th century.

## *Tourism*

Large modern hotels were not the only evidence of the growing importance of tourism to the Christchurch economy in the last quarter of the 20th century. Passenger rail travel survived largely because tourists began riding the trains between Christchurch and Greymouth and Christchurch and Picton. (The train to Invercargill, of less appeal to tourists, failed to survive.) The Port Hills gondola, the inner city circle tram, the Antarctic Centre at the airport and the casino were all developed in part to create attractions for overseas visitors to the city. The numbers of tourists staying in the large inner-city hotels has also led to a proliferation of duty-free shops (primarily on the two blocks of Colombo Street immediately north of The Square) and of 24-hour convenience stores throughout the inner city. (Tourism is also discussed in the last section dealing with Christchurch's links with the 'outside' world.)

## *Motels*

By the end of the 20th century, most domestic long-distance travellers were arriving in Christchurch by private car. This led to a differentiation (which had not existed previously) between accommodation for travelling New Zealanders and accommodation for overseas tourists. The motel rather than the hotel became the usual place where travelling New Zealanders stayed. These motels, expectedly, were built along the major roads leading into the city. In the 1950s, Papanui Road between Bealey Avenue and the St Albans (now Merivale) shops was primarily residential. By the 1990s, this stretch of road was largely a strip of motels or larger motor hotels, catering almost entirely to a car-driving clientele. Riccarton Road also acquired a large number of motels, which also appeared in some numbers on secondary routes into the city such as Cranford Street and Lincoln Road. Motels also developed to a lesser extent on Blenheim and Ferry Roads.

The architecture of these motels changed as their number proliferated. The earliest were small, single-storey developments, often with mono-pitch roofs and single carparking spaces immediately outside the units. Later motels were often two-storey and more elaborate architecturally. Some architectural differentiation between motels and motor hotels developed. The contrast between the motor hotels on Papanui Road and the motels on Riccarton Road illustrates this difference.

## *Campgrounds*

Some of the earliest domestic travellers by car brought tents with them. Between the world wars, the Automobile Association developed a campground next to the Addington Showgrounds. Public campgrounds were developed especially on parks and domains near the coast, like Spencer Park to the north-east of the city and at South Brighton. These early campgrounds were set up and operated by public or semi-public (like the Automobile Association) bodies. Some of the post 1960s campgrounds in Christchurch were designed by the Lincoln College landscape consultancy headed by Charles Challenger.

In the later 20th century, 'holiday parks', run as private businesses, proliferated. These offered 'cabin' accommodation as well as tent and caravan sites and, somewhat later, sites for camper-vans, which meant they began to play a role in providing places to stay for a distinct group of overseas tourists, those who liked to travel independently in camper-vans. Most of these holiday parks were located, again expectedly, on routes into the city, such as Blenheim Road and Cranford Street, and tended to be on the city's periphery.

## *Eating out*

Until beyond the middle of the 20th century, hotel dining rooms were where most people of Christchurch enjoyed the then rare-for-most pleasure of dining out. The tea rooms of the large department stores were the main places where people in town for shopping or other reasons bought light refreshments. Into the 1950s there were still only a handful of restaurants as such, among them the Coffee Pot on New Regent Street and two Chinese restaurants down High Street. The Mykonos was among the earliest of the restaurants offering new international styles of cooking.

In the 1950s, several milk bars in the central city offered alternative places for light meals. A pie cart operated in the central city (in Cathedral and then Latimer Squares) through the mid-century years. There was also for a time a second pie cart in Victoria Square. It was parked where in more recent years, up to the time of the earthquakes, a mobile ice-cream vending stall has been parked through the day, as opposed to the evening and night of the old pie cart. Until the early 1960s, take-out meals

were confined to fish and chips and meat pies. The first hamburger bar opened in Christchurch in the early 1960s. In the same decade coffee lounges were established and became the popular late-night haunts of students and others.



**The Albatross coffee shop on the Square was popular in the 1970s and 1980s.**

Significant change in eating out did not come until as late as the late 1970s and, especially, the 1980s. Changed licensing laws combined with greater affluence among some classes in the community contributed to a growing popularity of eating out and proliferation of restaurants. So did the increasing trend towards both parents of families working, which not only increased family incomes but also reduced the time or inclination of mothers to prepare meals at home, day in and day out. More liberal immigration policies led to a much wider range of styles of cooking. International fast food chains arrived to bring variety to take-away dining.

Restaurants tended to be scattered around the city. The tendency of some to cluster, evident on New Regent Street, Colombo Street north of Kilmore Street and Victoria Street in the vicinity of the Casino, reached its peak with the emergence of the Oxford Terrace 'strip' in the 1990s, which was a novel development for Christchurch.

### *Taverns and bars*

The splitting from the requirement to provide accommodation when selling alcohol meant that some city and suburban hotels became largely or even exclusively taverns. (The Bush Inn on Riccarton Road and Mackenzies Tavern on Pages Road were examples.) It also led to a much greater variety of venues for people wanting to eat or drink in public places. Working men's clubs and local Returned Servicemen's Association branches were also important for social drinking. (This topic is covered under social life.)

### *The impacts of the earthquakes*

At the time of the earthquakes, much of the city's accommodation for international visitors to Christchurch was in the central city. The accommodation included both relatively modern, high-rise hotels and 'backpackers' hostels, several in converted historic buildings. The closing of the inner city for a long period after the earthquakes displaced this activity entirely for many months.

In that period all of the older buildings that had been converted to backpackers' hostels and many of the city's modern central city hotels were demolished. The demolished modern hotels included the Grand Chancellor, the Crowne Plaza (formerly Park Royal), the Copthorne (Durham Street), the Copthorne (Victoria Square, formerly the Ramada Inn) and the Holiday Inn (formerly the CBS building). Two hotel survivors on the Square were the part of the Millennium Hotel which had been the Housing Corporation building, and the Camelot, in a smaller former office building on the north side of the Square.

Of the city's modern high-rise hotels only Rydges (formerly Noahs), and the more recent Ibis, Novotel and Rendezvous survived. The re-opening of the Ibis in 2012 followed by the re-opening of the Rendezvous Hotel in the new Pacific Towers building on Gloucester Street in May 2013 signaled the possible revival of the central city as the main area in which international visitors would be accommodated. (The re-opening of the Novotel was delayed until later in 2013.)

On the edge of the inner city, The George Hotel on Park Terrace was the first of the central city hotels to re-open after the earthquakes. On the far side of Hagley Park, the Chateau Commodore was damaged by the earthquakes, but continued trading.

Whether backpackers hostels would return to the inner city in the absence of older buildings that could be converted to that use remained unclear at the time of writing (June 2013). The older buildings which had been converted to backpackers' hostels which were demolished included the former Lyttelton Times and Star buildings (Cathedral Square and Gloucester Street), Charlie's Backpackers (the former YWCA building on Madras Street), and the former Excelsior Hotel (High Street).

The loss of the older buildings which had been converted into backpackers hostels was paralleled by the demolition of older hotels which had for the most part ceased being places of accommodation and become taverns and bars, or been converted for other uses entirely. These former accommodation buildings which were demolished following the earthquakes included, in the inner city, the Coachman, the Zetland, the Occidental, Cokers and the facades of the Clarendon. On the edges of the central city, the Crown, the Carlton, the Provincial and the Lancaster Park were all demolished. (These losses included the last of the hotels designed by J.C. Maddison, which had been an important group.)



**Damaged in the earthquakes, the Lancaster Park hotel was subsequently demolished. It was the last of the hotels designed by J.C. Maddison**

Most of the motel accommodation (where travelling New Zealanders as well as international tourists stayed) on the streets leading out from or on the edge of the central city (notably Riccarton and Papanui Roads and Bealey Avenue) was relatively modern and escaped serious damage in the earthquakes.

Prior to the earthquakes, the inner city had supported a concentration of restaurants and cafes, which catered to both locals and visitors. The closure of the inner city killed the inner-city restaurant trade almost entirely. Several established inner-city restaurants relocated to suburban locations. One of the city's best-known restaurants and bars, the Dux de Lux re-opened at two inner-suburban locations, in Addington and on Riccarton Road. Two other examples of restaurants which relocated to continue trading were Valentino's, which re-opened at two locations, one on the edge of the central city red zone and the other in Bishopdale, and Strawberry Fare which is now located on Bealey Avenue. Both were, before the earthquakes, located in the area immediately north of the Town Hall in which there were a large number of café and restaurants all of which were obliged to close. From the same area, the Metro Café relocated to Papanui Road.

The lively 'bar scene' centred on the Oxford Terrace strip and the Lichfield and Poplar Lanes also ended with the closure of the inner city and the demolition of most of the buildings in which the various bars, cafes and restaurants had been located. Some of this activity was also displaced to suburban locations, to Woolston and Addington in particular.

The return of restaurant and other hospitality businesses to the inner city is envisaged in both plans for the central city. By 2013 a few businesses had pointed towards such a revival – the C1 Café in one of High Street’s few surviving buildings, a café on Madras Street and one or two cafes or restaurants on Victoria Street, in the vicinity of the Casino which re-opened rather quickly after the earthquakes (and itself includes a restaurant). Two establishments, the Lotus Heart and the Darkroom, opened not long after the 22 February 2011 earthquake, on St Asaph Street between Barbadoes Street and Fitzgerald Avenue.

Even before the earthquakes, a significant number of cafes and restaurants were operating in suburban locations, including within the major malls and in such inner suburbs as Addington. The likelihood is that some at least of this activity will remain permanently outside the central city.

# Chapter 15: Accommodating visitors

## Comment and recommendations

### I. *General discussion*

There were hotels in Christchurch from its earliest days. They were among the larger of the city's first wooden buildings. From the start most offered accommodation to visitors and alcohol to locals, but as the 19<sup>th</sup> century advanced a separate class of 'private hotels' that offered accommodation (and dining) alone emerged. Some were entirely 'alcohol-free'. The earlier wooden generation of hotel buildings was replaced by larger masonry buildings. This process was almost complete by the first decade of the 20<sup>th</sup> century, though a few older wooden hotels survived longer than this. These late 19<sup>th</sup> and early 20<sup>th</sup> century masonry hotels served the city into the 1970s. New, much larger hotels were then built as tourist numbers began to rise. When tourism continued to increase after the 1987 stock market collapse, a number of large buildings erected as office buildings were converted into hotels. Over the same period, some old buildings (among them the Excelsior Hotel and the Lyttelton Times and Star buildings) were converted to backpackers accommodation.

Travelling New Zealanders found accommodation in hotels, public and private, until the emergence of motor camps as car use became more common and then, in the second half of the 20<sup>th</sup> century, the proliferation of motels.

Until after the middle of the 20<sup>th</sup> century, 'eating out' in Christchurch was largely confined to patronage of hotel dining rooms, the tea rooms of the large department stores or small independent cafes or tea rooms, to which were added 'milk bars' towards the end of the period. In the 1950s there was still only a handful of true restaurants in the city. This situation changed as people became better off and travelled more (returning with experiences of eating out overseas) and with changes to the licensing laws. Social change (the working mother) also contributed to an increase in eating outside the home.

### II. *Relevant listings*

The city's sole survivor of the early generation of hotels (though it was subsequently somewhat altered), the *Occidental*, was listed but demolished after the earthquakes.

A number of central city hotels of the 'middle' generation had been listed before the earthquakes. They included *the Zetland*, *Warners*, *the Coachman*, *the Carlton*, *the Crown*, *the Provincial*, *Cokers*, *the Excelsior* and *the Grosvenor*. Only the Grosvenor has survived. The facades of *the Clarendon*, at the base of the Clarendon Towers, were also listed but were demolished when the tower itself was pulled down. A building long used as a private hotel (though not originally erected as such), *the Windsor Private Hotel*, had been listed but was demolished after the earthquakes.

Only two suburban older hotels had been listed before the earthquakes: *the Ozone* in New Brighton and *the Bush Inn* at Church Corner. The Bush Inn, a timber building, survived the earthquakes, but the Ozone Hotel, which had been vacant for some time before the earthquakes, was demolished after suffering earthquake damage, as were the nearby Ozone Stores, also listed.

Eating out was represented by *the Tea House at the Riccarton Racecourse*, *the Sign of the Takahe*, and two former dwellings later converted for use as restaurants, *the Pegasus Arms* and *the Tudor*

*House (Tiffany's Restaurant)*, a former doctor's residence and surgery. All survived, though the Sign of the Takahe was still closed in the middle of 2013. One building on the Oxford Terrace strip used as a restaurant, the *Canterbury Jockey Club building*, was listed, though not for its association with dining out, but did not survive the earthquakes.

An imposing doctor's residence and surgery on Papanui Road which had been converted to provide travellers accommodation as the *Highway Lodge*, was demolished after the earthquakes.

Listed buildings which had been re-used to provide modern backpackers accommodation include *the Lyttelton Times and Star buildings*, the *Coachman Inn*, the *Excelsior Hotel* the former YWCA building and the *YHA hostel* on the corner of Worcester Boulevard and Rolleston Avenue. The YHA hostel, a wooden house, survived but the other five were lost as a result of the earthquakes.

### III. *Further possible listings*

The original Overview suggested that the sole surviving Maddison hotel not listed, *the Lancaster Park*, was in poor condition possibly did not warrant listing. It was demolished after the earthquakes. *The Valley Inn, Heathcote*, had also been overlooked. It was demolished and replaced after the earthquakes. These were the only significant buildings of that generation of hotel buildings that had not been listed. No hotels of that generation now survive except the Grosvenor.

Of the surviving hotels of the period up to 1950, the *Racecourse Hotel* and the *New City Hotel* are prime candidates for listing, now that most other older hotel buildings of their eras have been demolished.

No buildings of the second half of the 20<sup>th</sup> century associated with accommodating visitors or with providing food and drink to locals and visitors alike had been listed before the earthquakes. The suggestion in the original Overview that consideration should be given to listing representative examples of such buildings as the earlier high-rise hotels is still valid to a limited extent. Several did not survive, but listing one or more of those that did, even though they are recent buildings, would ensure at least some physical evidence of the importance of the central city for the accommodation of overseas visitors to the city remains.

Motels representative of different decades should possibly be considered for listing, though the problems of private ownership of buildings which are constantly being upgraded or replaced by more modern buildings are likely to prove particularly acute in the case of motels. An *Art Deco building on Colombo Street* began its life as a block of flats but had been converted into a motel (used mainly by domestic travellers) survived the earthquakes and should be considered for listing in part because of its re-use as a motel.

### IV. *Bibliographic note*

The city's early hotels are covered in Andersen's *Old Christchurch*, in Lamb's *Banks of the Avon* and in old guide books. There are references to hotels, especially the important group designed by J.C. Maddison, in several of the books listed in section IV of the bibliography.

## V. *Further research*

The recommendation that a field survey be undertaken to ensure that there are no other accommodation buildings of the pre-1950 period which deserve listing which have been overlooked is now irrelevant, following the clearance of the inner city.

The history of the ways in which the city accommodated visitors through the second half of the 20<sup>th</sup> century still needs to be researched as a preliminary step to identifying buildings for possible listing to illustrate social and architectural trends associated with this activity. The history of motels in Christchurch in particular needs to be researched as a preliminary step to possibly listing representative examples of an important style of traveler accommodation.

## Chapter 16: Professional and trade services

### *Professionals in the inner city*

Until well beyond the middle of the 20th century, people from all over the Christchurch metropolitan area travelled into the central city to see their lawyers, accountants and bankers. General medical practitioners were distributed all through the city (in an age when house calls were the norm) but most of the city's dentists worked in the central city. Most of these professionals had rooms in office buildings in town. From the early days, lawyers and bankers were concentrated along Hereford Street, which never became a major shopping street, even though it was close to the major shopping area of High, Colombo and Cashel Streets.

### *Banking and insurance*



**Until the late 20th century, major banks had their main offices in the central city and people still came 'into town' to bank. When this older National Bank building was demolished in the 1980s, the bank built a large new building across the road.**

Street from its old building and the Canterbury Savings Bank a tall new building on the corner of High and Cashel Streets. The ANZ bank also rebuilt on its Hereford Street site. Most of the old bank and insurance company buildings were demolished when the businesses moved into new, larger premises.

Subsequently these large bank buildings in the central city became at least in part occupied by other professional or commercial tenants as changes in the banking and insurance industries meant business was no longer conducted primarily from large, central city buildings. These changes were partly technological – with the advent of automatic tellers and telephone or on-line banking. But banks and insurance companies also opened 'shop-front' branches in suburban shopping centres and malls as much retail activity shifted from the central city to these new locations.

Banks and insurance offices in particular were concentrated on Hereford Street. The major banks and insurance companies all had large, imposing buildings on that street. They were among the most impressive of all the inner city's commercial buildings. Most of the companies moved periodically into new buildings. The old were either demolished or put to new uses. The different generations of bank and insurance company buildings followed the pattern described in chapters 8 and 9. The banks, through these years, had relatively few branches in the suburbs. The practice of the banks doing most of their business from large, central premises persisted into the era in which the inner city was substantially rebuilt, beginning in the early 1960s. The first of the new high rise blocks built on the perimeter of Cathedral Square was for the Government Life Insurance office. It was followed by the new Bank of New Zealand and then the new AMP Insurance buildings. The National Bank built a new Christchurch headquarters on the opposite side of Hereford

### *Lawyers, accountants and architects*

Until the later 20<sup>th</sup> century, people from throughout the metropolitan area continued to come into the central city when they had business with lawyers and accountants. Towards the end of the 20<sup>th</sup> century, legal and accountancy services became available in some suburban centres, but the legal profession, in particular, remained city-based, partly because the courts are in the central city. Legal and accountancy firms very rarely had buildings of their own; most had suites of offices in commercial office developments. Architects are among the professionals who remained predominantly in the central city even after much retail activity moved out to suburban shopping centres and malls.

### *Nurserymen, seedsmen and florists*

Of the many other trades and professions that flourished in Christchurch, nurserymen (and the related seedsmen and florists) deserve to be singled out because of their importance in shaping the landscape of Christchurch both as suppliers of trees and other plant stock and for their role in laying out many key private gardens. They were also key members of the city's various horticultural organisations, fostering interest in gardening and educating the public on horticultural topics. Their donations of plant material to public bodies and institutions helped shape the development of 19<sup>th</sup> century Christchurch.



**Alfred Buxton's staff in 1906. Buxton's Christchurch-based firm was a leading landscaping firm of the early 20th century.**

The premises of early nurserymen were in some cases initially close in to the central city. As the city grew their premises were displaced to inner suburbs such as Addington and St Albans.

### *Tradesmen*

Typically until the later 20<sup>th</sup> century, tradesmen, including builders, operated individually or with just one or two employees or apprentices assisting them. Their premises were often their own back-yards or small yards scattered throughout the city. There were only a handful of major building contractors – Luneys and Williamsons were the dominant firms for many years – and much of their work was subcontracted out to individual tradesmen or smaller firms. Luneys had a yard for many years on Kilmore Street, approximately opposite where the Town Hall stands. Williamsons had their yard on Montreal Street, just north of Moorhouse Avenue. There they built a charming small building of architectural interest which remains even though the firm no longer exists.

Timber yards and building supply firms were also typically in years past within the four avenues, but with the shift of industrial and commercial activity into the suburbs this is no longer the case, although some building supply firms remained based in the inner city until the earthquakes. (For

example, in the early 21st century, up to February 2011, plumbing supply stores were still concentrated on Tuam Street, on the northern edge of an area of the city which was in the past predominantly light industrial.) Other building supply firms have moved, or set up, along Blenheim Road or at the development on the old Addington railway workshops site.

The growth of 'diy' also influenced the patterns for retailing of building, bulk garden and other supplies. Individual homeowners began to buy such supplies, which they would previously have sourced through their tradesmen from wholesale firms, from the large retail premises of national building supply chains. The tendency for the premises of these firms selling supplies direct to the public to cluster along Blenheim Road was reinforced by the development of the Tower Mega-Centre on the railway workshops land at the eastern end of Blenheim Road. Other secondary centres where building and garden supply firms were clustered emerged in other parts of the city, at Hornby, Ferrymead and on Marshlands Road north of The Palms shopping centre. The shift was also reinforced by much more widespread car ownership which allowed the individual homeowners to transport their own supplies, without relying on the tradesman's truck or trailer.

### *The impacts of the earthquakes*



**Right up to the time of the earthquakes, many professional firms had their offices on Hereford Street. Between the taking of this photograph in 1912 and 2010 the entire south side of Hereford Street had been rebuilt except for the Fisher's Building, right, and the former New Zealand Express Company building, left distance. Both those buildings were demolished after the earthquakes, along with most of the other buildings that replaced those in this photograph.**

demolished. Those demolished included the Bank of New Zealand, the Reserve Bank building, the National Bank building, the Price Waterhouse building, the former Canterbury Savings Bank (later Westpac) building, Clarendon Towers and the Manchester Unity building. (The demolition of these buildings, as they illustrated patterns or stages in the development of the city, has already been noted in chapter 9. In mid 2013, the future of the Forsyth Barr building had still to be determined.)

To these high-rises were added a large number of medium-rise office buildings of the second half of the 20<sup>th</sup> century. One of the earliest of these was the Allan McLean building, built in stages beginning in the early 1950s. Also demolished (again as noted in chapter 9) were the several medium-rise office

Up to the time of the earthquakes many of the city's professional firms (lawyers, accountants, banks, financial advisers and the like) maintained their premises in the central city. This was because of the large supply of higher quality office accommodation in the high rises which had been built, in bursts, in the last third of the 20<sup>th</sup> century and in the case of lawyers because they had, in a pre-electronic age, to be close to each other and to the Courts.

With the closure of the inner city, all of these firms were required to find premises elsewhere in the city. A good number did so in Addington, where, even before the earthquakes, substantial new commercial development had been taking place. After the earthquakes, more office accommodation in Addington was constructed or planned. The firms also went to Riccarton and even further afield.

Subsequent to the 22 February 2011 earthquake, most of the high-rise office buildings in which professional firms had their premises were

buildings designed in the 1960s and 1970s by Warren and Mahoney. The SIMU building on Latimer Square was one example of these. There were further examples on Hereford Street.

The former Telecom building between the Square and Hereford Street survived because it had been built to high standards as a building housing key parts of the city's communications infrastructure. Otherwise the office accommodation in the central city where many professional firms had been based was almost entirely wiped out by the earthquakes and the demolitions which followed them.

Some inner city professional firms were still located, at the time of the earthquakes, in older commercial buildings, of the 1920s and 1930. These included the Public Trust and State Insurance buildings (on Oxford Terrace and Worcester Street respectively), and the South British and Alliance Assurance buildings side-by-side on Hereford Street. All four were still standing at the time of writing but their future survival was not yet guaranteed. The former National Bank building on the 'Cook and Ross' site at the corner of Armagh and Colombo Streets survived the earthquakes as one of the few remaining central-city commercial buildings of its era. By 2010, however, these buildings, whatever their historic interest, were not important in maintaining the central city's role as the centre of activity for many of the city's professional firms.

At the time of writing (July 2013) it is not clear in what form, or whether, inner city office accommodation lost as a result of the earthquakes will be replaced or whether the displacement of professional firms from the central city will be permanent. With its recent, high-quality office buildings Addington is unlikely to lose back to the inner city many of the firms which it gained when the central city was closed and most of its office buildings demolished.

One pointer that the central city may enjoy a revival as the location of a significant number of professional firms is that the *Press* newspaper, after several months in temporary premises as far out as the airport, moved back into the inner city to occupy a high-rise building which had just been completed at the time of the earthquakes and into which the newspaper was scheduled to move at about the time of the first shock.

At the time of writing (July 2013) the rebuilding of the city had scarcely begun, but was expected to bring large numbers of tradesmen to the city, probably as employees of the major construction companies engaged in the rebuild rather than as individuals or employees of small firms. The extent to which the city's existing small to medium-sized firms of tradesmen will participate in the rebuilding of the city is not apparent.

The influx of tradesmen associated with the work paid for by the Earthquake Commission and undertaken by SCIRT was noticeable by the middle of 2013, but more were expected to come to Christchurch as the major construction projects associated with the rebuilding of the central city got under way.

Because firms of tradesmen and building supply companies were, by the time of the earthquakes, largely located outside the badly damaged inner city, the earthquakes did not significantly alter the location of such firms or businesses, except that the last plumbing supply companies on Tuam Street relocated after the earthquakes.

# Chapter 16: Professional and trade services

## Comment and recommendations

### *I. General discussion*

For more than a hundred years, the offices of those providing professional services – lawyers, accountants, bankers, insurance brokers, architects, dentists and others – were concentrated downtown. Noticeable dispersion of the provision of professional services did not occur until the second half of the 20th century. Even so, most professional offices remained in the inner city up to the time of the earthquakes. (The exceptions to this ‘rule’ are doctors, whose surgeries were always scattered through the suburbs, often attached to their homes.)

Tradesmen and building contractors were always more dispersed, though major firms like Luneys and Williamsons had central city yards for many years, but had ceased trading or moved to suburban locations before the earthquakes. Timber yards (which often included sawing and fashioning wood) were also spread throughout the city; in more recent times they have tended to move out of predominantly residential areas.

### *II. Relevant listings*

A considerable number of the commercial buildings in the central city which had been listed were associated with the provision of professional services. They included such buildings as the early (1866) *New Zealand Trust and Loan building* on Hereford Street, the *former ANZ bank building*, High Street, the *ASB bank building*, Hereford Street, the *National Bank building*, Armagh Street, the *State Insurance building*, Worcester Street, the *Public Trust Office building*, Oxford Terrace, *Gough House*, Hereford Street, *Kenton Chambers* (formerly the T&G building), also Hereford Street, *Wave House*, Gloucester Street, and the former *Pyne Gould Guinness building*, on the corner of Manchester and Cashel Streets. All but the National Bank, the State Insurance building and the Public Trust Office were demolished after the earthquakes. The long-term fates of all three of the surviving buildings are, however, uncertain.

Some listed buildings were primarily managed as suites of offices which were rented to different sorts of professionals. One of these was *Harley Chambers*, Cambridge Terrace, was still standing in the middle of 2013, but its final fate was uncertain. Another, the *Allan McLean building*, Victoria Square, was demolished after suffering earthquake damage. *Worcester Chambers*, Worcester Street, was built originally to house a commercial college, but had been in use for many years before the earthquakes as professional offices. On the Square were the *Sevicke Jones building* and the *Regent Theatre* (formerly Royal Exchange) *building*. Both buildings on the Square were demolished after the earthquakes, but Worcester Chambers survived.

Many other listed commercial buildings, especially on Hereford, High and Manchester Streets, came into this category of providing accommodation for professional firms. Almost all were demolished after the earthquakes.

The only post-World War II building in the category already listed was the *Manchester Unity building*, on the corner of Manchester and Worcester Streets. It was demolished after the earthquakes.

### III. *Further possible listings*

The recommendations in the original Overview in this area are now largely irrelevant. The original Overview noted that although a large number of *central city commercial (office) buildings* were already listed, there could still be some significant buildings of this class which have been overlooked. Any possible candidates for listing have been demolished.

The original Overview also recommended that some *later bank and insurance company buildings* (including those erected in the second half of the 20th century) should be considered for listing to ensure the full chronological development of the provision of professional services was represented in the listings. The Overview noted that significant groups of office buildings of the past 50 years, such as those designed by Warren and Mahoney, were not represented in the pre-earthquake listings. Progress had been made on the recommended survey of and research into such buildings or groups of buildings, but the recommendation that representative examples be listed is no longer valid, except to the extent that survivors can be identified and assessed.

If the *South British* and *Alliance Assurance* buildings on Hereford Street survive, they should be considered for listing.

It may still be possible, as recommended in the original Overview, that a representative number of doctors' dwellings with surgery attached should be included in the listings. *Tiffany's Restaurant/Tudor House*, which was originally such a dwelling/surgery building was listed before the earthquakes; another listed former doctor's residence on Papanui Road which had been converted to provide travellers accommodation as the *Highway Lodge*, was demolished after the earthquakes. Two listed buildings on Armagh Street, *56 Armagh Street* and the *Cranmer Bridge Club* were doctors' residences and consulting rooms for many years. Both survived the earthquakes (the Cranmer Bridge Club in part only). This aspect of their pasts may need to be given greater emphasis in their interpretation. The possibility that further doctors' residences/surgeries possibly worthy of listing remain in other suburban locations should be investigated.

The *former Williamson Construction Company building* on Montreal Street was identified in the original Overview as an example of a specific listing that would illustrate the place of builder's yards and building supply firms in the inner city. It survived the earthquakes and should now definitely be considered for listing as one of the few remaining buildings which represent past business activity in the central city.

### IV. *Bibliographic note*

No specific titles deal specifically with the provision of professional services in Christchurch, but the topic is touched on in a large number of company histories, such as the history (in the bibliography) of Pyne Gould Guinness and in some of the titles in section IV of the bibliography (on the city's architectural history).

The commercial architecture of Christchurch has not been studied systematically, but in the studies of individual architects or firms many of the city's important commercial buildings are discussed. In the national context three books are of particular importance: Stacpoole's *Colonial Architecture*, Griffin's *Victorian Bank Architecture*, and Shaw's *New Zealand Architecture*. (These are not listed in the bibliography because they are not Christchurch-specific.)

## V. *Further research*

The original Overview recommended a systematic survey of surviving commercial buildings within the inner-city, with a particular focus on Hereford Street to ensure that any significant buildings (including those of the 1950s to 1990s) that have not yet been listed are included. The almost complete clearance of the inner city makes this recommendation irrelevant. But the surviving buildings of all vintages that were associated with the provision of professional services in the inner city should be identified and their histories researched so that they can be evaluated for listing.

# ***THEME V: GOVERNMENT AND ADMINISTRATION***

## **Chapter 17: The city's administrative growth**

### *City status and the city council*

Christchurch became a city by royal charter in 1856, after the installation of Bishop Harper. This was before the city had governing institutions of its own. Until 1862, most of the matters subsequently handled by the City Council were the responsibility of the Canterbury Provincial Council, which governed all the rest of the province as well as Christchurch. Political life in Christchurch through those years focused almost entirely on provincial and not municipal bodies, although the affairs of Christchurch loomed large in provincial politics.

In 1862, under a provincial government ordinance, Christchurch

was constituted a city with its own governing body. The first elections for the City Council were held in February of that year and the first council met in March. The original boundaries of the city were the North, East and South Town Belts and, to the west, Antigua Street (which then included Rolleston Avenue) and the Avon River parallel to Park Terrace. Hagley Park was thus not within the city's boundaries. In 1863, the boundaries were extended to the south-west, to bring the wedge between Antigua Street, the South Belt and Hagley Avenue into the city. These remained the limits of the city until 1903.



**The Council's home from the 1920s until 1980 on Manchester Street has been demolished.**



**The 1887 City Council Chambers, the Council's only purpose-built home, in the years it was the city's information office.**

The council's first home was the former Land Office on the corner of Oxford Terrace and Worcester Street. Until 1903 the city as an administrative unit remained relatively small, with the council governing only part of the metropolitan area. In 1887, the city built its own council chambers, a Queen Anne building designed by Samuel Hurst Seager building erected on the site of the Land Office. Outgrowing that building, in the 1920s the Council moved to new premises built in the burnt-out shell of a building erected for the province's 50th jubilee in 1900. It remained there until 1980, when it moved to its second recycled

home, the former Millers building on Tuam Street. In the early 21<sup>st</sup> century, the Council moved to third recycled home, the converted postal centre on Hereford Street. These successive moves reflected partly the growth of the area administered by the city council (see below) and partly the tendency for municipal authorities to take on new responsibilities as the 20th century progressed.

Besides its own office premises, the City Council owned other properties needed to run the city efficiently, including council yards, electricity substations, the water supply pumping stations and so on. Many of these individual properties or buildings are mentioned elsewhere, under, especially, utilities and services.

### *Roads boards and counties*

From the 1860s until the early years of the 20th century areas beyond the city's boundaries which were later to become part of the metropolitan area and, eventually, part of the city administratively, were governed by road boards. Most of these boards were established in 1863-64 under a Roads Ordinance of the Provincial Government. (Confusingly, as noted below, after counties had been established following the 1876 abolition of the provinces, several road boards remained in existence, with responsibilities for roading and other public works in the parts of the counties in which they were located.)



**Until 1989 large areas in the north-west of the metropolitan area were part of Waimairi County. For some years the County had these imposing premises on the Main North Road.**

immediately west of Hagley Park into the early years of the 20<sup>th</sup> century.

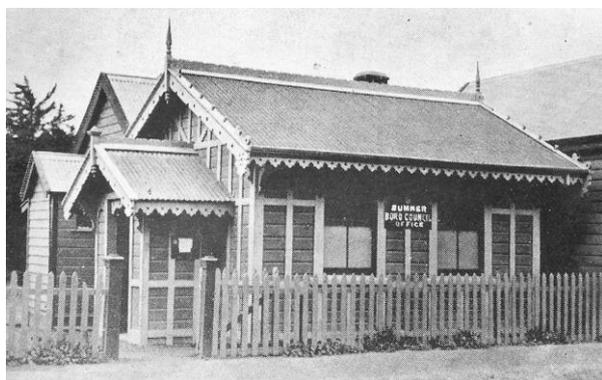
Selwyn County survived until 1911. In that year, following the passing in the previous year of the Selwyn County Subdivision Act, the county was split up. (The motive was to get more central government funds, which were allocated to each council, not on the basis of area or population.) After 1911 Christchurch had boundaries with the Heathcote, Waimairi, Paparua and Halswell Counties. (In 1968, Halswell gave up its independent existence and became part of Paparua County.)

The principal road boards surrounding Christchurch City were Avon, Heathcote (originally East Heathcote), Spreydon (originally Central Heathcote), Halswell (originally South Heathcote) and Riccarton. These bodies were mainly concerned, as their name suggests, with roading in their districts.

After the provinces were abolished in 1876, the whole country was divided up for local government purposes into counties. Christchurch was almost entirely surrounded by the large Selwyn County, but in several areas of the county, the older road boards continued to function. Much of the area that became Heathcote County in 1911 was, between 1876 and 1911, a riding of Selwyn County but effectively run by its surviving road board. The Riccarton Road Board continued to have responsibilities in the area

## *The peripheral boroughs*

To further complicate the local government picture, a number of separate small boroughs were set up between 1877 and 1913 to govern more closely settled areas around the edges of Christchurch.



**In 1901, the Sumner Borough Council's offices were this humble wooden building. The Council later acquired a handsome brick building which was demolished only after the earthquakes.**

The first of these boroughs was Sydenham, established in 1877 out of parts of the Heathcote and Spreydon Road Board districts. Sydenham was, by that time, already closely settled and urban in character. In 1881, a Town Districts Act made the setting up of town districts and boroughs easier. St Albans was the next borough, set up in 1881. Sumner (1891), Linwood (1893) and Woolston (1893) and had all become boroughs by the early 1890s. New Brighton became a borough in 1897 and Spreydon in 1911. The last of the boroughs to be set up, Riccarton, was to survive longer than any other. It was established in 1913 from part of the then-new Waimairi County.

These mini-municipalities ran their own affairs for at least several years and all had their own elected borough councils, council offices (some humble) and other local facilities. There were relatively few reminders of the days that metropolitan Christchurch was divided up among a multiplicity of local bodies of different sorts (predominantly counties and boroughs) before the earthquakes. The demolition, following the earthquakes, of the former Sumner Borough Council chambers deprived the city of its last significant reminder of the multiplicity of local bodies that formerly governed different parts of the metropolitan area.

## *The city slowly swallows up the rest*

The first significant enlargement of the city, beyond its original boundaries of 1863-64, came in 1903 when three of the peripheral boroughs – Sydenham, St Albans and Linwood – were amalgamated with the city.

Over the next two decades, the city extended its boundaries further, mainly by absorbing areas from Heathcote County (and to a lesser extent from Waimairi County) which did not go through a stage of being independent boroughs. Access to the city's high-pressure water supply (inaugurated in 1907) was a significant factor in some of these areas deciding to abandon their county and join the city. The accretions to the city included Beckenham and Fisherton (1906), Opawa (1916), St Martins and Avonside (1917), East Linwood (1923) and Papanui (1923). Hagley Park and the Botanic Gardens were included within the city's boundaries in 1922, but



**Although Sydenham Borough was amalgamated with the city in 1903, its municipal building survived until the late 20th century.**

remained under the control of the Domains Board. Between the mid 1920s and the early 1940s, the city's boundaries were relatively stable. The next significant expansion of the city's boundaries through the inclusion within them of areas formerly parts of an adjoining county came in 1942-43 when the city gained Mount Pleasant and St Andrews Hill from Heathcote county.

After the 1903 amalgamation of the St Albans, Sydenham and Linwood boroughs, Christchurch city also absorbed other of the small surrounding boroughs. Woolston and Spreydon became part of the city in 1921. In the 1940s, the city absorbed the New Brighton borough (in 1941) and the Sumner borough (in 1945). After 1945, Riccarton was the sole survivor of the peripheral boroughs. It survived until as late as 1989.

After World War II, the city gained further areas from both Heathcote and Waimairi counties, including Avonside, Bromley, Murray-Aynsley Hill and Moncks Spur. A 1949 Local Government Commission plan which would have united the city forty years before that goal was achieved was resisted by the surrounding counties (especially by the residents of Fendalton, which was in Waimairi County) and failed to survive the advent of the National Government. (The National Party was always less inclined than Labour to interfere with existing local government arrangements.) Subsequent local government reform schemes were wrecked on the same two rocks of county resistance and National Government pandering to separatist local interests.

## 1989

Talk of forming a Greater Christchurch became more prevalent after World War II, but though various schemes were drawn up, national politics conspired to defeat them (Labour in general favoured local government reform while National was more ready to let the status quo remain.) It was not until 1989, as part of a sweeping, nationwide reform of local government, that a greater Christchurch, including all of the built-up metropolitan area within its boundaries, came into existence. Paparua county was divided into two, with its eastern residential and industrial areas becoming part of the city and its western, rural areas, becoming part of a resurrected Selwyn county. Most of Waimairi county and all of both Heathcote county and Riccarton borough were included in the city. Lyttelton, despite its close economic and other ties with the city, was included in a new Banks Peninsula district, more to make that district sufficiently large and populous than because Lyttelton was not, effectively, part of Christchurch.

Administratively, the existence of local interests and concerns, which had found expression in a multiplicity of territorial local authorities, was acknowledged by setting up community boards underneath the council itself.

In 2004 the likelihood that Banks Peninsula, with a reasonably large area but small population and rating base, would amalgamate with Christchurch City was strengthened by the results of the local government elections of that year. The amalgamation would at last unite the city and its port (Lyttelton being included, in 1989, in the Banks Peninsula District) and also bring Akaroa, which many Christchurch people visit on holidays or for recreation, under the administration of the city.

Between the writing of the original version of this Overview in 2005 and the earthquakes of 2010-2011, the city was enlarged by the incorporation of the Banks Peninsula District was incorporated into Christchurch City. This greatly enlarged the area of the city but increased its population by only a tiny amount. The change brought both Lyttelton, the city's port, and Akaroa, where some Christchurch residents owned holiday homes and where many more went for various forms of recreation, under the administration of the Christchurch City Council. In the years following the merger, the district plans of Christchurch City and of the Banks Peninsula District each remained in force.

## *Co-operation among the territorial local authorities*

The existence of a relatively large number of territorial local authorities governing what was essentially a single urban area greatly complicated the administration of the city's affairs right up to 1989. Some of the complications were resolved by setting up ad hoc authorities which had responsibilities across local government boundaries and bodies with regional planning responsibilities (see below).

Efforts were also made to resolve the complications by co-operation among the various local bodies. The pressure for such co-operation came in part from a growing demand for better town planning. In 1924, a conference of Christchurch local bodies came up with metropolitan guidelines for subdivisions. After passage of the 1926 Town Planning Act, a united Christchurch town planning committee was set up in 1927 and steps taken to draw up a metropolitan planning scheme for the entire Christchurch region. In 1926, the City Council first used vertical aerial photographs for planning purposes. The first national director of town planning, John Mawson, became involved in town planning in Christchurch in 1934, largely at the instigation of a Christchurch architect, Samuel Hurst Seager, who had a long-standing interest in town planning. Mawson produced a scheme for the Christchurch metropolitan area in 1941. Following this, a metropolitan committee was set up, a direct antecedent of the Regional Planning Authority, set up in 1954.

Staff employed by the Christchurch City Council from 1926 to 1960 are known to have been involved with town planning issues in the city. They were also active participants in local and national professional planning institutions. They included A. R. Galbraith (City Engineer 1926/7-1941), Ewart Somers, (Assistant Engineer 1926/7-1941, then City Engineer from 1941), A. H. Bridge (City Land Surveyor 1926-1942), Edgar Hika Macintosh (City Land Surveyor) and V. R. J Hean (Assistant Architect).

A 1936 metropolitan plan for Christchurch, prepared under the 1926 Town Planning Act, shows a plan for the future development of the greater urban areas, including housing expansion out to boundaries not fully reached until the 1990s; housing intensification in the inner suburbs and central city; a metropolitan roading network; and industrial expansion into the inner city residential areas of Sydenham and Phillipston (not rezoned until 1968).

In the meantime, slowly, each of the individual territorial authorities drew up planning schemes for their own areas. Christchurch had such a plan operative from 1 April 1962. Waimairi County adopted a scheme earlier than this and Heathcote County had a scheme from 1965. Increasingly these schemes, in their successive revised forms, came to influence how Christchurch was to develop.

The first statutory Planning Scheme for Christchurch City, publicly notified in 1959, proposed such initiatives as commercial expansion at Papanui, industrial growth in Bromley, medium density housing in Merivale and Linwood and high density residential development in the west of the inner city. At the same time Waimairi County was preparing its first District Planning Scheme, which proposed large areas for new housing including Bishopdale, Burnside and Avonhead, as well as the new Bishopdale shopping centre. The first Paparua District Planning Scheme included extensive areas of new industrial zoning in Sockburn out as far as Wigram Road.

Christchurch City and Waimairi County Councils both quickly prepared first reviews of their Planning Schemes, which continued the planning for the expansion and redevelopment of their areas of the city. Waimairi included the new Parklands residential area, as well as provision for the ring road system around the north of the city. Christchurch city continued the outward expansion of the central industrial and commercial areas; extended its policy of inner city residential intensification; planned for the development of major new suburban shopping centers; and made provision for

motorways and associated expressways through the south and east of the City. At the same time, Riccarton Borough was planning for the expansion of Riccarton Mall and Paparua County was providing for residential expansion in the Hornby area, and the development of the Hornby shopping center.

### *The role of the council in the city's life*

The amalgamation of 1989 not only extended the area governed by the city council but also prompted the council to become more active in many areas of city life. This tendency was reinforced by the council's exercise of powers deriving from its administration of the Resource Management Act, which became law in 1991. The expectations of ratepayers and residents about what the council would do for them, individually and for the city as a whole, appear to have increased. The council's embarking on a number of sometimes controversial 'upgrade' projects has raised its profile as a body with power to determine how the city changes and develops. The 1989 reforms also saw the council assume powers which had been exercised up to then by the ad hoc authorities discussed in the following chapter.

The role of the council itself changed with the dramatic reduction in the number of councillors introduced for the 2004 election. The change emphasised the council's role as a policy-making body while the power of council officers and staff in routine administration of the city's affairs increased.

When the city was greatly enlarged in 1989, elected community boards were established for each ward with limited powers and responsibilities to help ensure public opinion and concerns continued to influence the council's work. Some community boards were more active than others.

### *The impacts of the earthquakes*



**The damaged 1887 City Council Chambers, Our City/O-Tautahi, are to be retained.**

building on Tuam Street, remains uncertain in the middle of 2013.

No formal changes to the city's boundaries resulted from the earthquakes but political circumstances in Christchurch changed dramatically. These changes are discussed in chapter 22.

Several buildings which illustrated how the city had been governed in past years were lost as a result of the earthquakes. They included the former Sumner Borough Council offices (the city's most important relic from the days there were a number of independent boroughs) and the former City Council Municipal Chambers on Manchester Street. The future of the Council's home for more than 30 years from 1980, the re-used Millers department store

# Chapter 17: The city's administrative growth

## Comment and recommendations

### *I. General discussion*

Until the end of the 19th century, the Christchurch City Council administered only the area of the original city, plus a small addition to the south-west. Much development occurred beyond the city's boundaries, but these areas were administered by a variety of changing local bodies – road boards, counties and boroughs. After a major expansion of its area in 1903, the city gradually extended its boundaries further, but it was not until 1989 that the entire metropolitan area came under the jurisdiction of a single council. In 1989 a number of ad hoc local authorities (discussed in chapter 18), which had exercised city-wide responsibilities, disappeared along with the last of the smaller territorial local authorities.

Much of the history of the administration of Christchurch centres on efforts to create a united city. Other New Zealand cities have similar histories of administrative division but such division and the prolonged efforts to create a single city had a more marked effect on the development of Christchurch than of other cities.

The history of planning in Christchurch is closely bound up with the existence of a multiplicity of local bodies and with efforts to co-ordinate development in areas administered by different councils.

The city council has played a major role in the life of Christchurch and some of the city's most notable historic figures were mayors.

### *II. Relevant listings*

After the demolition of the listed Sydenham Borough Council building on Colombo Street, the **former Sumner Borough Council Chambers** became the only substantial reminder of the city's local government division. This building was demolished following the earthquakes. Now the only reminders of former local bodies which ceased to exist as the city steadily expanded which are listed are such minor items as the **Woolston Borough monument** on Ferry Road. The **King Edward VII Coronation drinking fountain** at Sydenham Park is a reminder of Sydenham's former status as an independent borough.

Some other listed buildings do serve as reminders that areas like Linwood and Woolston were once politically independent, though they were not the premises of the local bodies concerned. They include the **former Linwood library** which was built originally as the Linwood Borough Council Chambers. The building was damaged in the earthquakes but has been repaired. Woolston's formerly independent status was illustrated by the **Woolston library** and **police station (formerly post office)**, on Ferry Road. Both were demolished after the earthquakes.

All the 'homes' of the Christchurch City Council (except the first, the original Land Office demolished in the 19<sup>th</sup> century) were listed prior to the earthquakes: the **former Municipal Chambers** (now Our City Centre), on Oxford Terrace, the **former Municipal Offices** on Manchester Street and the **Civic Offices** on Tuam Street. The Manchester Street building was demolished after the earthquakes. The former Municipal Chambers on Oxford Terrace were badly damaged by the

earthquakes but are to be repaired. The fate of the Tuam Street Civic Offices, formerly the Millers department store, is uncertain though the building was still standing in the middle of 2013.

The home of the city's longest-serving mayor, Sir Hamish Hay, **70 Heaton Street**, was listed but apparently for its architectural interest rather than its association with Sir Hamish. It survived the earthquakes.

### III. *Further possible listings*

The original Overview noted that the **St Albans Library on Colombo Street** had the same significance as the Woolston library building mentioned above and was deserving of listing but the building was demolished after the earthquakes. Any surviving older suburban libraries, such as Beckenham library, should now be considered for listing partly as reminders of the strength of local feeling that was reflected in the independence of the peripheral boroughs.

The losses of several buildings that were reminders of former local bodies, both before and as a result of the earthquakes, makes it more important than ever that any surviving **former Riccarton Borough buildings**, for example the **former Riccarton Town Hall** at 199 Clarence Street, and other associated buildings be identified and considered for listing. A detailed heritage schedule prepared for the former Riccarton Borough could be used as a guide for the Riccarton area. There may be buildings or items associated with other of the superseded local bodies in the greater Christchurch area which should be considered for listing. The former Paparua County Council Chambers in Sockburn are a case in point.

The **residences of other important mayors** could possibly be listed. (This suggestion relates back to the comment made under residences, that association with important figures in the city's history has not been applied systematically when buildings are being considered or assessed for listing.)

### IV. *Bibliographic note*

Lamb, *Early Christchurch*, and Morrison, *The Evolution of a City*, are important sources for the origins and development of city administration. Wigram's *Story of Christchurch* also touches on the topic, as do the three-volume centennial *History of Canterbury* and the two recent general works, Cookson and Dunstall, *Southern Capital*, and Rice, *Christchurch Changing*. The 1927 publication *Public Activities in Christchurch* and the city council's small handbooks put out for a few years in the 1920s and 1930s are useful historical sources.

For the smaller, later amalgamated, local bodies, McBride's works on Paparua County and Riccarton Borough, the Federation of University Women's histories of Sydenham and St Albans and Watson's *Along the Hills* (on Heathcote) are all valuable.

There are a few biographies on figures important in the city's political history – Garner on Hall, Macleod on T.E. Taylor and Noble on Wigram for example. Sir Hamish Hay's *Hay Days* deals with the period he was mayor.

There is valuable information on planning undertaken by the formerly independent local bodies on the edges of the city in the proceedings of the November 2004 seminar on regional planning in Christchurch.

## V. *Further research*

There are probably no serious gaps in the basic research on the city's administrative and political history needed to identify and assess possible buildings or other items for listing. But systematic 'field surveys' to establish whether there are other significant reminders of past territorial local bodies are required.

## Chapter 18: The ad hoc authorities

### *Running a divided city*

While Christchurch was administratively fragmented, it was difficult to get concerted action from a number of sometimes rival local bodies on issues that could only be addressed by action across local government boundaries, notably drainage and public transport. This situation was resolved by setting up 'ad hoc' authorities with responsibilities for specific matters in areas that included the territories of the city and several of its surrounding local authorities. These ad hoc authorities were elected independently of the territorial local authorities and had their own powers to levy rates.

### *The Drainage Board*



**The Drainage Board's building of 1908 survived in other uses until the time of the earthquakes.**

into a new building on Cambridge Terrace in 1966 which it occupied until 1989, until it was abolished under the local government reorganisation of that year.

The most important of the ad hoc authorities was the Christchurch Drainage Board which from 1875 to 1989 had responsibility for the city's sewer system and for stormwater drainage over a district which, progressively extended, embraced the entire metropolitan area. The Board, established under an 1875 Act of Parliament, first met in 1876 and began construction of the city's sewerage system in 1879. As the built-up area of the city steadily expanded, the boundaries of the Drainage Board district were extended. (This is dealt with under utilities.)

The Board had premises in the central city. In 1908 it built new premises on Hereford Street, which it occupied until it moved

### *The Tramway/Transport Board*

In the early 20th century, the city took over the tramways built and operated by private companies and electrified and extended the system over the next few years. An elected Tramway Board was constituted in 1902 to run the city's trams. When the public transport system was changed over in the early 1950s to buses, the body's name was changed to Transport Board. Like the Drainage Board, the Tramways/Transport Board had its premises in the central city. It built a three-storey office building on Cathedral Square in 1919-20, on a site which had been partly occupied by the offices of the Canterbury Tramway Company since 1883. The Transport Board replaced this building with its high-rise Carruca House, built in 1970-73. When Christchurch Transport Ltd replaced the Transport Board in 1989 (the Board was abolished as part of the local government reorganisation of that year), it continued to rent office space in Carruca House until 1993, when it shifted all its operations to the south-east of the city where there had long been tram sheds and bus garages. This move severed the

long link between the Cathedral Square site and the administration of the city's public transport system.

### *The Christchurch Fire Board*

The city's fire brigade was run between 1907 and 1976 by a Fire Board. This was a body established under the 1906 Fire Brigades Act on which the organisations which funded fire fighting – the central government, the insurance companies and local bodies – were represented.

**Right: In 1913, the Fire Board built this new fire station on Lichfield Street. It was demolished many years ago.**



### *Other small ad hoc authorities*

Hagley Park and the Botanic Gardens were administered by the Christchurch Domains Board between 1873 and 1946, when control was passed by an Act of Parliament to the City Council. The Board's members were elected politicians. The Board did not administer the municipal parks of Christchurch City.

The Lyttelton Harbour Board was based in Christchurch for many years. When the Tramway Board built a new office building on Cathedral Square in 1919-20, the Harbour Board was one of the Transport Board's tenants. The Harbour Board built a high-rise office building on the corner of Madras Street and Oxford Terrace. The Board eventually returned to Lyttelton and its Christchurch building was converted for residential use, before being demolished after the earthquakes.

### *The impacts of the earthquakes*

The era in which ad hoc authorities played important roles in Christchurch effectively ended with the local government reforms of 1989, which saw the powers and responsibilities of the most important of the authorities taken over by the Council of the enlarged city.

CERA, its subsidiary the CCDU, and SCIRT could be regarded to some extent as temporary 'ad hoc' authorities, but their creation did not represent a reversion to the former ways of handling the city's affairs, when 'permanent' ad hoc authorities were needed because the city was administratively fragmented.

The earthquakes did, however, largely erase the physical reminders of that previous period of city administration. Both the Drainage Board's purpose-built homes (on Hereford Street, 1908, and Cambridge Terrace, 1963-64), the former Lyttelton Harbour Board building and Carruca House, the home of the Transport Board, were lost as a result of the earthquakes.

# Chapter 18: The ad hoc authorities

## Comment and recommendations

### *I. General discussion*

While Christchurch was divided administratively among a number of territorial local authorities, bodies charged with providing particular services across local body boundaries were established to overcome the difficulties posed by divided responsibilities. These ‘ad hoc’ authorities had their own elected boards, employed their own staffs and had their own premises. The most important and longest-lasting of them were the Drainage Board and the Tramway/Transport Board. Both went out of existence in 1989 when the newly enlarged city took over their functions.

### *II. Relevant listings*

The single listing which related specifically to the administration of the ad hoc authorities was the ***premises of the Drainage Board*** which the Board built for itself in the early 20<sup>th</sup> century at 198 Hereford Street. This building was demolished following the earthquakes. There do not appear to be any other buildings, other structures or items listed which relate specifically to the existence and activities of the ad hoc authorities, although there are places listed associated with the provision of the actual services they provided (such as pumping stations, tram and bus related structures and fire stations). These are detailed under the relevant earlier chapters of this report.

### *III. Further possible listings*

In the original Overview, the recommendations for further listings included the suggestion that the other surviving purpose-built ***building occupied by the Drainage Board***, on Cambridge Terrace, should be listed for its architectural as well as historical importance. The collapse of this building on 22 February 2011 negated this suggestion. It was also suggested that the ***former fire station building on the corner of Madras and Lichfield Streets*** could be considered for listing as a relic from Christchurch Fire Board days, though it had been substantially altered. It too was demolished after the earthquakes.

The ***former Lyttelton Harbour Board building*** on Madras Street, suggested for listing in the original Overview on the strength of its association with one of the ad hoc authorities, was demolished after the earthquakes. So was the ***former Carruca House*** on the Square, a candidate for listing because of the importance of the Transport Board in the city’s history. It had been part of a hotel for many years.

Given the loss of the Drainage Board’s two office buildings, consideration could be given to listing the ***Pages Road pumping station*** and possibly ***structures at the sewage treatment works*** as further reminders of the existence and work of the Drainage Board, apart from their interest as parts of the sewerage system built by the Board. The survival of the Board’s original pumping station on Tuam Street is mentioned under chapter 5.

#### IV. *Bibliographic note*

The titles by Hercus and Wilson on the Drainage Board cover the subject adequately.

There are substantial references to the Tramway/Transport Board in the *On The Move* series, particularly in numbers 4 and 7.

Phillips, *Always Ready*, covers the history of the Fire Board.

*Public Activities in Christchurch* (1927) has information on the main ad hoc authorities.

There is mention of different activities of the ad hoc authorities in the two recent general titles, by Cookson and Dunstall, *Southern Capital*, and Rice, *Christchurch Changing*. Donaldson's *History of Municipal Engineering* also refers to the work of various ad hoc authorities in the metropolitan area.

#### V. *Further research*

The only possibly useful task would be careful scrutiny of the titles listed in the bibliographic note to make sure no possible buildings or structures that could be listed because of their associations with the ad hoc authorities still exist.

## Chapter 19: Province and region

### *Provincial capital*



**The Provincial Government Buildings, not long after the Stone Chamber had been completed in the 1860s.**



**Although the Stone Chamber collapsed in the 22 February 2011 earthquake, the wooden portions of the Provincial Government Buildings survived the earthquakes with relatively little damage, caused mostly by the collapse of masonry walls and chimneys.**

When New Zealand's first representative political institutions were established under the 1852 Constitution Act, the country was divided into provinces, each with its own elected Provincial Council and Provincial Superintendent. (The central government was based in Auckland until 1865 and then Wellington. Christchurch has no 'central government' history apart from having government departments with province-wide responsibilities based in the city – see below.)

From 1853 until 1876, Christchurch was the seat of Canterbury's provincial government. By 1865 the provincial government had acquired a range of buildings on a central city site which housed not just the provincial council itself but also the province's 'civil service'. The buildings were designed in stages (which were completed between 1859 and 1865) by Christchurch's leading early architect, Benjamin Mountfort and are considered the country's finest secular Gothic Revival buildings. They are now the

only surviving purpose-built provincial government buildings in the country.

The Canterbury Provincial Government Buildings also have an important place in the history of historic preservation in New Zealand. They were among the first buildings in New Zealand which citizens sought consciously to preserve for their historic interest and in 1928 were brought under the control of a local trust board, one of the first public bodies in the country concerned with conserving historic buildings.

The collapse of the Stone Chamber in the February 2011 earthquake was perhaps the city's most serious loss of heritage resulting from the earthquakes. The Stone Chamber may be rebuilt on its on-site remnants, using heritage fabric which has been retained and stored off-site. Even if the Stone

Chamber is not rebuilt, the survival of the wooden sections of the group means that Christchurch has not entirely lost the key reminder of the years Canterbury was an ‘independent’ province.

### *Province-wide administration*

After 1876, matters which the provincial government had handled were divided up among local bodies (cities, boroughs, road boards and counties) and the central government. Although no longer, politically, the capital of Canterbury, Christchurch retained a regional political role because the offices of central government departments and boards, with administrative and other responsibilities for areas beyond the metropolitan area, were located in the city.

These bodies included the North Canterbury Hospital and Charitable Aid Board, which ran hospitals in country towns as far north as Kaikoura and on Banks Peninsula as well as the Christchurch Hospital and other medical and charitable institutions in the city. First set up under the Provincial Government as a management committee and then board of governors for the Christchurch Hospital, it became an elected body in 1885 under the Hospitals and Charitable Institutions Act of that year. The Board sat in Christchurch and had its offices in the city, in the vicinity of the Christchurch Hospital.

The Canterbury Education Board, based in Christchurch, also had responsibilities for schools beyond the city.

Of the central government departments based in Christchurch, the Lands and Survey Department, and its associated Lands Board, were the most important. They administered government land matters throughout the Canterbury Land District.

Christchurch’s role as a centre of government and administration for the wider province had other dimensions than the purely political. Its influence was also exerted informally, through the distribution of Christchurch newspapers throughout the province, through the patronage by country folk of Christchurch department and other stores, through country children boarding at city secondary schools and by way of the city’s control over rural credit. The connection between town and country was also sustained by Christchurch’s being where the province’s main annual agricultural and pastoral



**Two notable buildings on Cathedral Square, the former Chief Post Office, top, and the Government Buildings, bottom, were both built originally to house central government departments and agencies.**

show was held. The city's dominance was also, partly, a matter of sheer numbers – by the 1990s more than three-quarters of all Canterbury's population was living in Christchurch.

The city's political dominance of its rural hinterland, through provincial bodies and central government departments based in Christchurch and through its being the seat of a later generation of regional bodies (see below) was only the formal expression of a more far-reaching informal hegemony.

### *Regional government*

After World War II a further tier of local government gradually developed. To an extent, the development of regional government returned Christchurch politically, as the seat of regional government institutions, to the position it had occupied during the provincial era.

A Christchurch Regional Planning Authority was established at the end of 1954 under the 1953 Town and Country Planning Act. Eight territorial councils (including Kaiapoi Borough and part of Eyre County, but excluding Lyttelton Borough) were represented on the Authority. By 1956 the Authority had initiated population and land use studies for its area and begun work on a master transportation plan.

In 1979, limited local and regional government reform saw the setting up of the Canterbury United Council. The Regional Planning Authority merged with this new body in 1980. The United Council, however, proved merely a stop-gap because following the local and regional government reforms of 1989, it was superseded by the Canterbury Regional Council (later designated, for public relations and public contact purposes, Environment Canterbury). In 1990 the Regional Council bought an office building on Kilmore Street which became its headquarters. A new building on the site incorporated features that demonstrated the organizations environmental responsibility, but this building along with the others making up the premises of Ecan were demolished after the earthquakes.

Under the various successive forms of regional government between 1954 and 1989, regional planning was employed to manage the urban growth of Christchurch by establishing a 'green belt' or urban fence around the periphery of the City to contain the outward spread of the Christchurch urban area, and by encouraging infilling and redevelopment of the existing urban area with increased population and housing densities. At the same time, regional planning also sought to encourage urban development at specific locations outside Christchurch, such as Kaiapoi, Rangiora and Rolleston.

Part of the political history of Christchurch concerns the constantly shifting relationship between the Christchurch City Council and the two tiers of government above it – the regional bodies of the post-World War II period and, over a longer period, the central government.

Just prior to the earthquakes, the Government controversially 'sacked' the regional councilors and put Environment Canterbury's affairs in the hands of appointed commissioners. This action had less to do with the organisation's activities affecting Christchurch than with its handling of certain region-wide matters, particularly the management and allocation of fresh water.

### *The impacts of the earthquakes*

Possibly the most serious heritage loss in the earthquakes was the Stone Chamber of the Provincial Government Buildings. The chamber collapsed in the 22 February 2012 event. Whether that building should be restored became one of the 'sleeping' issues remaining as the city moved towards recovery. (Debate over the future of what remained of the building was eclipsed by the controversy over the

Anglican Cathedral.) Whatever the final decision about the Stone Chamber, the survival of most of the rest of the group of linked buildings that were erected for the Provincial Government means that the city's importance in its early days as the centre of provincial government still has physical expression.

The buildings of the most recent Christchurch-based body which exercised authority over a much wider region, the Regional Council (Environment Canterbury), were demolished after the earthquakes. The way in which the appointment of Commissioners to replace the elected Regional Council prefigured the assumption by the central government of additional powers and authority after the earthquakes is discussed in the section on the impact of the earthquakes in chapter 22. Christchurch remained the base of Environment Canterbury, but with appointed Commissioners and not an elected Council controlling Environment Canterbury, the organisation became in effect a vehicle for government control of regional affairs and not, as in the past, an expression of regional autonomy and democracy.

# Chapter 19: Province and region

## Comment and recommendations

### *I. General discussion*

The role Christchurch has played as a seat of government for a wider region has shaped both perceptions of the city and, to some extent, its development and growth. It was the seat of the Canterbury Provincial Government until 1876 and from 1954 on of different regional planning bodies which gradually evolved into a further form of regional government, the Regional Council (Ecan). It was also where various other bodies like the Education and Hospital Boards, responsible for providing services throughout the region, were based. Government departments which exercised region-wide powers, notably the old Lands and Survey Department and then the Department of Conservation, also had their provincial or regional offices in Christchurch.

### *II. Relevant listings*

The impressive reminder that from 1853 to 1876 Christchurch was a provincial capital, the **Provincial Government Buildings**, was listed before the earthquakes. The collapse of the Stone Chamber in February 2011 seriously compromised but did not completely destroy the historical significance of the buildings as a group. The surviving wooden sections remain among the city's most important historic buildings, and the Stone Chamber may be rebuilt. The **statues of three provincial superintendents** (FitzGerald, Moorhouse and Rolleston) and the **Victoria Street clocktower** are also reminders of the status the city had as provincial capital. The Rolleston statue fell from its plinth in the earthquakes but is to be repaired and reinstated. The Victoria Street clocktower was damaged but has been repaired.

Two listed buildings, the **former Chief Post Office** (which was built to house all the central government departments then active in Christchurch) and the **Government Buildings**, both on the Square, reflect the importance of Christchurch as the place through which the central government administered the wider region. Both these buildings survived the earthquakes, but the former Chief Post Office may yet be demolished. Two further listed buildings, the **Public Trust Office** on Oxford Terrace and the **State Insurance Building** on Worcester Street also reflect the importance of Christchurch as the place through which the central government administered the wider region. The State Insurance Building is particularly important because the Lands and Survey Department operated from it for many years. The futures of both these buildings, damaged in the earthquakes, was not decided at the time of writing (July 2013).

### *III. Further possible listings*

**Spreydon Lodge, 211 Hendersons Road**, the surviving home of one of Canterbury's Provincial Superintendents, William Sefton Moorhouse, should be considered for listing for its political significance. (Spreydon Lodge was also identified as a candidate for listing in Chapter 12, Residences.) If any other buildings associated with any of the provincial superintendents are identified they should also be considered for listing.

It was suggested in the original Overview that the only building which could be listed to illustrate Christchurch's role as a centre of regional planning and of regional government in the second half of

the 20th century was the modern *Environment Canterbury building* on Kilmore Street. This is no longer an option, following the demolition of the building.

The original Overview also stated that whether there are surviving buildings or other items which could be listed to illustrate Christchurch's role as the seat of such bodies as the Education and Hospital Boards would need to be investigated before any appropriate listings could be made. Such an investigation may still be worthwhile, despite the demolitions which followed the earthquakes.

#### *IV. Bibliographic note*

The Hospital Board is covered in Fenwick and in Bennet's book on the Christchurch Hospital.

The Provincial Government Buildings are covered in a number of the titles listed in section IV, Architecture, of the Bibliography, most completely and authoritatively in Lochhead's book on Mountfort, but more succinctly in Wilson's brief guide to the buildings or in the Mountfort exhibition catalogue. Yonge deals with the Government Buildings in detail and they are also the subject of no.5 of the City Council's *Architectural Heritage of Christchurch* series.

The proceedings of the November 2004 seminar on regional planning contain useful information on the role of Christchurch as the centre of such planning and of the slowly evolving regional government of the later 20th century.

#### *V. Further research*

Careful scrutiny of the literature on the different bodies based in Christchurch may result in the identification of other buildings and structures that could be considered for listing to illustrate this sub-theme.

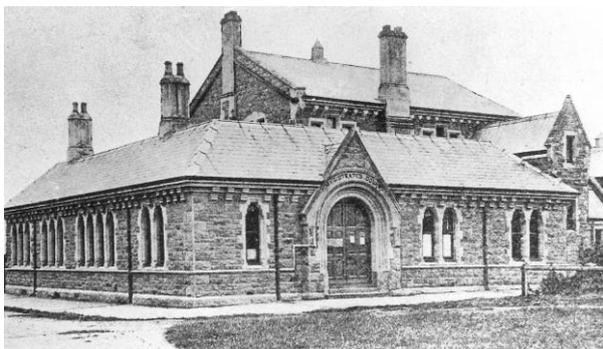
## Chapter 20: Justice, law and order

### *The courts*

The Magistrates Court sat in early Christchurch in the first public building erected in the city, the Land Office on the corner of Oxford Terrace and Worcester Street. When the last of the Provincial Government's officials moved out of the building into the Provincial Government buildings, the court had the building to itself, but only until 1862 when it had to share with the fledgling Christchurch City Council.



Between 1869 and 1874 a substantial Gothic Supreme Court building was erected on a site overlooking the north-west corner of Market Square. This building was demolished in 1980. Modern high-rise court buildings now occupy the site. Plans to replace the old building had been under consideration since at least the 1930s, but the plans drawn up in that decade were later shelved. Fragments of the demolished building were incorporated in the new buildings erected in the early 1980s.



In 1880-81 a new stone Magistrates Court building was erected on Armagh Street, on the same riverside block on which the Supreme Court had been built less than ten years earlier. Additions were made to the Magistrates Court in 1909. The building was thought to be doomed in the early 1980s, but remained. In the early 1960s, the court also took over the former Canterbury Society of Arts building next door. This was also expected to be demolished as construction of further new court buildings proceeded, but it too remained in use, housing the Environment Court.

**The city's two stone court buildings: the Supreme Court (top) and the Magistrates Court (bottom). The Supreme Court was demolished many years ago, but the Magistrates Court seems likely to have survived the earthquakes.**

The administration of justice in Christchurch has been centred on the site on which the Supreme Court building was erected in the early 1870s. In the days in which transport was slower, courthouses were built in a number of

rural towns in Canterbury. But (unlike other aspects of Christchurch life) the administration of justice in the city has always been centralised and no local courthouses were built in what became the entire Christchurch metropolitan area.

### *The police in the central city*

A policeman was first stationed in Christchurch early in 1851 and the first formal police office was located in the Land Office building. A building combining a police barracks and lock-up (designed by

Mountfort and Luck) was built in Market Square in 1858. In 1862 land was purchased on Hereford Street (where the city's central police station was based from 1873 until after the earthquakes). Before the police station was built on the Hereford Street site, a police depot was established in 1862 further along Armagh Street from the original police station in Market Square.

A permanent, stone police station was built on the Hereford Street site in 1873 and first occupied in 1874. It consisted of two stone buildings separated by a yard with a lock-up situated back from the street. In 1906, in anticipation of the crowds expected to flock to the planned Exhibition, a new brick barracks and office building was built along the Hereford Street frontage, joining the two stone buildings. This composite building remained the city's central police station until the late 1960s/early 1970s. The eastern end of the building was demolished in 1968 to allow the new high-rise police station to be built on the corner of Hereford Street and Cambridge Terrace. After this building was completed in 1973, the rest of the old building was cleared away. The city's main police station remained on Hereford Street until after the earthquakes.



**The old police station on the site which the Police occupied from 1874 until the earthquakes. The building was made up of two early stone wings linked by a later brick block.**

### *Suburban police stations*

While Christchurch life was, in many aspects, local and decentralised, small police stations were established in many suburbs (or, as some were in those days, the independent boroughs). Police stations were established at Heathcote in 1862 (in conjunction with the linking of the Christchurch and Lyttelton police stations by telegraph) and at Ferrymead in 1863.

The process of diffusing the police presence throughout the city got properly under way in the 1870s, when stations were established in Sydenham, Bingsland, Addington, Papanui and St Albans. Other suburbs like Woolston, Linwood, New Brighton, Sumner, Upper Riccarton, Islington and Fendalton gained police stations between the mid 1880s and 1910.

The first and second generation suburban police stations were often just residences with a small office built into the dwelling and perhaps a small separate lock-up behind the main building. A few, however, had more the appearance of small public buildings. When many suburban police stations were rebuilt in the 1950s and 1960s, a quasi-standard design for small, single-storey brick buildings was used. Many of these buildings survive, though now in alternative uses because with changes in policing methods, local police stations were progressively closed down and police activities centralised at the Christchurch police station.

### *The legal profession*

The presence of the courts in the central city meant that the legal profession also concentrated downtown. All the leading firms maintained their offices in central city buildings up to the time of the earthquakes. Besides the courts, the firms needed, in the pre-electronic age, ready access to the Lands and Survey Department which maintained property transaction records, and ready access to each other which facilitated many legal transactions. This reinforced the tendency for legal firms to remain in the

inner city and to become concentrated in buildings along Hereford Street. (This matter is also discussed in chapter 16.)

### *Notable crimes*

Christchurch's first murder trial was held in the Supreme Court in 1863. The accused was found guilty and hanged at the Lyttelton gaol. (There were no hangings in Christchurch in all the years capital punishment was in force.) In 1871 the notorious murder of a cook by a butler in the town house of a noted runholder, William Robinson of Cheviot Hills, shocked the city, just as the 1890 severed hand mystery (involving an insurance fraud) puzzled it. A 1905 armed robbery of a jewellers shop in Colombo Street saw an across-town pursuit and gunfire in the streets. The 1933 murder of the licensee of the Racecourse Hotel was never solved. The Victoria Park murder of 1954 (the subject of the film *Heavenly Creatures*) is the best-remembered of the city's more recent crimes.

### *Civil disorder*

Christchurch has seen relatively few episodes of civil disorder. On only four or five occasions have the police had to deal with riots or near-riots. In 1879, Protestant Irish Orangemen marching down Manchester Street were attacked by Catholic Irish. In 1897 the Riot Act had to be read to an angry crowd of many thousands on Lichfield Street after the exposure of the American leader of a sect which had built the Temple of Truth on Latimer Square as an imposter. In 1905, the 'Cashel Street riot' occurred when a policeman was attacked after making an arrest. In May 1932 there were ten days of disorder in the city during a tramway strike and in 1981 several episodes of civil disobedience and violence in the streets occurred during the controversial Springbok rugby tour of that year. Christchurch, however, escaped the disorder which occurred in other New Zealand cities during the 1891 and 1913 maritime strikes, the depression of the early 1930s and the 1951 waterfront lock-out.

### *Prostitution*

Prostitution has existed in Christchurch from the city's earliest days. The number of prostitutes working were recorded at various times usually by the police authorities (for example, 39 at 31 December 1867 and 142 at 31 December 1892). The same reports usually recorded the locations of brothels. In the late 20th century massage parlours became 'covers' for brothels and street-walkers made a stretch of Manchester Street their 'beat'.

There is anecdotal evidence of Christchurch women visiting Lyttelton to supplement family incomes through prostitution, in the days when ships stayed in port being loaded or unloaded for extended periods.

In the 19th century, general larrikinism and young men and boys bathing nude in the rivers caused the authorities concern and there is a long historical line to be traced from such activities through the 'bodgies and widgees', some of whom in the 1950s used the roadway which then encircled the Square as a raceway, to the 'boy racers' who used Moorhouse Avenue for similar purposes in the later 20th century.

## *Gaols*

For long after Christchurch had grown much larger than Lyttelton, the region's main gaol remained in the port town. In 1870-75, however, a women's gaol was built in Addington (to a design by Mountfort, who also supplied the design for the rebuilding of the Lyttelton gaol over the same years). The Addington gaol remained in use (as both a women's and a remand prison at different times) almost continuously until 1999. After the gaol closed, there was some concern about the future of the building. It was eventually recycled as tourist accommodation. When the Lyttelton gaol was replaced in 1921, the new gaol was built not in Christchurch but at a rural location in Paparua well to the west of the city. Another gaol was built later to the south-west of Christchurch at Rolleston. Apart from the Addington gaol, Christchurch has had only a minor role in New Zealand's penal history.



**The 19<sup>th</sup> century Addington Gaol now accommodates tourists rather than criminals.**

## *The impacts of the earthquakes*

In the immediate aftermath of the earthquakes there were allegations of looting of abandoned buildings but only one minor case ever came to court. There was at least one case of suspected arson of a damaged building in the inner city. There was also some theft from abandoned houses in the red zones into 2013, but generally there was no increase in crime associated with the earthquakes and their aftermath. When their 'beats' were included in the central city red zone, the city's street-walkers simply moved north further up Manchester Street.

Although there was no noticeable increase in crime following the earthquakes, with the closure of the central city from 22 February 2011, the city's crime 'trouble spots' shifted to such suburbs as Riccarton, Addington and Merivale, to which many cafes and bars moved when they were displaced from the central city. The shift underlined the association between excessive alcohol consumption and some crime.

Required to move from their inner-city location on Durham Street, the city's courts relocated to temporary premises scattered about the city, including the Nga Hau E Wha Marae on Pages Road. The courts made a limited return to their central city high-rises before much of the rest of the central city had been re-opened. The final decision about the retention of these buildings has yet to be made. The Magistrates Court building nearby was one of the few older grey-stone buildings to survive in the inner city.

The police eventually vacated their high-rise on the corner of Hereford Street and Cambridge Terrace (so abandoning a site that had been associated with policing in the city since 1873). They moved to new, temporary premises on St Asaph Street, pending a final decision on where the central police station would be permanently located. The vacated high-rise was still standing in the middle of 2013 but is to be demolished.

Almost all the city's legal firms, located in the inner city prior to the earthquakes, scattered to new locations throughout the suburbs. Most initially expressed an intention to return to the rebuilt central city but whether many will, especially as technological changes make face-to-face contact less necessary in administering legal affairs, was not certain at the time of writing (July 2013).

# Chapter 20: Justice, law and order

## Comment and recommendations

### *I. General discussion*

The location of the courts in central Christchurch from the earliest days of settlement has given the city importance in the region-wide administration of justice, even though more minor cases were heard in courthouses in many smaller centres. The main police station has also been in the central city throughout the city's life, although in the later 19<sup>th</sup> and for much of the 20<sup>th</sup> centuries there were also many suburban police stations throughout the city. The central location of regionally important court buildings and of a main police station is common to most New Zealand cities and larger secondary towns.

Only a few notable crimes (most of them murders) have entered the city's general history and there has been relatively little civil disorder, with such incidents as did occur widely spaced in time.

Only one prison was built in Christchurch, at Addington. The region's major prison remained in Lyttelton (which in the earliest years of Canterbury had several provincial rather than local institutions) until, leapfrogging Christchurch, prisons were built first at Paparua and later also at Rolleston. This gives Christchurch a rather different (and less significant) penal history from those of Auckland, Wellington or Dunedin or even those of a number of secondary centres, all of which had town-centre goals.

### *II. Relevant listings*

Prior to the earthquakes, the *former Magistrates Court* building (still in use by the courts) was the only older building connected with the administration of justice listed. It survived the earthquakes. The *Provincial Government Buildings* (partly intact following the earthquakes) had use by the courts as part of their history. So for around four decades did the *former Canterbury Society of Arts Gallery* which was demolished after the earthquakes.

The *Addington Prison* is listed and escaped serious damage in the earthquakes.

The only police station building listed was the *former Woolston police station* which was originally a post office. It was demolished after the earthquakes.

### *III. Further possible listings*

Any surviving *suburban police station buildings*, of different vintages, including the small brick suburban stations of the years after World War II, should be considered for listing. Examples are the *former Sydenham police station* on Elgin Street and the *former Hornby police station* on the Main South Road. There are other former suburban police stations elsewhere in the city, now in alternative uses. The suggestion was made in the original Overview that the *modern court buildings*, on the site of the demolished Supreme Court, and the *'new' main police station*, partly on the site of the old, should be listed in due time. The suggestion remains valid in the case of the courts building, but the police station is to be demolished.

Some means of identifying and marking *important crime scenes* should possibly be developed, but this is an exercise probably independent of listing.

The site of *the city's first police lock-up* in Victoria Square is marked with a plaque. A planned redesign of Victoria Square is included in the Central Christchurch Recovery Plan. The site of the lock-up should remain marked and on-site interpretation be included in the redesign of the Square.

#### IV. *Bibliographic note*

Thompson and Neilson's exhaustive history of the Christchurch police district provides all the information needed on the development of policing in Christchurch, including the building of police stations.

There is no general history of crime in Christchurch but some information on it in the two recent general titles, Cookson and Dunstall, *Southern Capital*, and Rice, *Christchurch Changing*, and in Eldred-Grigg's *New History of Canterbury*. Eldred-Grigg's *Pleasures of the Flesh* casts some light on extra-legal activities in Christchurch. Geoff Rice's 2012 title, *Christchurch Crimes 1850-75*, has extended knowledge about the history of crime in Christchurch.

Strange's *Brief Encounters* is the only accessible source on the work of the legal profession in Christchurch.

#### V. *Further research*

Field work based on Thompson and Neilson will identify surviving suburban police stations which can then be assessed and considered for heritage listing.

# ***THEME VI: LIFE IN THE CITY I***

## **Chapter 21: Social life and class**

### *The 19<sup>th</sup> century Christchurch elite*

Christchurch has a reputation for having a long-surviving, influential group which has monopolised social position and political power for all of the city's history. According to this reputation, the city's elite lives in Fendalton and sends its children to Christ's College and St Margaret's or Rangi Ruru. The husbands belong to either the Christchurch or Canterbury Clubs. The wives do good works through various voluntary charitable organisations or support the arts. Christchurch society is believed to have been highly stratified from the start of European settlement. An upper class and clear social differentiation were inherent, according to this description of Christchurch society, in the Canterbury Association's original intent to transplant to Canterbury a cross-section of English society, complete with an aristocracy and suitably deferential middle and lower classes.

There was probably some truth in the prevalent belief in the 19<sup>th</sup> century that Canterbury was less egalitarian and more 'aristocratic' than the other New Zealand provinces. There was to some extent a 'gentry' dominated by upper and middle classes, university-educated Englishmen. But it was above all wealth from wool which conferred status in early Canterbury and squatters and runholders, not agricultural squires in the English mould, made up the elite. Men of humble origins also made



**The Canterbury Club, founded in the 1850s, was one of the early elite institutions of Christchurch.**

money from wool and joined the colonial elite. The 'wool kings' of the Amuri in North Canterbury remained a force in Christchurch society and politics for longer than the runholders of other parts of the province, long after the abolition of the provincial council which was mostly a runholder stronghold.

Also part of the Christchurch elite through the 19<sup>th</sup> century were Christchurch businessmen. Some were the middlemen and others who managed the runholders' affairs in the city. They included stock and station agents and shippers such as George Stead, J.T. Peacock and Henry Wigram and, above all, bankers like Joseph Palmer. Urban professionals, especially lawyers, were also part of the city's early elite. Industrialists and manufacturers like Anderson and Aulsebrook were also members, but through the 19<sup>th</sup> century were generally less wealthy than runholders and large farmers.

## *The changing elite in the 20<sup>th</sup> century*

Although the power structure and social system remained largely the same from the 19<sup>th</sup> to the 20<sup>th</sup> centuries – with economic inequality and a wealthier class wielding disproportionate political power – the Christchurch elite changed character in the 20<sup>th</sup> century. It became more dominated by Christchurch, urban, interests, though some ‘old’ runholding and farming money continued to qualify families for membership of the elite. But manufacturers and retailers were, as the 20<sup>th</sup> century advanced, the most prominent members of the elite. They included manufacturers such as George Skellerup (rubber products), Thomas Edmonds (baking powder) and the Rudkin family (clothing) and retailers such as the Ballantyne and Hay families. By this time the association between membership of



**In the 19th and early 20th centuries, Bishopscourt was one of the places where members of the city's elites gathered. This is a 1904 garden party to celebrate the completion of the Christchurch Cathedral. This wooden Bishopscourt burned down in 1925.**

the elite and landowning and membership of the Anglican Church was well and truly broken.

The belief that a pedigree that could be traced back to ‘the first four ships’ conferred social status persisted in some circles but was regarded as irrelevant in most. The elevation of the ‘pre-Adamites’ also diminished the social cachet of descent from someone who arrived on one of the first four ships. Later in the 20<sup>th</sup> century other industries propelled individuals and families into the elite – plastic electrical goods (the Robertson family), electronic hardware and software (Angus Tait and Gil Simpson), land and property

development (the Carter family), construction (the Isaacs) and mushroom growing (Philip Burdon).

The Christchurch elite, however, always remained mostly a local rather than national elite. (Few Christchurch businesses grew into national firms.) The national elite tended to draw its members from Wellington (the political capital) and Auckland (the commercial capital). That it remained locally based explains in part why the Christchurch elite, despite residential segregation of the classes, always had a distinctive character and was not as “exclusive” or as “snobbish” as it had the reputation for being elsewhere in the country. Members of elite families associated easily with people of other economic classes or social standing in a host of different organisations.

### *Elite organisations*

One characteristic of the Christchurch elite has been the identification of members of it with certain organisations or institutions. Two business-related



**Elizabeth House, lost in the earthquakes, was once home to several 'patriotic' organisations.**

organisations – the Chamber of Commerce and the Employers’ Federation – drew their members from the elite. So in its early days did the Agricultural and Pastoral Association. The Savage Club and then Rotary brought male members of the elite together socially. The enclosure at Riccarton Racecourse was frequented by members of the elite. The Anglican Cathedral was a focus of elite activity. So were a number of other organisations, including the St John Ambulance Association, the Cholmondley Children’s Home, the Navy League, the Royal Victoria League and the British Empire League (later the Royal Commonwealth Society). For much of the second half of the 20th century several of the ‘patriotic’ organisations among this larger group shared premises in a large Merivale house, but in the early 21<sup>st</sup> century the house was sold, a reflection of the decline in importance of the organisations.

### *The lower and middle classes*

Although most 19<sup>th</sup> century immigrants to Canterbury achieved their goal of bettering themselves, there was poverty and social distress in Christchurch from its earliest days. Various charitable bodies were set up to relieve such distress, which, as elsewhere in New Zealand, intensified during the ‘long depression’ of the 1880s and early 1890s. Christchurch, however, had no ‘sweating’ scandal like Dunedin and did not develop slums as bad as those of Wellington or Auckland.

Above those in real economic distress were the working lower classes, who did not enjoy levels of material comfort remotely comparable to those of the elite. (See the section immediately below on homes.) Working class suburbs (Sydenham was pre-eminent among them but they included Addington, Waltham, and Woolston) had emerged by the 1870s. These suburbs all developed close to places of work because foot was the only means of moving about for people living in them. A measure of working class identity emerged in these suburbs and underpinned Christchurch’s radicalism (at odds with its image and with the ideals of the Canterbury Association) which is dealt with in the next chapter.

In the 19<sup>th</sup> and early 20<sup>th</sup> centuries Irish Catholics made up a significant part of the working class in Christchurch. (This was also true of other New Zealand cities and towns.) The identification of Irish Catholics with the lower, working classes persisted into the middle of the 20<sup>th</sup> century, although by

then the identification probably no longer reflected the reality of the Christchurch working class.



**Trade unions were important in working class life in Christchurch. What became known as 'Wave House', left in picture, was earlier the premises of unions. It was demolished after the earthquakes.**

The upper levels of the working class, those who possessed skills, merged with the lower middle classes – small self-employed artisans and shopkeepers (often one and the same), clerks and other white-collar workers. There was little differentiation in their standards of living or levels of material comfort and they shared with the true (manual, wage-earning) working class a marked degree of economic insecurity.

Although there were distinct classes in Christchurch through the 19<sup>th</sup> and 20<sup>th</sup> centuries, class boundaries in Christchurch were not fixed or impermeable. The classes merged into

each other and social mobility appears to have been common, even into (and out of) the elite.

During the depression of the 1930s, and again following the economic reforms of the late 1980s and early 1990s, levels of poverty and social distress increased, but both these episodes proved relatively transient, although persistent 'hard core' of poverty persisted.

Trade unions were the main organisations which expressed lower and working class interests.

### *The homes and clubs of the elite and lower classes*

The most obvious manifestation of class difference in early Christchurch was the contrast between the large homes of the elite – in Merivale, Fendalton, St Albans, Opawa and on Park Terrace – and the cottages and small houses of the lower middle and working classes in Sydenham, Addington, Waltham and Woolston. (This topic is discussed in the chapter on residences.)



**Two neighbouring houses in Merivale, Strowan, left, and Elmwood, above, were homes of elite families.**

The Christchurch Club (founded in 1856) was identified primarily with runholders and the Canterbury Club (founded 1872) with the urban members of the elite (lawyers, merchants, bankers). Both institutions were where (male) members of the elite socialised, ate and drank together. Working class men drank in pubs, but they too had their clubs. The original Christchurch Working Men's Club was on Oxford Terrace from early days. It has occupied a succession of buildings on the site. The Sydenham Working Men's Club was founded in the 1880s and had premises on Sandyford Street, where it built a handsome new building in 1903.

There have also been working men's clubs of later foundation in Richmond, Woolstonb, Hornby, Hoon Hay, New Brighton and Papanui. Clubs founded in Cashmere and Riccarton have also tended to be lower middle and working class.

### *Family life and the experiences of children*

Class differences in Christchurch were manifest in Christchurch to some extent in family structures and perhaps even more in intra-family interactions. There were probably marked differences between how upper and lower class families celebrated family occasions. To know how families of different socio-economic status celebrated children's birthdays and weddings and conducted their funerals would be instructive.

## *Lodges*

For lower middle and working class men, lodges of a number of different orders may have been primarily popular for the security that membership gave, but they were also important social institutions. Lodge buildings were put up in the central city and also in the suburbs. Some smaller suburban lodge buildings survive (usually now in alternative uses), but by and large the architectural presence of lodges throughout the city has been greatly diminished by demolition.

People of lower socio-economic classes also habitually socialised in pubs, many of which were located close to places of work. Drunkenness was perceived by some to be a major problem, and it may be no chance that the prohibition movement was strongest in Christchurch in working class Sydenham and Addington.



**Lodges were key working class institutions in the city. Its grandest lodge, on Gloucester Street, was demolished in the 1980s.**

## *Sexual minorities*

Very little has been written about the experiences of lesbian, gay and transgender communities in Christchurch. A few law cases in the 19<sup>th</sup> and early 20<sup>th</sup> century prove the existence of homosexual gathering and 'cruising' places and there was a notorious murder in the 1950s of a homosexual in Hagley Park. 'Gay Lib' was active in Christchurch by the early 1970s and there have been overtly gay bars and saunas in the city since that decade. The lives of some notable Christchurch literary figures (Ursula Bethell and James Courage) throw some light on the experiences of homosexuals in the city. Notable in recent times was the election of one of the country's first openly gay MPs to represent a Christchurch city constituency.

## *The impacts of the earthquakes*

The earthquakes were indiscriminate in destroying or sparing buildings which were symbolic of class differences in the city. The buildings of the Richmond Working Men's Club and the Canterbury Club were both badly damaged. But the Richmond Working Men's Club was demolished while the Canterbury Club was given a grant by the City Council towards its partial restoration. In the same way, while the earthquakes did not affect the class structure of Christchurch society or cause any dramatic changes in the status of any suburbs, they focused attention on class differences, and on the existence of privilege by 'hammering' the poorer, lower and lower middle class, eastern suburbs, while largely sparing the more affluent western suburbs. (The earthquakes did, however, inflict serious damage on some more affluent suburbs, particularly on the hills, from Sumner to Cashmere.)

In the political aftermath of the earthquakes (see chapter 22) the existence of a property-owning elite in Christchurch became more apparent as their role in the rebuilding of the city was emphasised in discussions involving principally CERA and the insurance companies but also to a more limited extent the City Council.

# Chapter 21: Social life and class

## Comment and recommendations

### *I. General discussion*

Christchurch society has always been divided along class lines, though the myth that New Zealand was an egalitarian country and the reality of considerable social and economic mobility tended to obscure the existence of economic inequality and social privilege. Members of the Christchurch elite lived better and enjoyed greater opportunities than members of its working and lower classes. In this Christchurch was no different from other New Zealand cities.

Economic and social inequality persisted into the 20<sup>th</sup> century, although through this century the upper classes in the city became more urban-based, consisting of upper professionals, industrialists and other businessmen and their families and were no longer linked to an Anglican 'establishment'. Through the same years, the middle class expanded, but pockets of poverty and deprivation persisted.

### *II. Relevant listings*

Many of the houses listed, collectively, reflect the different standards of living and economic well-being of the city's upper and lower classes. There has been a marked tendency to list more of the larger homes of the better-off than the humbler homes of middle and working class residents of the city. There is also a distinct upper class bias in the listing of schools (see chapter 24).

'Elite' institutions are represented by the *Canterbury* and *Christchurch Clubs*. The Canterbury Club was damaged but its most historic part is to be repaired, with City Council assistance. The Christchurch Club suffered less damage and was functioning again in its old building by the beginning of 2013. The *Occidental Hotel* had historical associations with the Christchurch Club but was demolished after the earthquakes.

*Elizabeth House*, in Merivale, had social importance as having been for long the headquarters of several upper-class, 'patriotic' organisations but was demolished after the earthquakes.

Prior to the earthquakes, listed working class 'institutions' were confined to such pubs as the *Provincial*, *Crown* and *Grosvenor Hotels* which in the past had primarily working class clientele. The Provincial and Crown were both demolished after the earthquakes, leaving the Grosvenor the only formerly working class pub building in Christchurch. Working class life was also reflected in the listing of a number of places of work, such as the *Wraggs*, *Nugget*, *P. & D. Duncan* and *Buchanans factory buildings*. The Duncan and Buchanans buildings survived the earthquakes (having been converted to residential uses) but the Wraggs and Nugget factories were demolished after the earthquakes. The *former Trades and Labour Hall* on Gloucester Street was listed, as a commercial building, Wave House, but was demolished after the earthquakes.

One particular listing which survived the earthquakes, *Old Stone House*, Cashmere, has an unusual working class association as the dwelling of Indian farm and household workers of a notable early member of the city's elite.

### III. *Further possible listings*

There were notable omissions from listings made prior to the earthquakes concerning working class life. It was suggested in the original Overview that some of the surviving *lodge buildings* (the examples given were those on Canon Street, St Albans, at the eastern end of Bealey Avenue and on Wordsworth Street, Sydenham) should be listed because of the association between the lodges and members of the working classes. The Sydenham building, the most important of the city's surviving lodge buildings, was demolished following the earthquakes. The city had already lost, long before the earthquakes, a number of important lodge buildings.

A relatively large number of smaller former lodge buildings, most now in other uses, remain in parts of the city. Many of the buildings have been substantially modified and will need to be assessed carefully before they are listed. These buildings include two *lodges in Addington*, one considerably modified, the *Linwood Oddfellows Hall* which has been an artist's studio for many years, the *Masonic Lodge on Ferry Road*, a former *Hornby Lodge* in Islington, the *Canon Street Loyal Benevolent Lodge*, the *Hibernian Lodge* at 174 Barbadoes Street, the *Masonic Lodge* at 95A Dyers Pass Road and the *former lodge building at 150 St Asaph Street*. (Some of these buildings may have been demolished since the earthquakes.) There is also a more recent lodge hall, of the 1960s, at Church Corner. A comprehensive list of surviving lodge buildings should be compiled, the buildings assessed and the histories of the best examples researched with a view to their being listed.

The recommendation that the *Richmond Working Men's Club building* should be considered for listing has been overtaken by the demolition of the building following the earthquakes. If any other surviving older working class club buildings remain they should be considered for listing. Post-war 'pubs' which served primarily a working class clientele could also be considered for listing. One possible example is *Mackenzies Hotel* on Pages Road. The Woolston Club is another building of similar vintage that could possibly be considered for listing.

The suggestion in the original Overview that the listing of further *school buildings in working class suburbs* would redress the imbalance apparent in the current listings of school buildings (discussed in chapter 24) remains valid. The school closures and mergers of 2013 make urgent the need to identify possible school buildings of the inter-war and post-war years in working class areas that should be considered for listing. These listings would be best addressed by looking at the school buildings in their community settings, that is in association with other buildings that reflect other aspects of working class life.

Upper class life is reasonably well represented in the current listings, even allowing for the loss of some buildings representative of the city's elites in the earthquakes.

### IV. *Bibliographic note*

One of the most stimulating explorations of the place of class in Christchurch life is found in Eldred-Grigg's *New History*. There is also interesting material in the two recent general histories, Cookson and Dunstall, *Southern Capital*, and Rice, *Christchurch Changing*, and (though from a more old-fashioned point of view) in the three volumes of the Centennial history of Canterbury.

Looser, *Fendall's Legacy*, gives insight into the lives of members of the elite *vis à vis* those of the middle and lower classes, especially when read in conjunction with the two Federation of University Women books on Sydenham and St Albans. A forthcoming book on Addington will provide a working class counterpoint to Looser's book on Fendalton.

Books on Christchurch houses (listed in the bibliography under IV, Architecture) concentrate on the grander houses of the rich and major school histories (listed in the bibliography under VIII, Specific institutions) favour fee-paying private schools although there are a large number of smaller school histories (not listed) which deal with the histories of schools in lower class areas.

## V. *Further research*

With a few exceptions, Canterbury historians have not come successfully to grips with the existence and ramifications for the city's development of class and social distinctions and economic inequality in Christchurch. Identification of places and buildings which could illustrate this theme may be difficult before more basic research has been done.

A survey should be considered to identify working class groupings of houses and other buildings, including those in transition, so that representative areas or examples can be identified for listing. This may involve the further refinement of areas identified as Speciality Amenity Areas or Neighbourhood Improvement Areas.

## Chapter 22: Political life

### *Provincial politics*

In the provincial period (1853-76), Christchurch politics were dominated by runholders (many of whom maintained town residences). Land issues – terms of leases, tenure etc. – were among the main concerns of the Provincial Council. But Christchurch, urban issues were dealt with by the council, even after a city council was created in 1862, and there were a handful of working class radicals on the council at



**Christchurch's earliest political meetings and debates took place in or in front of the Land Office on Oxford Terrace.**

different times. To some extent the differing political stances of Fitzgerald and Moorhouse as Provincial Superintendents was a contrast between the rural Canterbury, dominated by large landowners (though pastoral runholders rather than agricultural squires) of Wakefield's vision and a Christchurch in which businessmen and workmen allied themselves to promote urban interests.

### *A radical city*

Christchurch may have a reputation for being dominated by a well-heeled, conservative elite, but also has a strong tradition of political radicalism, beginning with the most prominent radical member of the Provincial Council, Rowland Davis. The most radical member of the Liberal Government of the 1890s, William Pember Reeves, was from Christchurch. This vigorous left-wing tradition, well rooted in the 19th century, is not consistent with either the founding ideals of the Canterbury Association or with the happily hierarchical Christchurch of myth – a city in which an altruistic upper class monopolised economic and social power while a deferential lower class accepted its place.

In the late 19th century, Christchurch was the national centre of two important radical movements – for women's suffrage and for prohibition. The two causes were related. The Women's Christian Temperance Union, founded in 1885 in Christchurch as a body determined to address the abuse of alcohol, also became one of the organisations heading the drive for women's suffrage. In 1896, the National Council of Women was also founded in Christchurch. Kate Sheppard, who headed the suffrage campaign of the WCTU from 1887, was only one of the most prominent of a number of Christchurch women who played leading roles in the temperance and women's suffrage movements. Later, in 1917, one, Ada Wells, became the city's first woman councillor. (Elizabeth McCombs and Mabel Howard, Christchurch women who played prominent pioneering roles in national politics are mentioned later.) In the second half of the 20th century, the feminist movement was stronger in Christchurch than might have been expected had the city lived up to its conservative reputation.

The prohibition movement was stronger in Sydenham (which gained a reputation as 'the capital of New Zealand prohibitionism') and adjoining Addington than anywhere else in the country. Prominent

in the movement in Sydenham and Addington were Leonard Isitt and T.E. Taylor, who became mayor of the city in 1911.

Labour and union organisations were also a strong presence in Christchurch from the later years of the 19th century. A Working Men's Political Association was formed in the 1880s, a Canterbury Labour Union in 1887 and a Canterbury Trades and Labour Council in 1890.



**Victoria, Latimer and Cranmer Squares have all at different times been the scenes for political or civic meetings. Here a mayor, H.F. Wigram, is addressing a crowd from the rotunda in Victoria Square when the coronation of Edward VII was being marked in 1902.**

In the early 20th century, Christchurch's radical credentials were greatly increased. The city became a union stronghold, although it was less wracked by labour unrest than Wellington or Auckland, perhaps because radical political opinion already had strong expression through various left-wing organisations. The 1889 Kaiapoi Woollen strike and 1932 Tramway strike were the most important episodes of labour unrest. Christchurch was home to the Labour Political League of 1908, followed by the first New Zealand Labour Party (founded in 1909) and also to Social Democratic and Socialist Parties. Dan Sullivan and James McCombs, important figures in the later history of the Labour Party, were prominent in the formation of these early left-wing political parties. Some were

based in a building on Oxford Terrace on a site later taken over by the Pioneer Sports Club and then the city's library.

The city's radical traditions were also expressed through the formation of organisations which bridged the gap between political and social action. The Workers' Educational Association, with pronounced left-wing tendencies, was founded in 1915. It continues to this day, though with its radical tendencies attenuated. The Left Book Club, set up in 1937, survived until the 1980s as the Co-op Bookshop. Christchurch was the centre for left-wing publishing; the most important and longest lasting left-wing journals were all published from Christchurch from the 1930s until the end of the 20th century. The Campaign for Nuclear Disarmament was strong in Christchurch in the 1950s. In 1973 the country's first environmental centre was set up in Christchurch and at about the same time it was a stronghold of the short-lived Values Party. The national overseas relief organisation, Corso, had a strong presence in the city from after World War II until the 1980s and became an increasingly radical organisation politically. The national Trade Aid Organisation was a Christchurch initiative.

In the second decade of the 21<sup>st</sup> century a cluster of organisations which had been Christchurch-based for many years, the Campaign Against Foreign Control in New Zealand, the Anti-Bases Campaign, Keep Our Assets and related groups, came into greater prominence nationally as controversies developed over the role and activities of the Government Communications Security Bureau and over the sale of state assets.

These all reinforce the impression that a sizeable body of people in Christchurch were, over a long period, deeply concerned about social justice, in the national and international arenas.

### *Party in local government*

One manifestation of Christchurch's radical traditions was the strength of the Labour Party at the local political level. A Baptist clergyman, J.K. Archer, became the country's first Labour mayor in 1925. In 1927, the Christchurch City Council became the first body governing a major New Zealand city to be controlled by the Labour Party. Christchurch had a strong tradition of 'municipal socialism' (expressed through the public ownership of utilities and amenities) from the early years of the 20th century and its reputation for being the most 'socialist' of all major New Zealand cities persisted until the end of the 20th century and beyond. Two of the city's longest-serving and best-remembered mayors were from Labour – Robert Macfarlane and George Manning.

Opposing Labour at the level of local body politics through the 20th century was the Citizens' Association, founded in 1911. Professedly non-partisan, it represented conservative interests in the city and was closely associated with the Employers' Association, the Manufacturers' Association and the Chamber of Commerce.

Despite the strength of Christchurch's radicalism, Labour mayors often faced city councils dominated by the Citizens' Association. A Citizens' Association mayor, Hamish Hay, held the office from 1974 to 1989. His successors had Labour Party links though they were not as closely identified with the party as some of their predecessors.

### *Christchurch in national politics*

Corresponding to the strength of the Labour Party in local politics, Christchurch has long had strong Labour representation in Parliament. In 1919, while Labour was still making a painfully slow ascent to national political power, three of the eight Christchurch parliamentary constituencies returned Labour members and a fourth followed in 1922. Subsequently, though the Canterbury rural seats and Fendalton returned National (or its predecessors) members, the rest of Christchurch tended to return Labour members (though several seats were generally considered marginal). The Labour majorities in the Christchurch Central and Sydenham seats were often among the largest in the country.

Two conservative Prime Ministers were Christchurch men. John Hall was a member of the original runholding elite of Christchurch. Sid Holland, though also a North Canterbury farmer, was primarily a Christchurch man, and his family background was that of a primitive Methodist, small-farmer.

The other notable 20th century Prime Minister from Christchurch (besides Holland) was Norman Kirk. Though he started out his political career as mayor of Kaiapoi, he sat for the Sydenham seat. That seat had earlier been held for a long period by Ted Howard. His daughter, one of the most colourful Christchurch politicians, Mabel Howard, succeeded to the seat and entered the Labour cabinet in 1947 as the country's first woman cabinet minister. Earlier, in 1933, another Christchurch woman, Elizabeth McCombs had been the first woman to sit in the New Zealand House of Representatives.

### *The impacts of the earthquakes*

The earthquakes brought considerable change to the political life of city, notably as a result of the assumption by the central government of greatly increased powers *vis à vis* the City Council. In the years following the earthquakes, the power structures in the city were dramatically different from those of the years up to late 2010. A noticeable 'side-lining' of the Christchurch City Council was associated with a marked feeling of local disenfranchisement.

In the local body election which followed hard on the heels of the 4 September 2010 earthquake the incumbent mayor was returned to office in part because of popular appreciation of the role he had performed in the immediate aftermath of that first earthquake.

The general election held in November 2012 did not see any significant shifts in the Christchurch electorates beyond the defeat of the sitting Labour M.P. in Christchurch Central. It was not evident that that result had anything to do with the earthquakes. The city remained as a whole more strongly Labour than National. By the middle of 2013 dissatisfaction with aspects of the National Government's handling of some post-earthquake issues had reinforced the city's leaning towards Labour.

A civil emergency was imposed immediately after the 22 February 2011 event and lasted until 1 May. Once the civil emergency ended, the central government, acting through the Canterbury Earthquake Recovery Authority (CERA) which was established after the 22 February 2011 event and given sweeping powers by the Canterbury Earthquake Recovery Act, began to exercise dominant power and influence in the city's affairs. The Minister for Earthquake Recovery became a leading player in the city's local politics. CERA was given sweeping powers under the Act because the Government believed it needed to assume such powers to be able to properly arrange and manage the city's recovery from the earthquakes. (This topic is discussed in the Introduction.)

The legislative authority for CERA (and its subsidiary the CCDU) was section 71 of the Canterbury Earthquake Recovery Act, under which CERA could in effect over-ride or negate Council decisions.

These political changes which were the result of the earthquakes were foreshadowed before the earthquakes when the central government replaced the elected Regional Council (which had some influence on developments in the city) by appointed commissioners. After the earthquakes, the intention to return to an elected Regional Council in 2013 was abandoned and the Ecan Commissioners were confirmed in their positions until 2016.

For a time, when the City Council appeared not to be functioning well and simultaneously to be a possible obstacle to the Government's plans for the city's recovery and rebuilding, the Government was reportedly close to 'sacking' the city councillors, as it had already the Environment Canterbury councillors. This did not happen, but the Government did appoint an observer to monitor and report back on the City Council.

The changed balances in the relationship between the elected council and the council's chief executive officer which had been apparent in the years before the earthquakes was the background to public disquiet in the period immediately following the earthquakes with the role of the council's chief executive officer and a factor in what was perceived as 'dysfunction' in the council itself as it grappled with the problems of recovery and rebuilding after the earthquakes.

Although the powers and roles of the City Council were circumscribed by the authority wielded by CERA (in effect an arm of the central government) and by the un-elected commissioners of Ecan, popular discontent in particular with the role and remuneration of the Council's CEO surfaced in the months after the earthquakes. It was the primary focus of a 1 February 2012 protest and one of several issues raised at a 'local democracy' rally held on 1 December of the same year. Frustration at the Council's relative impotence and stress at having to deal with completely unprecedented issues arising from the earthquakes contributed to tensions and infighting around the Council table which occurred throughout 2012 and early 2013.

The earthquakes also augmented the power and influence in Christchurch of specific groups, notably Ngai Tahu, which forged a close relationship with the Environment Canterbury Commissioners and with CERA, and also, though to a more limited extent, certain elements within the city's business community. The Community Forum which was set up to advise CERA under the Earthquake

Recovery Act met regularly as required but did not emerge as an independent power base for community groups and individuals, many of whom felt increasingly frustrated at their exclusion from decision-making about the city's recovery.

# Chapter 22: Political life

## Comment and recommendations

### *I. General discussion*

Political life in early Christchurch was monopolised by the province's large runholders and their city allies, but from the start there were also radicals advocating an alternative path for the city's development. The split was partly between radical and conservative visions of society and partly between town and country. (The town/country division was persistent: through much of the 20<sup>th</sup> century, Christchurch returned Labour members to Parliament while rural Canterbury was represented by National members.)

Christchurch has seen vigorous support for radical and left-wing causes from the 19<sup>th</sup> century when the city was a centre of prohibitionist and women's suffrage agitation into the 20<sup>th</sup> when it had a strong union movement and was one of the early strongholds of the Labour Party, prior to and after its 1935 accession to power.

In local politics, the division between the Citizens' Association and the Labour Party has become blurred but it was, through most of the 20<sup>th</sup> century, the guiding principle of local elections and government.

### *II. Relevant listings*

The settings of many important political debates in Christchurch, the *Provincial Government Buildings* and *three of the former homes of the Christchurch City Council* had been listed prior to the earthquakes. In the earthquakes, the Provincial Government Buildings were badly damaged. The former Municipal Chambers on Manchester Street were demolished after the earthquakes. The Civic Offices on Tuam Street (a converted department store) were damaged but were still standing in the middle of 2013. The Council's first (and only) purpose-built offices, the Our City centre building on Oxford Terrace, though badly damaged, is to be repaired.

The original Overview observed that the Press was regarded for many years as the 'establishment' newspaper and that the *Press buildings* had, therefore, particular political significance, over and above that of the *Lyttelton Times and Star buildings*. All of the city's older newspaper buildings were lost as a result of the earthquakes.

*Wave House* was for many years the centre of trade union organisation in Christchurch and therefore of political interest, but it too has been demolished.

The *dwelling*s of two figures significant in the city's political history have been listed: those of *Sidney Holland*, on Derby Street, and of *Kate Sheppard*, on Clyde Road. Both survived the earthquakes. So did the home of a former mayor, Sir Hamish Hay, on Heaton Street.

### III. *Further possible listings*

The **WEA building** on Gloucester Street survived the earthquakes and should probably, as the original Overview suggested, be considered for listing in part because of the organisation's association with radical political causes.

Further **dwelling, and other buildings, associated with notable political figures**, of the left and right, (such as William Rolleston, John Hall, T.E. Taylor, the McCombs, Mabel Howard and Norman Kirk) should be identified and considered for listing. The totara trees planted around Christchurch to mark the death of Norman Kirk should be located and considered for listing. (Kirk memorial totara trees are known to exist in the grounds of Riccarton House and in Victoria Park, but there are likely to be others in parks and reserves in the city.)

The **McCombs memorial garden** in the Woolston Park should be considered for listing.

Any surviving **buildings** which have played important parts in the growth and influence **of labour unions** in the city should be considered for listing.

### IV. *Bibliographic note*

A 'conventional' account of politics in Christchurch is given at places throughout the three-volume Centennial history of Canterbury. There is also some material in Eldred-Grigg's *New History* and more up-to-date material in the two recent general histories, Cookson and Dunstall, *Southern Capital*, and Rice, *Christchurch Changing*.

Several of the titles listed in the bibliography under X. Biographies, touch on figures which played parts in forging Christchurch's radical traditions. They include Gee on the McCombs, Macleod on T.E. Taylor, Lovell-Smith on the Lovell-Smiths, Lovell-Smith on Helen Connon and others.

### V. *Further research*

Further basic research is probably needed on such topics as the trade union movement in Christchurch in the 20<sup>th</sup> century, left-wing publishing in the city and so on before an adequate representation of buildings and places significant in the history of radicalism in the city can be identified for possible listing. The original overview also recommended that the role of the WEA be researched. This has been done on commission from the WEA itself and the history of the organisation is to be published in 2015 to mark its centenary.

Biographical research on many prominent political figures who are mentioned only in many secondary works would facilitate the identification of residences and other buildings for possible listing on the grounds of their importance in the city's political history.

A more detailed understanding of the dichotomy of Christchurch as a place managed by a 'wealthy runholder' elite yet having strong left-wing political leanings and how this dichotomy has influenced specifically the form and shape of the city as a whole would help ensure listings accurately reflect the city's complex political identity.

## Chapter 23: Religion and the churches

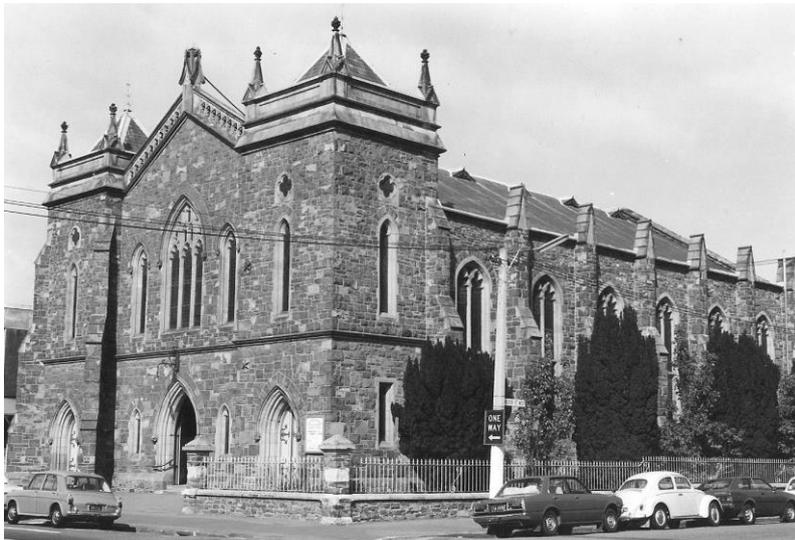
### *The churches*

Evidence of the important place of the Christian religion in Christchurch life in the 19th and 20th centuries was amply provided, before the earthquakes, by the number of churches throughout the city. The inner city parishes were established and many churches built within the 'four avenues' in the 19th century.

Many inner suburban churches, in St Albans, Woolston, Addington and Sydenham, and even some outer suburban churches, in what were villages well separated from the city by farmland, such as Heathcote, Upper Riccarton and Papanui, also dated from the 19<sup>th</sup> century. The oldest suburban churches were built in the 1850s, only a few years after the first inner city churches.

The loss of the great majority of central city and inner suburban churches in the earthquakes is discussed below.

Anglicans had a dominant role in the affairs of the Canterbury Association and a majority of the early settlers were English and Anglican. This dominance was reflected in the central presence of the Anglican Cathedral and in the number of Anglican churches within the four town belts, including St Michael and All Angels which is the only inner city parish church to have survived without serious damage. It was also reflected in the size of Bishopscourt, both the original wooden Bishopscourt and its 20th century replacement, on fashionable Park Terrace.



**Durham Street Methodist was the city's first stone church. It collapsed, with loss of life, on 22 February 2011.**

soon as finances permitted. The survival of the only substantial wooden church in the inner city, St Michael's, is thus deeply ironic.

Gothic dominated as the style of choice for churches of all denominations, but some non-Anglican congregations built churches in classical styles, notably the Presbyterians of St Paul's and the Baptists of Oxford Terrace. Both these buildings were lost in the earthquakes. (The other notable classical

But the Anglicans did not have early Christchurch to themselves. Methodists, Presbyterians, Baptists, Congregationalists and Roman Catholics had all built substantial churches in the inner city before the 19th century was out. The Methodists in fact just beat the Anglicans to building the first stone church: Durham Street Methodist was completed before St John's, Latimer Square. Almost all denominations regarded their original wooden buildings (even though some were large, handsome structures) as temporary expedients, to be replaced by stone buildings as

religious building was the wooden Temple of Truth, built for a sect led by someone who proved to be a charlatan, was demolished before the end of the 20<sup>th</sup> century.)

Several of the city's older churches stood in sometimes expansive and beautifully planted church or grave yards and have associated structures such as free-standing belfries and lychgates. They included Holy Trinity, Avonside, St Peter's Upper Riccarton, St Paul's Papanui, and St Mary's, Addington.

### *Rebuilding churches in the first half of the 20th century*

Several of the city's original wooden (or, in a very few cases, cob) churches were replaced before World War II. The most notable example of this was the building of the new Roman Catholic Cathedral on the site of the old wooden pro-Cathedral. St Luke's, Anglican, was another typical inner city example of stone replacing timber. St Mary's, Merivale, and St Barnabas, Fendalton, were suburban examples. In two suburban cases, the replacement of wood by stone was a prolonged process. Holy Trinity, Avonside, and St Peter's, Upper Riccarton, both existed for many years as peculiar hybrids before the last wooden sections were replaced by stone.



**The old wooden St Mary's, Merivale, which was replaced in the 20th century by a stone church which was in turn demolished after the earthquakes.**



**The Roman Catholic Cathedral, completed in 1904, was the most imposing of the stone churches which replaced wooden predecessors.**

In a few cases, when congregations were able to build in 'permanent' materials, they chose brick rather than stone. The notable example was Mountfort's Church of the Good Shepherd, Phillipstown, (which was lost in the earthquakes). Other 19th century examples were the East Belt Wesleyan Church (one of the few Christchurch buildings that could be described as Romanesque, which was demolished in the 1980s) and the Classical Oxford Terrace Baptist Church. Up the line of Victoria Street/Papanui Road, the Knox Presbyterian and St Alban's Methodist congregations built fine new churches in brick in the early 20th century

The wooden Lutheran Church on the Worcester/Montreal Street corner (an important reminder that early Christchurch was not exclusively British) was also replaced by a smaller brick building in the first half of the 20<sup>th</sup> century. The church was demolished prior to its site becoming art of the larger site acquired by the City Council for the new Art Gallery.

Some early wooden churches were never replaced. The notable inner city example is St Michael's, Anglican, the second wooden church on the site. Suburban examples are to be found in Papanui, Addington, Halswell and Heathcote.

### *Post-war churches*



In the period of rapid suburban expansion in the 1950s and 1960s, a new generation of churches was built in the new suburbs. Roman Catholics showed an interesting propensity to build to 'experimental', 'expressive' designs in suburbs like Woolston, Sockburn and Bryndwr. There were also a number of churches of architectural interest built in brick, for example the Presbyterian church in Bryndwr and the Anglican church in Shirley. The Presbyterian church in St Martins is significant as one of the few Christchurch buildings designed by the prominent architect Ernst Plischke.

**Left: Our Lady of Victories, Sockburn.**

### *Redundant inner-city churches*



**When the original congregation of St Paul's Presbyterian Church dwindled away, the building became the home of a Pacific Island congregation. It was demolished after the earthquakes.**

evangelical congregation was long-term. When it ended, the building sat mostly unused for several years. The use of the Avon by another congregation was brief.

As people moved from the inner city and church attendance declined after about the middle of the 20th century, a significant number of inner city churches in particular became redundant. Some were demolished long before the earthquakes. A few were taken over by new immigrant, especially Pacific Island, congregations and a further few were 'recycled' for entirely new uses. One church which went through both stages was Mountfort's Trinity Church on Worcester Street. St Paul's Presbyterian Church also became the home of a Pacific Islands congregation for many years.

A further interesting inner-city development in the later 20th century was the taking over of three former cinema buildings by evangelical congregations. The Majestic Theatre remained in this use up to the time of the earthquakes. The use of the former Odeon/St James by an

## *Church halls*

Many churches had adjoining church halls which were important social centres in years when church-related women's and youth organisations loomed large in the lives of many Christchurch people. The younger children of even non-church-going families were sent to Sunday School and Bible Class and teen-age dances and other church-sponsored activities were



**The Oxford Terrace Baptist Church hall, left, was demolished many years before the church itself became a casualty of the earthquakes.**

important in the social lives of young people. The meetings of church-related women's organisations, some formed to support Christian missions overseas, were important social occasions in the lives of many Christchurch women. The men of church-going families customarily served on the governing bodies of individual parishes and of the provincial and national governing bodies of the different denominations.

Besides having played important roles in the social lives of people living in the areas where they stood, these halls often made for pleasing architectural groupings when associated with churches built in different but compatible styles. Some church halls were demolished before the earthquakes (for example the St Luke's hall on Manchester Street), but the situation of adjoining churches and halls still existed at St John's, Latimer Square, until the earthquakes. In the 1960s, Knox Presbyterian Church pulled down an original wooden church which had long served as the church hall and replaced it with a brick structure designed by Paul Pascoe.



**The St Luke's hall was demolished in the late 20th century and housing built on its site.**

In a few cases, the vicarage, parsonage or manse was also built on the same site as the church and hall but relatively few of these groupings of three buildings survive. In Addington, to cite two examples, the Roman Catholic parsonage still stands beside a more modern, replacement church, and the St Mary's vicarage survives on Church Square.

## *Churches of other denominations or religions*

Christchurch's lack of ethnic diversity is reflected in the small number of church buildings belonging to non-British Christian denominations or to other religions entirely. The only significant examples of such buildings in the 19th century were the Jewish Synagogue, built on Gloucester Street, and the Lutheran church on Worcester Street. In the late 20th century a new Synagogue was built on Durham

Street and the old demolished. The Synagogues are a reminder that the Jewish presence has been constant in the city since the mid 19th century.

A small Russian Orthodox Church was built on Brougham Street in the 1960s. The Greek Orthodox Church took over a redundant gospel hall in St Albans. A mosque was built on Deans Avenue some years later. Indian religions were represented by a house which is the Christchurch headquarters of the Hare Krishna movement. Its adherents are predominantly non-Indian. A modern Buddhist Centre was built on Riccarton Road in the early years of the 21<sup>st</sup> century.



**Two churches of smaller denominations demolished long before the earthquakes were the Salvation Army Citadel, above, and the Moorhouse Avenue Congregational Church, right.**



### *The impacts of the earthquakes*

The earthquakes hugely diminished the surviving evidence in the inner city of the importance of religion in the lives of residents of Christchurch in the 19<sup>th</sup> and early 20<sup>th</sup> centuries. The losses of inner city churches included St John's Latimer Square, St Lukes, Durham Street Methodist, St Paul's Presbyterian and Oxford Terrace Baptist. At St John's, the adjoining brick hall was also demolished after the earthquakes. Also demolished was the building of the Theosophical Society on Cambridge Terrace.

Only the survival of St Michael and All Angels and the former Trinity Congregational Church (in a damaged state) ensured that the record of religious life in the inner city, apart from the two damaged cathedrals, was not erased entirely. (St Andrew's at Rangī Ruru has a central city history but is now located in an inner suburb.) Five listed chapels as opposed to parish churches also survived in the central city – the Rose Memorial Chapel, the Nurses' Memorial Chapel, the chapel at the former Bishopscourt, the chapel at the City Mission (originally the chapel at the Woolston Cemetery) and the Christ's College Chapel.

All the inner city churches lost as a result of the earthquakes had congregations which were still more or less active, often playing different roles in the community born of the fact that they no longer served residential neighbourhoods. The destruction of the inner city churches displaced congregations and religious activity mostly to surviving suburban churches.

Among the most conspicuous damage to buildings in the earthquakes was that inflicted in the city's two cathedrals. The Catholic Cathedral suffered severe damage; its dome remained standing after the earthquakes but was removed from its damaged base. The extent of the damage to the Catholic

Cathedral was such that it became generally accepted that at the most it would be preserved as a stabilised ruin. Once the building had been temporarily stabilised it was left standing pending decisions about its future.

By contrast, the Anglican Church authorities became active advocates of the ‘dismantling’ of what remained of the Anglican Cathedral. The spire, tower and west had collapsed or partially collapsed in successive earthquakes. What was left of the tower was reduced to a stub by demolition. In the debate which continued over several years and was not concluded at the time of writing (July 2013), the church authorities who wanted the building taken down almost completely so that a modern building could be erected on the site to reflect better how the church saw itself and its role in society than the old building were pitted against ‘traditionalists’ (who were not necessarily practising Anglicans) who wanted the building restored because it was ‘inseparable from the city’s image of itself’ and ‘the city’s defining landmark’. The loose coalition of groups fighting to save the Cathedral included the Great Christchurch Buildings Trust and the Restore Christchurch Cathedral Group.

The fate of the Cathedral became controversial in part because it became a touchstone of the will and readiness to save any of the city’s few surviving heritage buildings after the wholesale demolitions of the period in which CERA was supervising the demolition of most of the buildings of the central city to make the inner city safe and prepare it for complete rebuilding.

The city’s original wooden church, St Andrew’s, had been moved to Rangī Ruru Schjool in the late 20<sup>th</sup> century. As a wooden building it survived the earthquakes. The outer brick walls of Knox Church on Bealey Avenue fell away, revealing the timber structure which held the roof aloft. The walls of the church are to be replaced.

A number of listed churches in the suburbs were badly damaged and demolished. They included the unusual Beckenham Baptist Church, Holy Trinity, Avonside, St Mary’s, Merivale, the Church of the Good Shepherd, Phillipstown, and the Sydenham Heritage Church. The brick St Albans Methodist Church was badly damaged but had not been demolished by the middle of 2013, though its adjoining hall was cleared away soon after the 22 February 2011 earthquake. A number of church buildings which had local landmark status but had not been listed were included among the demolished churches. They included a brick church on the corner of Linwood Avenue and Gloucester Street.

A number of chapels associated with different church institutions were also lost as a result of the earthquakes. One of the most important of these was the Convent Chapel on Barbadoes Street, near the Roman Catholic Cathedral. The chapel of Nazareth House, the last reminder of the substantial institution which it once served, was also demolished after being damaged in the earthquakes. Both had been listed.

Other churches, both listed (‘heritage’) and not (‘character’), were damaged but escaped immediate demolition. Taking the city as a whole, enough churches and church-related buildings survived to ensure both that the city’s religious life continued with only minor disruption resulting from the earthquakes, but some losses were individually significant buildings.

# Chapter 23: Religion and the churches

## Comment and recommendations

### *I. General discussion*

The building of churches began immediately on the founding of the Canterbury Settlement and continued through into the second half of the 20<sup>th</sup> century. New religious buildings to serve mainly evangelical and Pacific Island Christian congregations and also non-Christian religious groups, which increased in number with the more diverse immigration which followed the changes to immigration policy which began in the 1970s and continued through the next two decades, added to the variety of religious buildings in Christchurch.

More Christchurch people have consistently belonged to the Anglican denomination than to any one other, though Presbyterians and Roman Catholics were never far behind. Although Anglicanism was never the established religion in Canterbury, the Anglican bishop was, at least until the second half of the 20<sup>th</sup> century always *primus inter pares* among the city's clergy.

Those who went to church regularly were always a minority in Christchurch and church-going went into decline after the 1950s. Until then, church-related groups were important social institutions, especially for women and children and young people but probably to a lesser extent for men.

Given the relatively greater importance attached to religious observance in the 19<sup>th</sup> and first half of the 20<sup>th</sup> centuries, and that the high status of religion in individuals' and society's lives appeared to warrant greater effort to build permanent, appropriate buildings, churches were a very important part of the city's architectural heritage and to some extent of its social history until the earthquakes reduced their number dramatically.

### *II. Relevant listings*

A few more than 40 **churches or other religious buildings** had been listed before the earthquakes. Of these 13 had been demolished by the middle of 2013. (The 13 were the Convent Chapel, the Nazareth House Chapel, St Pauls' Trinity Pacific, St Mary's Merivale, the Beckenham Baptist Church, the Sydenham Heritage Church, the Durham Street Methodist Church, St John's, Latimer Square, the Oxford Terrace Baptist Church, the Church of the Good Shepherd, St Luke's, Holy Trinity, Avonside, and the Theosophical Society building.) Seven of these were inner city buildings. The concentrations of losses in the inner city almost completely erased a key chapter in the history of the city, the establishment of its first churches. Of the 28 listed churches which survived (not including the two cathedrals) most were in the suburbs. In the central city only St Michael and All Angels, the Christ's College Chapel, the Nurses' Memorial Chapel, the Christ's College Chapel, the chapel at the former Bishopscourt and the Rose Historic Chapel remain.

Approximately half of all the church buildings listed were Anglican, probably a higher percentage than the numbers of Anglicans or of Anglican churches would justify. Ten of the buildings were not parish churches, but the chapels of church-founded or church-related institutions. Two of these were lost but eight have survived. A single **church hall, of St Barnabas**, Fendalton, had been listed. It survived the earthquakes. The three inner-city movie **theatres** which were later used by new evangelical congregations, the **Majestic**, **Odeon** and **Avon**, were all listed, but presumably not primarily because of this stage of their histories. In the middle of 2013, only the Avon Theatre had

been demolished and the Odeon reduced to its facade and lobby. The Majestic was still standing but faced an uncertain future.

The listing of *Bishopscourt*, the former residence of the Anglican Bishop of Christchurch, reflects the prominent role of the Anglican Church in the city.

### III. *Further possible listings*

Prior to the earthquakes, not one of the *churches built after the beginning of World War II* has been listed (excepting the chapel as part of College House in Ilam). The original Overview noted that there are a number of post-war churches of considerable architectural interest and that some of them are also important for illustrating the role the churches played in community formation in the post-war suburbs. Some research on the post-war churches has already been completed for the Council and serious attention should now be given to listing some of them. Prior to the earthquakes, the Council had identified several post-war churches that possibly warranted listing. The necessary preliminary research had already been done on some of them. The post-war churches being considered for listing included the St Martins Presbyterian Church (the work of a key Modern architect in New Zealand, Ernest Plischke), St Mark's, Opawa, Our Lady of Victories, Sockburn, St James', Barrington Street, St Stephen's, Bryndwr, St Saviour's, Sydenham, the Evangelistic Church, Moorhouse Avenue, the Shirley Methodist Church, St Columba's, Richmond, and St Peter's, Beckenham.

The loss of so many older churches, from the second half of the 19<sup>th</sup> and early 20<sup>th</sup> centuries, gives added urgency to the need to identify the churches of those years which have survived in the suburbs which have not yet been listed but which may now be considered of greater importance because important parts of the city's history of church-building has now been erased.

The listing of only a single *church hall* means the lists do not reflect the roles the churches played in the city's social and community life, from the 19<sup>th</sup> century onwards. Further church halls, including those associated with post-war churches, should be considered for listing. Among them should probably be the Paul Pascoe-designed Knox Church Centre. Particular attention should be paid to situations (as in Addington for both the Anglican and Roman Catholic churches) where there are a church, a parish hall and a clergyman's residence (vicarage, manse or parsonage) close together as a group. Other residences of clergymen of different denominations may also warrant consideration for listing.

### IV. *Bibliographic note*

There are references to the city's religious history as a general topic in the general histories cited for other topics – the three-volume Centennial history of the province and the two recent titles, Cookson and Dunstall, *Southern Capital*, and Rice, *Christchurch Changing*. O'Meeghan, Parr and Chambers have written respectively on the Roman Catholic, Anglican and Methodist denominations in Christchurch or Canterbury as a whole. (These are all cited in the bibliography.)

There are several books on individual churches. Brown has written on the Anglican cathedral and Hanrahan on the Catholic cathedral. In addition there are books or booklets about St Paul's Presbyterian, St Luke's Anglican, St Michael and All Angels Anglican, St Andrew's Presbyterian and Trinity Congregational, all listed in the bibliography. So is a history of the Community of the Sacred Name and a history of Sisters of Mercy. There are several shorter parish histories about other inner city and suburban churches not listed in the bibliography. Many individual churches are also at least

mentioned in most of the titles listed in the bibliography under III, Books on defined areas and specific suburbs.

No. 6 of the City Council's *Architectural Heritage* series deals with the Church of the Good Shepherd and no. 7 with the Nurses' Memorial Chapel. Lochhead's book on Mountfort is invaluable on early church architecture in Christchurch and other titles in section IV, Architecture, of the bibliography also contain some information on specific older churches.

## V. *Further research*

There is a need for preliminary inventories of all the post-war churches in Christchurch and of all surviving church halls of all vintages, to be followed up by detailed research on both the buildings and the roles of new parishes in the lives of the post-war suburbs so that an informed selection of selected buildings of these types for listing can be made.

## Chapter 24: Education and schools

### *Christ's College, Cathedral Grammar and St Margaret's*

Christchurch's oldest school, Christ's College, was founded in Lyttelton in 1851. It subsequently moved to Christchurch, spending a few years in one of the original buildings on the site of St Michael's Church before moving, in 1857, to the site on Rolleston Avenue it still occupies. On that site is now the most important group of educational buildings in the city. The buildings illustrate the school's long and complicated architectural history.

Other early Anglican church schools have histories related to that of Christ's College. A day school was founded a little later than Christ's College by St Michael's Church. The St Michael's School buildings now form a smaller cluster of educational buildings of architectural interest. The recent rebuilding on the site has added to that interest, without loss of any the surviving older buildings.



**'Big School' at Christ's Collge is Christchurch's oldest surviving education building.**

In 1881 a junior school for Christ's College and also a school for the Cathedral's boy choristers, Cathedral Grammar, was established on the corner of Park Terrace and Chester Street, a site it continues to occupy. The original building, however, was demolished in the late 20<sup>th</sup> century. Earlier, in 1874, a private girls' school had moved to a site on Cranmer Square, very near the site on which Cathedral Grammar was founded a few years later. This girls' school eventually became St Margaret's College, also with Anglican Church affiliations and the sister school to Christ's College. It remained on its Cranmer Square site until it moved to a site in the inner suburb of Merivale, where its boarding establishment had long occupied a large old dwelling, in the later 20<sup>th</sup> century.

### *Schools of the provincial period*

In the 1850s and 1860s a number of church-related and private schools were founded in Christchurch. (The Anglican schools detailed in the previous section were the most important and longest-lasting of these early denominational schools, except that what is now Hagley High has an interesting Presbyterian origin.) These denominational and other private schools enjoyed some support from the Provincial Government. In 1863, on the initiative of William Rolleston and Christopher Bowen, the Provincial Council set up a Board of Education which from 1864 on built a number of schools which offered Christchurch children an inexpensive, secular, primary education. The advent of these schools led to the closing of several of the older private or church-related schools. The Canterbury schools system became the model for the national system established under the 1877 Education Act.



**East Christchurch was one of the schools the Provincial Board of Education erected in the 1870s.**

Among the schools built by the Provincial Board of Education were Sydenham (1872), St Albans (1873), West Christchurch (1873), East Christchurch (1875), Riccarton (1875), the South Belt School and the Normal School (1876). Of these early school buildings, only the Normal School (converted to residential use) survived into the 21<sup>st</sup> century, only to be badly damaged in the earthquakes and subsequently demolished. The West Christchurch School (today's

Hagley High), founded originally by members of St Andrew's Presbyterian Church was taken over by the provincial authorities in the 1870s, but its provincial-era buildings were all demolished and the oldest part of the schools present buildings dates from the early 20<sup>th</sup> century.

### *Early secondary schools*

Girls' and boys' public high schools were founded in 1877 and 1881 respectively. Both initially occupied Gothic, grey-stone buildings on the block bounded by Montreal, Hereford, and Worcester Streets and Rolleston Avenue, on which the first buildings of Canterbury College were also erected. The school buildings were eventually taken over by Canterbury College (later the University of Canterbury). The Girls' High made an early move to the southern side of Cranmer Square then in 1986 abandoned its notable Victorian brick building on that site to move to a site in Fendalton. The Boys' High stayed longer on the central city (university/arts centre) site but moved to Fendalton ahead of the Girls' High, in the 1920s.

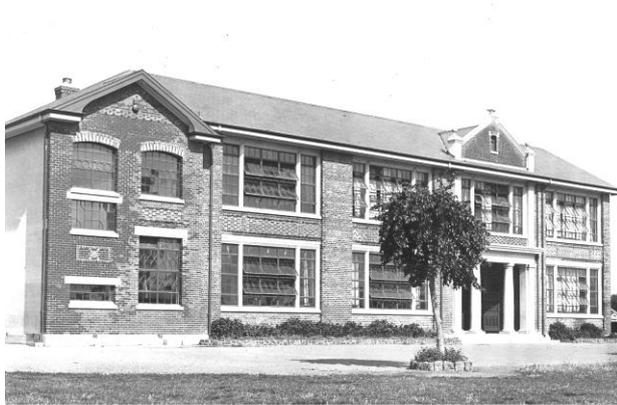


**The first building for Christchurch Girls' High School erected when it moved to Cranmer Square. The building survived until the earthquakes.**

No other state secondary schools were established in Christchurch until between the world wars when Avonside Girls' High and Shirley Boys' High were founded. The next state secondary schools were not founded until the post-war expansion of the city created a need for suburban high schools. St Andrew's College was founded in 1917 by Presbyterian Church interests after the Bible in Schools movement failed to compromise the secular character of the state schooling system. Shortly after the Second World War, the Presbyterians also took over a private girls' school, Rangī Ruru, which had been functioning in old houses in Merivale since the late 19<sup>th</sup> century.

### *Public primary schools from the Education Act on*

The early wooden public schools in Christchurch, straddling the Provincial and early Education Act periods, had, in some cases a slight, but in others a marked, ecclesiastical cast about their design. This reflected the belief, not peculiar to Christchurch, that Gothic was the appropriate style for educational as well as religious buildings.



**The brick block at Richmond School, left, was demolished many years ago. The Shirley School building, above, survived in use as a community centre until the earthquakes.**

The early wooden school buildings were succeeded by a late Victorian/Edwardian generation of brick buildings. Some were single but others double storey. Such buildings were found at Addington, Waltham, Phillipstown, Elmwood, Richmond, Shirley and other schools. None now survive, although the Shirley building, converted for use as a community centre, lasted until the earthquakes. Between the wars, wood again became the material favoured for schools, many of which were stylistically related to state house designs. An important innovation was the open-air classroom. The open-air classrooms introduced at the Fendalton School in 1924 were among the first in the country. Similar schoolrooms were built at about the same at St Saviour's Orphanage, Sumner, and at St Mark's Church of England school in Opawa.

### *Kindergartens and play centres*

The results of any research into the history of pre-school education in Christchurch have not yet been published. Kindergartens were certainly in existence by the 1930s, when there was national interest in pre-school education. An important milestone in the provision of pre-school education in Christchurch was the establishment of a play centre in Fendalton in 1941. The play centre movement developed strength in the city for several decades from the 1950s on. For many years, play centres, which encouraged the involvement of mothers and had a social impact beyond the education of young children, were influential institutions in many of the city's new suburbs.

### *State primary and secondary schools in the post-war era*

During the post-war expansion of the city, new primary, and state secondary, schools were built in many places through the new suburbs. From the 1950s to the early 1970s there was a school-building boom in the new suburbs. Some of the primary and intermediate schools were built to different designs. At Elmwood School, old wooden and brick buildings were replaced by a two-storey block of classrooms. At nearby Heaton Street, a new intermediate school was built with single-storey wings set at right-angles to a main corridor. The design reflected conscious Scandinavian influences on the architects.



**A post-war Christchurch primary school, single-storey and with more generous windows than earlier schools.**

Among the new state secondary schools built after the Second World War, Cashmere, founded in the early 1950s, was the first. In 1954, Linwood High School was the first of a new design adopted nationwide for state secondary schools. Burnside High School, established in 1960, grew to become one of the largest state secondary schools in the country. The locations of these new primary, intermediate and secondary schools were determined by suburban housing subdivisions.

### *Roman Catholic Schools*

After the passing of the 1877 Education Act, which provided for the state school system to be secular, Roman Catholics – in Christchurch as elsewhere in New Zealand determined to sustain their religion (and to some extent an Irish ethnic identity) through the schooling of Catholic children – set up a separate system of primary and secondary schools. The Catholic primary schools were generally established beside parish churches and were found throughout the city. The Catholic secondary schools were fewer and more scattered. Boys’ and girls’ secondary schools were established on opposite sides of the Catholic Cathedral on Barbadoes Street. The large St Bede’s College (for boys) was established in northern Papanui and Villa Maria College (for girls) in Upper Riccarton. Further Roman Catholic primary and secondary schools were later established in outer suburbs as the city grew significantly in the years following World War II. Nationally, the question of state support for church schools was a burning issue for many years. Eventually the compromise solution of integration, which allowed such schools to maintain a special character while becoming part of the state system, was devised. This helped ensure that Roman Catholic schools remained part of the city’s school system into the 21st century.

### *School zoning*

Because some state secondary schools are more highly regarded than others, ‘zoning’ has at times been used to regulate entry to those schools. To gain entry to particular schools the children have to live in specified zones around those schools. This has affected the ‘character’ of some suburbs because a premium has become attached to houses in specific suburbs which will ensure the entry of children to particular schools. The major effect has been to reinforce the ‘elite’ character of Fendalton since both the Christchurch Boys’ and Christchurch Girls’ High Schools were relocated to, or near, that suburb from their original central city locations.

### *Canterbury College and University*

A university was part of the original ‘vision’ of the Canterbury Association, and Christ’s College was intended to be a preparatory school for the planned university. But it was not until 1873 that Canterbury College (a college because it was under the umbrella University of New Zealand) was

founded. It became Canterbury University after World War II. The first permanent buildings of the new college were opened on a site at the western end of Worcester Street in 1877. Over the next 50 years a group of grey-stone, Gothic buildings were built on the site, concentrated at the western end. There two attractive quadrangles were formed (the inspiration for them coming from the notable Christchurch architect Samuel Hurst Seager). With the buildings of the Museum and Christ's College, the Canterbury College buildings make up a precinct that best expressed the wish of the Canterbury Association to re-create England in the Antipodes. The importance of the precinct was greatly increased by the loss of other grey-stone Gothic buildings elsewhere in the city as a result of the earthquakes.

The establishment of the College had a significant impact on the social and intellectual life of the city. Early college professors like Alexander Bickerton and John Macmillan Brown, and later counterparts like James Shelley and James Hight played key roles in many aspects of Christchurch life beyond the confines of the College itself.

With the surge in student numbers which followed World War II, the site became crammed with unsightly prefabs. The College itself, and associated institutions like College House, a hall of residence and Anglican theological college, took over many old houses on adjoining blocks. Other old houses in the western sector of the inner city were subdivided into student flats.



**The Great Hall and Clocktower Block of Canterbury College. These buildings housed the University until the 1970s, when the Arts Centre came into being on the site.**

Shortly after World War II, the decision was taken to move the entire college to a suburban campus in Ilam. The move began in 1957 and was completed in 1975. One landmark of the move of the university to Ilam was the completion of the large Hight Library building in 1969. The university's move deprived the central city of an enlivening student population. Several pubs – the Gresham, Clarendon and Royal – were known to be student pubs (the Gladstone, closest pub to the old Normal School and Teachers' College was favoured by teachers' college students). Botany and zoology students regularly repaired to the Botanic Gardens for field study and areas of Hagley Park were used for student sports, including rugby on the North Hagley grounds and tennis on the courts (which still remain) near the Armagh Street entrance to North Hagley Park. Students shopped in the central city, helping to sustain its commercial life. The university's move to Ilam more or less coincided with the building of the first suburban malls. The move of the university contributed further to the decline of the inner city.

Although the move of the university to Ilam had a deleterious effect on the inner city, it did give the city, eventually, an Arts Centre which became one of the most important community assets in central Christchurch. The buildings have been strengthened and returned to their former better appearance with the removal of all the post-war prefabs the university had needed to accommodate large student numbers on a confined site. Arts groups and commercial arts-related organisations and shops share the site. The buildings of the Arts Centre survived the earthquakes but were very badly damaged and the Centre was closed after the earthquakes so that the repairs, expected to take several years, could be put in hand.

The Teachers' College, which had been established in 1877 in the Normal School on Cranmer Square and extended with the erection of a new building to house its secondary division in 1924, followed the university out to Ilam in two stages, in 1970 and 1978. The old stone buildings were both 'recycled'

for residential use, but the former Normal School, the Cranmer Centre, was badly demolished in the earthquakes and demolished after efforts to save it failed. The former Teachers' College, the Peterborough Centre, is to be repaired.

### *Christchurch Technical College*



**The Seddon Block at the Christchurch Technical College (later Polytechnic) was built in the early 20th century but demolished many years ago.**

The city's other main tertiary education institution, the Technical College, later the Christchurch Polytechnic Institute of Technology, was founded in 1902, after technical classes had been held for a few years previously. A large Seddon Memorial block was opened on the site (on the southern edge of the inner city, just west of the Catholic Cathedral) in 1907. This building has been demolished, but the Memorial Hall, erected on Moorhouse Avenue between the world wars remained and survived the earthquakes. An interesting building was also built on

a secondary site, on Ensors Road for the teaching of domestic sciences. The Polytech still uses this satellite site and the old building remains.

The college was effectively a glorified high school with a technical emphasis until the last quarter of the 20th century. (Papanui High School began its life as a branch technical college.) As the role of the institution changed, its site saw substantial rebuilding in the last quarter of the 20th century. The campus never achieved the architectural distinction of the University/Arts Centre site, though it does have some more recent buildings of interest. It remains the major educational institution in the central city.

### *Other particular educational institutions*

The national School for the Deaf has stood in the seaside suburb of Sumner since it was founded in 1880. It occupied initially a wooden building previously occupied by a private school. Substantial brick buildings were erected for the School, but these were later demolished. The institution's role changed with changing ideas about how best to educate deaf children, but it remained on its original site.

When the city's large railway station, opened in 1960 just as train travel was on the wane, was no longer needed as a passenger terminal, it was eventually taken over by Science Alive, an educational institution founded to promote scientific education among Christchurch schoolchildren.

Community education began with the setting up of the Workers Educational Association in 1915. It has long occupied premises on Gloucester Street in the inner city. Later the University and Polytechnic offered extension courses on their respective campuses.

## *Recent proliferation*

With greater diversity entering the country's educational system from the 1980s on, several new types of educational institutions appeared, mostly in the inner city. They included a 'nanny' school and a tourism college and, a little later, a cooking school and wine college. One organisation took over a notable older house, McLean's Mansion, and used it for running courses, some of which were subsidised by the government. These new schools and training establishments were mostly privately owned and so outside the state system. Language schools proliferated to meet the demand from young Asian people for instruction in English. Several established high schools also began actively to recruit foreign, fee-paying students. Young Asians became a notable presence in the inner city in the early years of the 21st century.

## *School grounds and gardens*

School grounds often contain landscape elements such as ceremonial trees planted to commemorate wars and royal celebrations as well as Arbor Day plantings. The dates on which such trees were planted can sometimes be established from local school histories. The open playing fields and grounds of some schools are important landscape elements in certain areas of the city. The grounds of St Andrew's College on Papanui Road, of the Christchurch Boys' High School on Straven Road and of St Bede's College on the Main North Road all have such open space significance.



**Pupils gardening at Fendalton School, with the innovative open-air classrooms behind.**

Following changes to the school curriculum in the early 1900s, school gardens were established in many schools. The gardens were used both to train pupils in practical gardening skills and to beautify school grounds with ornamental plantings.

A requirement in 1912 that schools not be erected on a site of less than four acres encouraged both the expansion of school gardens and greater attention being given to the landscaping of school grounds. From the 1920s, the Education Department stressed the importance of schools having gardens and being 'beauty-spots' in their districts.

## *Educational precincts*

Although primary and secondary schools were distributed throughout the urban area, two areas have been educational 'precincts' at different times in the city's history.

In the 19th and early 20th centuries, the western side of the inner city, west of Montreal Street, from Hereford Street up across Cranmer Square to Peterborough Street, gained a concentration of different educational institutions. They included College House, Canterbury College, the Christchurch Boys' High School (then still on the Canterbury College site) Rolleston House (a male students' hall of residence), Christ's College, Cathedral Grammar, Helen Connon Hall (a women students' hall of

residence), the Christchurch Girls' High School, St Margaret's College, Warwick House School (a private institution), the Normal School and the Training College.

There were more educational buildings further north of this main concentration, in the blocks defined by Peterborough and Victoria Streets, Park Terrace and Bealey Avenue. Three old houses on Park Terrace and another on the corner of Montreal and Salisbury Streets were pressed into service to accommodate overflow from the nearby Teachers' College. Two more large old houses further down Park Terrace became Roman Catholic student halls of residence. Across Bealey Avenue at the Carlton Mill corner, another old house became Hogben House, also part of the Teachers' College. By the end of the 20th century, however, only a handful of these educational institutions remained in the precinct.

In the 20th century another cluster of educational institutions became concentrated in St Albans and Merivale. They included Rangi Ruru (a girls' secondary school which was on Papanui Road, but moved a short distance west to Hewitts Road when it took over Te Koraha, one of the city's notable larger homes) and St Andrew's College which took over another notable home, Strowan, further out on Papanui Road. Both St Margaret's College and Christchurch Girls' High also took over large old houses on Papanui Road as their boarding establishments and St Margaret's eventually moved the entire school from Cranmer Square to Merivale. Selwyn House, another private school, was also established in Merivale, just off Papanui Road.

### *The impacts of the earthquakes*

The earthquakes significantly diminished the city's record of its educational history. Only four listed educational buildings had been demolished by the middle of 2013, but they were all buildings of importance. The significant lost buildings included Cranmer Courts, built as the city's normal school in the 1870s and the former Christchurch Girls High School, the first parts of which were built in the 1880s. These buildings stood on opposite sides of Cranmer Square. The loss also of a Georgian building which was part of the Cathedral Grammar School diminished a larger precinct of educational buildings which had suffered only relatively minor losses before the earthquakes. The fourth loss was of a building, the Shirley Community Centre, which was the city's last school building of its type.

Conversely, the survival of the brick buildings at Hagley High School and at Christchurch Boys' High School ensured that the city would still have examples of secondary schools of the early 20<sup>th</sup> century. The loss of the Avonside Girls' High building gave the two surviving buildings of that age and material added significance.

The survival of the former Teachers Training College on a site near that of the former Normal School and of the buildings of the Arts Centre, to the south, has ensured that important parts of the city's educational history are still represented by inner-city buildings. Immediately prior to the earthquakes, the Arts Centre had been the focus of an intense debate provoked by the plan to build a new University Music School on vacant land on the Arts Centre block.

A small building on Worcester Boulevard, Worcester Chambers, which survived the earthquakes has been in commercial use for many years, but began its life as Digbys Commercial College. Its survival means that the city still has an important reminder of its 'informal' educational sector, outside the mainstream of primary, secondary and tertiary institutions.

Significant losses of educational buildings elsewhere in the city were limited to the former school building at Shirley, mentioned above. The future of the Memorial Hall at the Christchurch Polytechnic Institute of Technology is uncertain at the time of writing (July 2013). The relocation of the Linwood High School will involve the loss of its buildings which illustrated the post-war

expansion of secondary education in Christchurch, but other high schools of similar vintage remain, including one of the first, Cashmere High.

The earthquakes changed the distribution of population in certain parts of the city. In 2012, the government, citing this as one reason for its actions, announced plans for a sweeping re-organisation of Christchurch schools which involved the closing of some schools and their merger with others. The plans caused widespread concern around the city and led to some accusations that the government was taking advantage of the city's position following the earthquakes to effect changes for other reasons than to cope with the shifts in population and damage to some school buildings in the earthquakes. The changes, with some modifications, were confirmed in the middle of 2013.

Only a relatively few buildings on the campus of the University of Canterbury in suburban Ilam had to be demolished following the earthquakes, but the earthquakes had a serious impact on the University. The University's roll in 2013 was down by an estimated 22 per cent from the roll in 2010. This fall, which was directly attributable to the earthquakes, was the main reason why the University found itself in a very difficult financial situation by 2013. The resulting cuts in staff and adjustments to programmes were stressful to the University community.

The city's other main tertiary institution, the Christchurch Polytechnic Institute of Technology, was able to continue functioning in the aftermath of the earthquakes, though its main campus was on the edge of the central city red zone. Some of the CPIT's activities were transferred to its satellite Sullivan Avenue campus. The institution adjusted some of its courses and programmes to be able better to meet the demand for tradesmen which was expected to increase as the rebuilding of the city got under way.

After the earthquakes, language and other schools felt the impact of fewer foreign students coming to Christchurch for their education. (International language students, many from Asian countries, were among the victims of the collapse of the CTV building on 22 February 2011.) The language school which had occupied the listed Worcester Chambers was one of the first to re-open in the central city after the earthquakes. The building itself had educational origins as the home in the past of a commercial college.

# Chapter 24: Education and schools

## Comment and recommendations

### *I. General discussion*

The history of education in Christchurch began with the arrival of the Canterbury Association settlers and the founding of Christ's College. Other private and church-related schools followed, but in the early 1860s the establishment of a provincial system of public schools began. This became the model for the national system of education established under the 1877 Education Act. The first public secondary schools were founded soon afterwards. New schools were steadily established as the city expanded through the following decades.

Outside the state system, the Roman Catholic Church established a parallel system of primary and secondary schools. Other churches also founded secondary schools through the same period.

There was major expansion in the years after World War II, with new primary, intermediate and secondary schools established to educate the children of the young families in the city's rapidly expanding suburbs.

Tertiary education has been available since the founding of Canterbury College in the 1870s. The college (later university) remained on its inner city site until the 1970s. Its progressive shift to a new campus at Ilam between the 1950s and the 1970s caused significant changes in the inner city both negative (the loss of students from the inner city) and positive (the chance to turn the old college buildings into the Arts Centre). The Polytechnic remained on its original site in the south-eastern corner of the inner city. Its expansion and elevation in status in the late 20th century made it a significant presence in the inner city.

In more recent years the nature and range of educational institutions in the city have expanded. Teaching English to foreign students became an important feature of the city's education system.

### *II. Relevant listings*

The city's two major groups of early education buildings – the *College/University, now the Arts Centre* and *Christ's College* – each have a large number of individual buildings listed. The only listed groups of buildings on the new campus at Ilam were those of *College House* and of *the College of Education*. All of these listed buildings survived the earthquakes, though some suffered damage.

Of the surviving 19<sup>th</sup> century school or other educational buildings, the following had been listed before the earthquakes: the *Belfast Schoolhouse*, the *former Girls' High School building*, Cranmer Square, the *St Michael's School hall*, and the *former Normal School*, Cranmer Square. The two Cranmer Square buildings were among the serious losses of educational buildings which the city suffered as a result of the earthquakes. The other two buildings have survived.

The listed school and other educational buildings of the years between the wars were, before the earthquakes: *Cathedral Grammar*, the *former St Margaret's school building* on Cranmer Square, the *stone building at St Michael's School*, the *main block of Hagley High*, the *Polytechnic Memorial Hall*, the former *Teachers' College*, now Peterborough Centre, the *Shirley Community Centre* (a brick block on the Shirley School site), the *1926 block at Christchurch Boys' High* and the *Fendalton School open-air classrooms* (one of which has been relocated to the new College of

Education site). Of these only the Cathedral Grammar and Shirley Community Centre buildings were lost as a result of the earthquakes, though the Polytechnic Memorial Hall faces an uncertain future at the time of writing (July 2013).

In addition eleven old houses which had been taken over by educational institutions of one kind or another have been listed: *Middleton Grange, Medbury, Rolleston House, Te Koraha, Strowan, Ilam Homestead, Okeover Homestead, the Kincaid Homestead, McLean's Mansion, Acland House*, and the *former Student Union Building at the Arts Centre*. These were all still standing at the time of writing (July 2013), although the future of the Kincaid Homestead was uncertain. The *brick farm buildings on the Estate*, which are now used by Christchurch Boys' High, had also been listed. They were partly demolished after the earthquakes.

*Worcester Chambers*, which began its life as Digbys Commercial College, was listed before the earthquakes for its architectural as well as educational significance. It survived the earthquakes.

### III. Further possible listings

The individual school buildings or groups of educational buildings listed, even though the great majority (21 of 25) of them survived the earthquakes, do not adequately represent buildings of all ages and architectural developments. Of the older surviving educational buildings, the *Polytechnic building on Ensors Road* (which survived the initial earthquake with the loss of its chimneys) should be considered for listing if it escapes demolition following further damage in later shocks.

Although a reasonable number of buildings of the 1920s and 1930s are already listed, it is in these decades that the deficiencies of the present list begin to show up. *Primary schools* are particularly poorly represented. Further representative buildings of the same vintage as, or a little younger than, the Fendalton open-air classrooms and the (demolished) Shirley Community Centre building should be considered for listing. The listings should also be extended into the post-war years. The buildings of such schools as *Bromley, Riccarton, Opawa, Halswell, Wairakei Road, Redcliffs, Waltham, Wharenui and Papanui* (the list is not exhaustive) should be examined carefully for individual buildings that may warrant listing and for consideration as listing as groups.

The original Overview suggested specific examples of buildings that could be considered for listing. Of these the *Avonside Girls' High brick block*, and the *early buildings at Shirley Boys' High*, have not survived the earthquakes, but *Heaton Intermediate* did and deserves consideration for listing as one of the early examples of a post-war intermediate school. (This is just representative example; there may be more or better examples that should be identified and assessed.)

There may also be further *buildings on the Polytechnic site* that should be considered for listing, including some relatively modern ones. The University has now been long enough on its *Ilam campus* for the listing of some of the buildings on the campus to be considered for listing. Both these recommendations from the original Overview can still be acted on. Given the importance of both the buildings and their setting, the Ilam campus of the University may warrant listing as a group of buildings or cultural landscape.

The *Dental Nurses Training College* at 888 Colombo Street should be considered for listing both for its place in the city's history of education and because of its architectural interest as an example of the work of Warren and Mahoney, which has been severely depleted as a result of the earthquakes.

Modern school design has been an architectural design issue since the early 1970s and the exploration of *model schools*, as they relate to Christchurch, for possible listing may be fruitful.

Some *school grounds* could be considered for listing for their importance as open space or as they illustrate changing trends in education. (School children and their teachers could be encouraged to undertake their own research projects to learn about educational, architectural and landscape history in own back yards.)

#### IV. *Bibliographic note*

The general history of education in Christchurch is covered in the general titles already cited for other topics – the three-volume Centennial history of the province, Cookson and Dunstall, *Southern Capital*, and Rice, *Christchurch Changing*.

The larger histories of secondary schools favour older, and often private, schools, but some older public high schools also have comprehensive histories. The secondary schools with adequate longer histories include Christ's College, St Margaret's, Rangi Ruru, St Andrew's, Christchurch West (now Hagley) High, Christchurch Girls' High and Christchurch Boys' High.

A large number of primary schools have had their histories covered briefly in commemorative booklets. These are not listed in the bibliography but many are held in the Christchurch City Libraries Aotearoa New Zealand Centre and can be accessed through the library's catalogue.

The history of the University is covered in Gardner et al.'s centennial history and in Strange, *The Arts Centre*. Only the recent history of the Polytechnic is dealt with in Hockley. The Cathedral Grammar School has its own history.

The first title in the City Council's Architectural Heritage series deals with the Normal School. Wells, *The Buildings of Christ's College* covers the building history of the city's oldest school. There is information on the buildings of other individual schools in various titles in section IV of the bibliography, such as Lochhead's work on Mountfort.

The Downie Stewart biography of William Rolleston and Lovell-Smith's biography of Helen Connon touch on important periods in the city's educational history.

#### V. *Further research*

The main need remains, as it was before the earthquakes, for a comprehensive survey of all surviving school and other educational buildings and landscapes in the city. The loss of several school buildings and the pending closure of several schools has given this task greater importance. The educational buildings identified in such a survey could then be assessed for possible listing using the historical information in the titles identified in the bibliographic note and using the architectural information in the relevant section of the 1966 *Encyclopedia of New Zealand* (which is still the best general survey of school architecture in New Zealand available).

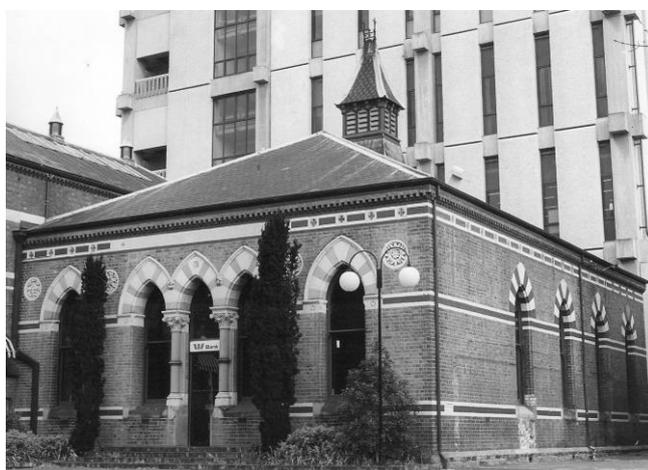
## Chapter 25: The arts and culture

### *Culture and learning*

In the Canterbury Association's scheme of things, Christchurch was to be a centre of culture and learning for the settlement. The initial pre-occupation of most settlers was with establishing homes and making a living. Some years passed before Christchurch had thriving cultural institutions and an active intellectual life. But culture and the arts were not neglected in even the earliest years of settlement.

### *Public libraries*

A Mechanics Institute was founded in 1859. It soon developed into a public lending library and in 1873 became the city's public library, administered by the newly established Canterbury College Council. It remained on the Cambridge Terrace site of the original wooden Mechanics Institute building, which survived until the early 20th century, when a second brick building was added to a brick building erected in 1875. The buildings were further extended in the 1920s.



**The first permanent home of the Canterbury Public Library was this Venetian Gothic building which survived until the earthquakes.**

The library came under the control of the City Council in 1948. The brick buildings on Cambridge Terrace housed the library until 1982, when it moved to a new building on Gloucester Street. The old library buildings then became one of the city's successful examples of recycling redundant old buildings, until all the buildings on the site were demolished following the earthquakes.

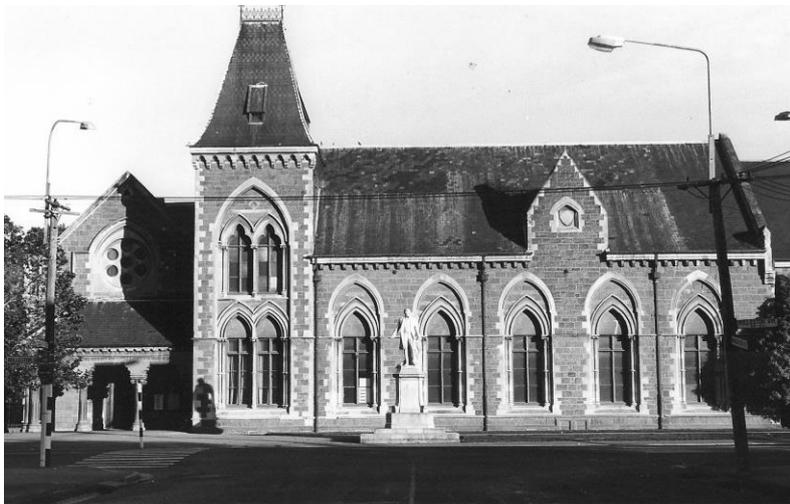
Beyond the central city, there were public and private lending libraries in such older suburbs as Sydenham, Waltham and St Albans in the 19th century. Later, in the 20th century, branch libraries of the public library were established in suburbs that were part of the city. Libraries were also established by the surrounding local authorities (such as Heathcote, Paparua and Waimairi Counties) when the administration of the city was fragmented.

After the 1989 amalgamation of local bodies, all these suburban libraries came under the control of the City Council. The familiar name Canterbury Public Library was replaced by Christchurch City Library. A programme to build new suburban libraries was put in train and some of the new library buildings, the one in New Brighton and the one in south Christchurch on the site of the former Heathcote County Council chambers for example, were among the most distinguished buildings architecturally in suburban Christchurch.

## *The Philosophical Institute and the Canterbury Museum*

Julius von Haast was employed as Canterbury's Provincial Geologist in 1861. He was the leading light in the foundation of two early Christchurch institutions. The Philosophical Institute was founded in 1862 and held its first meeting at which papers were read in 1863. It was one of the first bodies founded in New Zealand which concerned itself primarily with the natural and other sciences (it was preceded only by the New Zealand Society in Wellington). The Canterbury Institute quickly established its own library. In 1868 the Canterbury Institute joined with similar bodies in Wellington and Auckland to form a central governing body, the New Zealand Institute. This became, eventually, the Royal Society of New Zealand. The Canterbury Philosophical Institute became the Canterbury branch of this Society.

The Canterbury Museum began life as the personal collection of von Haast, housed initially in a room at the Provincial Government Buildings. The Museum was founded formally as a public institution in 1867 and opened in the first building on its present site in 1870. The early buildings, including the original Rolleston frontage, were designed by Benjamin Mountfort.



**The Rolleston Avenue frontage of the Canterbury Museum. The building survived the earthquakes.**

Under Haast, the Museum gained an international reputation. He greatly augmented the Museum's collections by exchanging moa bones excavated at Glenmark in North Canterbury for objects from overseas institutions. Like the city's other main early cultural institution, the Public Library, the Museum came under the control of the Canterbury College Board of Governors and did not get its own Board until 1948. Under Roger Duff, who was a long-serving Director of the Museum, the

institution gained a high reputation as a centre for New Zealand archaeological studies.

Two later additions increased the Museum's size. The new wing which extended the Rolleston Avenue frontage was built in the 1950s as a provincial centennial memorial. The wing behind the original museum building, on the Botanic Gardens frontage, was built later, in part to accommodate the Antarctic collection. There were other modifications to the building in subsequent years, one of which saw a building inserted where there had been an open courtyard.

Throughout the later 20<sup>th</sup> century, the Museum was a popular place for locals to visit and most childhood memories of Christchurch include visits to the Museum.

The other major repository of objects which illuminate Christchurch's history is the Ferrymead Historic Park. The Park has been developing since the 1960s in an area of great significance in the city's history, where the first settlers passed after walking over the Bridle Path and at the terminus of the city's first railway at the wharf on the lower Heathcote River. Around twenty independent groups maintain a wealth of different collections, many connected with transport history. Periodic difficulties in the administration and growth of the Park, stemming partly from the multiplicity of groups involved, did not impede 'Ferrymead' (as the historic park is generally referred to) becoming a major institution.

## *Theatre*

In the 19th century, touring companies presented ‘serious’ dramatic productions (as well as vaudeville – see below) in Christchurch theatres. The first two town halls on High Street were probably the venues for the first theatrical productions in the city. The other early theatres were in Cathedral Square (the small wooden Gaiety) and on Gloucester Street immediately north of the Square, where the 1861 Music Hall became the first Theatre Royal in 1866. The Kings Theatre and the second Theatre Royal were also built on the south side of the street. The third Theatre Royal opened on the north side of the street in 1908.

In the meantime, the large public hall on Tuam Street had been erected in the 1880s. It was to go through many different careers – as a live theatre (for both vaudeville and serious dramatic productions), a movie theatre and a church in the following years.

Part of the building erected on Manchester Street to house an exhibition staged at the time of the province’s 50th jubilee became, after the jubilee, a live theatre, for vaudeville and other performances. After the building was burned out in 1917, the southern part of the building became, in 1928, the Civic Theatre, which remained in use until after the Town Hall was opened in 1972. It was demolished in 1983. (The remainder of the building became the Civic Offices, see chapters 17 and 22, and did not survive the earthquakes.)

Live theatre was advanced in Christchurch in the 1920s and 1930s under the influence of James Shelley, a college professor. He founded the Little Theatre, which was created in the college buildings, in 1927. This remained an important performance venue for college-based dramatic productions until a fire gutted it in 1953.

Shelley was also one of the founders, in 1928, of an amateur dramatic company, the Repertory Theatre, which flourished for many decades and provided many Christchurch people with their first and ongoing experiences of theatre

in the building erected on Kilmore Street not long after the society was founded. The building was initially known as the Radiant Hall and was shared by the Repertory Society with the Sunshine League. The Repertory Society eventually took the building over as exclusively its own. Later another amateur theatre company, the Elmwood Players, founded in 1948, used a redundant Sunday School hall in Merivale for some years before becoming based at an auditorium built at the nearby Elmwood School.

Despite the destruction by fire of the Little Theatre, the College (later University) Drama Society continued to be a powerful influence on Christchurch’s theatrical life, enjoying a heyday when Ngaio Marsh (perhaps better remembered in Christchurch as a theatrical director than as a world-famous detective novelist) directed a great many plays between 1943 and 1972. Many of the plays, but not all, were by Shakespeare. They were staged in a variety of venues, including the Great Hall of the College. For some years, outdoor performances of Shakespearean plays were staged in Abberley Park.



**After the Radiant Hall became the Repertory Theatre it was the venue for most amateur drama in Christchurch for many years. The building was demolished after the earthquakes.**

Christchurch acquired its first professional theatre which lasted for any number of years when the Court Theatre was founded in 1971. It moved around the city in a number of temporary homes until it found a permanent home in the Arts Centre.

Another long-surviving theatre group, the Children's Theatre, founded in 1952, made its base from 1965 in an historic stone malthouse on Colombo Street South. It had a small theatre there, but also mounted its productions, intended to introduce children to the pleasures of live theatre, in different theatres around the city.

### *Choral music*

The strongest and most persistent musical tradition in Christchurch has been choral. A large number of choral groups were established through the second half of the 19th century, including the Liedertafel, founded in 1885, which still survives. The Canterbury Musical Society was founded in 1860. Handel was a favourite composer of Christchurch choirs and audiences from this time.

One of the 19th century choirs, the Canterbury Musical Society, survived into the following century. It was given a royal charter in 1920 and became the Royal Christchurch Music Society. In 1927 the Harmonic Society was founded and for years rivalry between these two choirs helped ensure very high standards of choral music were achieved. In the second half of the 20th century the choirs performed usually in the Civic Theatre and then in the Town Hall. Towards the end of the century, the two choirs merged to form the Christchurch City Choir.

The Anglican Cathedral is one of relatively few cathedrals outside Britain to have a Cathedral Choir with a long tradition of sung services. The Cathedral Grammar School was founded in 1882 partly to educate boy choristers for the choir. Sung services remained a feature of worship in the Anglican Cathedral until the building was badly damaged in the earthquakes. (Cathedral worship was then removed to the chapel of Christ's College.)

More recently, the Catholic Cathedral also developed a strong musical culture and the Cathedral itself, along with the nearby former Convent Chapel (which is mentioned below) became a customary venue for the performance of sacred choral and other music right up to the time of the earthquakes.

### *Instrumental music*

In the 19th century groups of Christchurch musicians called themselves 'orchestras' and performed at different city venues. There were also theatre orchestras which provided musical accompaniments for vaudeville and other theatrical performances and, somewhat later, for silent movies. The Christchurch Orchestral Society which was founded in 1908 lasted into at least the 1930s.

After World War II, the formation of the National (later New Zealand) Symphony Orchestra brought professionally played orchestral music to Christchurch. The orchestra performed initially in the Civic Theatre but on completion of the Town Hall, like a host of other musical and other groups, it shifted to the new venue.

The establishment of a professional Christchurch-based orchestra came somewhat later and was accompanied by a measure of controversy and disagreement. Locally based orchestral performance began with the John Ritchie String Orchestra. But in the 1970s a debilitating six-year dispute ended only when the Canterbury Orchestra was disbanded in 1978. By the early 21st century, the Christchurch Symphony was a semi-professional body offering a comprehensive year-round programme in the Town Hall. Recent immigrants, notably from Eastern Europe, have been valuable members of the orchestra.



**A Former convent and its chapel beside the Catholic Cathedral had become a thriving Music Centre, with the chapel used for performances, before earthquake damage, evident in this photo, resulted in both buildings being demolished.**

The training of musicians in Christchurch beyond the most basic level was generally the work of private teachers. In the mid 1950s, group orchestral classes were started. These led, by 1960, to the founding of the Christchurch School of Instrumental Music. Based for some time at the Arts Centre, the School eventually moved to a former convent by the Catholic Cathedral (one of the city's many successes in finding an appropriate new use for a redundant historic building). The Convent Chapel became a performance venue for pupils of the School and other musicians.

Christchurch has played only a small part in the history of musical composition in New Zealand. Douglas Lilburn composed the *Aotearoa Overture* (1940) and *Landfall in Unknown Seas* (1942) in Christchurch, but moved to the North Island to pursue his career. At the University of Canterbury, Anthony Ritchie emerged as a significant composer in the later 20th century.

### *The Town Hall*

In the years following its opening in 1972, the Christchurch Town Hall, acknowledged as one of the country's most significant modern buildings, became the city's main venue for a wide variety of particularly musical but also theatrical performances. It was also used for a great number of other public and civic events, starting with Norman Kirk's funeral in 1974.

### *Brass and pipe bands*

Christchurch has a strong tradition of band music. The Addington Brass Band grew out of a Railway Workshops band which was founded soon after the Workshops opened in 1880. The Woolston brass band was founded in 1883 and became one of the country's leading brass bands. Both bands were still active in the early 21st century and the histories of both illustrate the association between brass bands and working class culture. The suburbs in which each had their roots were among the city's working class suburbs. Not only did the Addington band originate in the Addington Railway Workshops, but the Woolston band was for long sponsored by Skellerups, which owned large rubber factories in the industrial and working class suburb of Woolston.

Pipe bands were founded in association with the city's several Scottish societies. The first Dominion pipe band competitions were held in Christchurch during the 1906-07 Exhibition. In 1947 the first women's pipe band in New Zealand was founded in Christchurch. The St Andrew's College pipe band has been, for many years, one of the strongest school pipe bands in the country.

Public performances by bands were very popular for many years and there were rotundas in many public parks throughout the city, and on the foreshores at Sumner and New Brighton

### *Ballet and opera*

An 'opera season' was a feature of life in 19<sup>th</sup> century Christchurch. Local opera was not revived until late in the 20<sup>th</sup> century when Canterbury Opera was founded. It acquired premises on Colombo Street in Beckenham, but performed in central city theatres. The organisation closed in 2006, facing financial difficulties. Canterbury Opera's counterpart in dance is the Southern Ballet, which became based at the Arts Centre. It presented its first performance in 1975.

### *Literature*

Christchurch has been the centre of a strong literary culture for much of its history. In December 1862, the *Press* published satiric articles on Darwinism written by Samuel Butler, the notable English author who spent the years 1860-64 in Canterbury. A tradition of Christchurch-based poetry began in the first decade of the city's life. In 1866 a *Book of Canterbury Rhymes* was published. A year earlier, Crosbie Ward had begun publishing *Punch in Canterbury*, a satirical magazine based on its English namesake.

Later names prominent in Christchurch's poetical tradition were Ursula Bethell and Denis Glover. The publication of Ursula Bethell's first collection in 1929 ushered in a decade in which Christchurch was at the centre of poetry writing in New Zealand, if not the English-speaking world. The founding of the Caxton Press in 1936 was a key event in the city's literary history. It was followed in 1947 by the Pegasus Press, which earned distinction when it published *Owls Do Cry*, the first novel of Janet Frame. In the same year the Pegasus Press was founded, Caxton began publishing *Landfall*, edited by Dunedin poet Charles Brasch. *Landfall* soon became New Zealand's pre-eminent literary magazine and was published out of Christchurch for many years.

After this efflorescence in the 1930s and 1940s, Christchurch's literary culture became somewhat moribund and Auckland and Wellington became stronger centres of New Zealand literary life. But even in the years when Christchurch's literary culture was thought to be less adventuresome and progressive, the city was still home to such writers as Ngaio Marsh and, later, Margaret Mahy.

### *Newspapers*

The Society of Intending Colonists decided, before they left England, that they would publish a newspaper in the settlement they were going out to found – a further manifestation of their determination to replicate English society in Canterbury. The first issue of the *Lyttelton Times*, a weekly edited by James Edward Fitzgerald, appeared on 11 January 1851. Though production of the paper was transferred to Christchurch in 1863, it retained its original name until 1929, when it became the *Christchurch Times*, just six years before its demise. In Christchurch it occupied a site that ran through from Cathedral Square to Gloucester Street. In the years before the earthquakes the former

*Lyttelton Times* building and the adjoining former *Star* building found a new use as a large backpackers' hostel.

In 1861, Fitzgerald, finding the *Lyttelton Times* too supportive of his political rival, William Moorhouse, founded *The Press*, with runholder support. The paper first appeared on 25 May 1861. Initially weekly, it became a daily in 1863. It had its original offices on Cashel Street, but not long after rebuilding on that street it moved, in the early 20th century, to the city's finest example of commercial Gothic architecture, a building on the eastern side of the Square. From 1865 to 1928 the *Weekly Press* was the leading New Zealand newspaper covering agriculture and racing. In 1894, the *Weekly Press* was the first New Zealand newspaper to start making regular and extensive use of half-tone reproductions of photographs.

*The Press* is now New Zealand's oldest surviving metropolitan newspaper. It is now owned by an Australian media company, but it was a relatively short time ago that the North Canterbury run-holding families who assisted with the founding of the newspaper sold their interests in it. Over the years, the paper gained a reputation for conservatism, which dated from its being stridently anti-Grey in the 1870s. Its conservatism was strongly entrenched by the turn of the 20<sup>th</sup> century when it fiercely opposed the Liberal Government of Richard John Seddon. It was rabidly imperialist during the Boer War and later consistently supported the National Party.

The paper has also been noted for its contribution to literature, a tradition which began with its publication of the early writings of Samuel Butler. The tradition was strengthened between 1919 and 1929 when the paper published work by leading writers of that decade. This continued through the 1930s. In 1941 the first poem by Whim Wham (the pen-name of noted poet Allen Curnow) appeared.

Christchurch was the scene of one of the most famous episodes in New Zealand's newspaper history – the six-year newspaper war of the 1930s. In 1914, a Christchurch newcomer, the *Sun*, introduced a new style of journalism into New Zealand newspaper publishing. Christchurch then had five daily newspapers. An attempt by the *Sun* to break into the Auckland market precipitated a war that ended with the demise of both the *Sun* and the *Christchurch Times* (then New Zealand's youngest and oldest daily papers respectively). From 1935 on *The Press* was Christchurch's only morning daily and the *Star-Sun* its only evening daily. The *Star-Sun* (later *Star*) built new premises on Kilmore Street in the 1950s, but later moved to a site on Tuam Street. The Kilmore Street building was demolished. The paper became a bi-weekly give-away when the demand for an evening newspaper faded, joining a large number of suburban give-aways that proliferated in the 1990s and 2000s.



**The Press building on Cathedral Square was one of the city's notable commercial buildings, until it was demolished after the earthquakes. It is seen here under construction.**

## *The visual arts*

Christchurch was fortunate that a man who became one of the country's leading early photographers arrived in Canterbury on one of the first four ships. A.C. Barker was introduced to photography by the architect Benjamin Mountfort. Barker's photos of the city in its early years of growth are a valuable, and incomparable, record of a New Zealand city's development from, almost, its very beginnings into the 1870s.



**Students of the Canterbury College School of Art sketching outdoors on the Avon riverbanks.**

Many of Christchurch's notable early residents, such as Julius von Haast, were competent amateur artists and produced a visual record of Canterbury's early years. The two significant events in establishing a strong artistic tradition in Christchurch were the founding in 1880 of the Canterbury Society of Arts and in 1882 of the Canterbury College School of Art. The CSA built a gallery in downtown Christchurch (in two stages) and the shows in this gallery were the leading events in the city's artistic calendar for many years. When a new gallery was built on Gloucester Street in the 1970s the old CSA Gallery ceased to play any role in the city's artistic life.



**The Canterbury Society of Arts building which survived, though not as a gallery for many years, until damaged by the earthquakes.**

In 1890, an expatriate Dutch artist, Petrus van der Valden, was a leading figure in the Christchurch art community. In the 1920s, Rita Angus and A.F. Nicholl from the Canterbury School of Art became the city's leading painters. In 1927 'The Group' was formed. Among the members of 'The

Group' were a significant numbers of leading woman painters, including Olivia Spencer-Bower, Evelyn Page, Rata Lovell-Smith, Louise Henderson, Rita Angus and Ngaio Marsh. 'The Group' dominated Canterbury painting for several decades, but by the 1950s Christchurch painting was being criticised as conservative. A significant event was the 1953 departure of Colin McCahon for Auckland. Despite the city's reputation for conservatism in art, Christchurch painters like W.A Sutton continued to produce works in the city.

In 1932 the CSA gallery was joined by a new public gallery, the Robert McDougall Art Gallery. It too acquired a reputation for being conservative and unadventurous in its acquisitions policy. This was highlighted in the controversy over a painting called 'The Pleasure Garden', which lasted for five years and ended only when the City Council finally accepted the painting as a gift in 1953. The response to the offer to the city of a sculpture by Henry Moore (which was not accepted) also reinforced Christchurch's reputation as an artistically conservative city.

The CSA's new gallery, which became known as CoCA (Centre of Contemporary Art), built in the 1970s, became a major force in the city's 'art scene' and the most important place for selling the work of local artists. It was later joined by a number of dealer galleries and these or their successors continue to play an important role.



**The McDougall Art Gallery was the city's main public art gallery from the 1930s until the early 21st century. These pictures were taken at the time of its opening in 1932.**

By the late 20th century, the McDougall was acknowledged to be far too small as the public gallery of a city the size of Christchurch. The prolonged debate over what sort of new gallery Christchurch should have and where it should be ended with the opening of the new City Gallery in 2002. The controversial building seemed to signal that Christchurch was shrugging off the stagnant cultural reputation it had had for several decades. After being used as a civil defence headquarters in the immediate aftermath of the 22 February 2011 earthquake, the Gallery was closed for some years for a major strengthening programme. The Gallery compensated for this closure with an innovative 'gallery without walls' programme which ensured the citizens of Christchurch were not entirely deprived of artistic

stimulation through the years of recovery from the earthquakes.

## *Sculpture*

A notable figure in the history of public sculpture in New Zealand, William Trethewey, lived and worked in Christchurch. Later sculptors who worked in, or created work for, Christchurch have included Dawson, Dawe and others.

## *Crafts*

Pottery, weaving and quilting have all been popular pursuits in Christchurch but the histories of these and other crafts have not yet been written up in any popularly accessible source. After the Arts Centre had been founded in the 1970s it became an important focus of craft activity in the city.

## *Architecture*

After the literary innovation of the 1930s ran out of steam, Christchurch became saddled with a reputation for having an arts and literary community that was conservative, conventional, genteel and snobbish. The departures of Colin McCahon and Douglas Lilburn for the North Island symbolised this. That this reputation was not incompatible with competence and quality, however, was particularly evident in architecture.

Buildings have figured importantly throughout this report. Christchurch has one of the strongest and most individual traditions of architectural excellence of any New Zealand city. The two leading figures in the 19th century were Mountfort and Armson, each working mostly in different fields. Mountfort designed churches, schools and other institutional buildings while Armson was above all a commercial architect. Mountfort is identified with the Gothic style and Armson with the Classical. Mountfort gave Christchurch a remarkable array of grey-stone Gothic buildings; Armson gave it an equally remarkable group of Italianate and Venetian Gothic commercial buildings.

The 19<sup>th</sup> century city also gave work to a number of lesser but still notable architects like Farr, Maddison, Strouts, Lambert, Bury, Cane and others. The country's first professional body of architects, the Canterbury Association of Architects, was established in 1871. It later lapsed, but in 1905 the New Zealand Institute of Architects was founded in Christchurch.

New names in Christchurch architecture in the years up to World War I – Seager, Collins, Harman, Ballantyne, Clarkson and the England and Luttrell brothers – continued the tradition of innovation and fine design. Between the wars, Cecil Wood experimented inventively with a number of 'historical' styles and also worked in early Moderne and Art Deco. Later Paul Pascoe and Humphrey Hall (Pascoe and Hall) were key figures in the introduction, and adaptation, of Modern architecture in New Zealand. Although greater growth in Wellington and Auckland in the first half of the 20th century, and the fact that Auckland became the only place at which a formal training architecture could be gained in New Zealand, seemed to push Christchurch architecture onto a back burner, the city remained a force in the ongoing development of architecture in New Zealand.

In the 1950s, 1960s and 1970s the work of the 'Canterbury School' was both traditional, in harking back to and being influenced by the work of previous Canterbury architects, and innovative, in adapting the precepts of International Modernism to local conditions and architectural traditions. The leading exponents of this 'style' were Miles Warren, Peter Beaven and Don Donnithorne.

Other architectural firms active in the third quarter of the 20<sup>th</sup> century were Minson Henning Hansen and Dines and Trengrove and Marshall. These practices too combined creativity with respect for the province's architectural origins. The practices most at home in the city have based their best buildings on refined and simplified shapes and forms derived from Christchurch's 19th century Gothic and vernacular buildings.

## *Landscape architecture*

Landscape architecture has a long tradition in Christchurch. Many of those employed as 'gardeners' in the 19th century, by private homeowners as well as public bodies like the Domains Board, were in effect landscape architects with a strong grounding in horticulture and estate layout.

Alfred Buxton, one of the country's first significant landscape architects acknowledged as such (as opposed to gardener) was based in the city. Buxton operated a successful nursery business and headed a small design office which was responsible for designing and laying out gardens throughout New Zealand.

Other qualified landscape professionals who worked in the city included Edgar Taylor. Taylor worked as a landscape draughtsman and then landscape architect for Alfred Buxton before joining the City Council's staff as its first landscape architect. In this role, Taylor designed a large number of council parks and reserves. He prepared designs for the banks of the Avon River, the New Brighton and Sumner foreshores and the grounds of the Christchurch airport. He also designed the Ballantynes fire memorial garden at the Ruru Lawn Cemetery and the floral clock in Victoria Square.

Charles Challenger, employed at Lincoln College in the 1960s, established a national landscape consultancy and advised local bodies throughout Canterbury and the rest of New Zealand on landscaping matters. Challenger published about 30 landscape development reports on various projects. Challenger's research from the mid 1970s on landscaping in Canterbury focused on the "nursery trade" and specifically on a group of nurserymen plying their trade from the 1850s to 1890s.

The first graduate students from a new degree course in landscape architecture at Lincoln College (then linked with Canterbury University) from late 1960s, included Michael Littlewood and Frank Boffa, who wrote in popular and professional magazines about the diverse modern landscaping projects they were being commissioned to design. By the early 21<sup>st</sup> century the most important landscape design firm in Christchurch was Boffa Miskell. The firm's practice was nationwide.

### *The impacts of the earthquakes*

Before the earthquakes, the central city was an important, though not exclusive, focus for artistic and cultural activities and performances. The earthquakes damaged a large number of central city venues or facilities, which would have been inaccessible in any case through their being in the central city red zone. The venues or facilities which were no longer available included the Town Hall, the Court Theatre (in the Arts Centre), the former Convent Chapel at the Music Centre and the Theatre Royal. Both Cathedrals had also been used for concerts and performances.

The people of Christchurch were forcefully reminded of just how important the Town Hall had become in the life of the city when they were deprived of its use after the earthquakes. The disagreement between the City Council and the central government about whether the Town Hall should be restored is discussed below.

Resort to a number of alternative, some makeshift, venues outside the inner city meant that the city's cultural and artistic life suffered relatively short interruption. These alternative venues included the Christ's College Assembly Hall (the City Choir), the Burnside High School auditorium, the CBS Canterbury Arena in Addington (the New Zealand Symphony Orchestra), the Air Force Museum at Wigram (the Christchurch Symphony Orchestra), St Andrew's at Rangi Ruru Church and St Augustine Church, Cashmere Hills. The Court Theatre, deprived of the use of its theatre in the Arts Centre by the earthquakes re-opened in a new theatre, built inside an existing building, in Addington. The rapidity with which the Court was again presenting plays was an important element in the city's recovery in the year immediately after the earthquakes. (The Theatre's continued presence at the Arts Centre was already in doubt before the earthquakes and it is not known at the time of writing – July 2013 – where the Theatre's long-time new home will be, although it is likely to be in the proposed new cultural precinct.)

Southern Ballet, which had also been based at the Arts Centre, found new premises in Sydenham. Canterbury Opera had ceased functioning some years before the earthquakes, in 2006

One important theatre was badly damaged in the earthquakes but is being rebuilt behind its surviving facade. The Theatre Royal (the third of its name) had been saved many years earlier from possible demolition by a charitable trust. The main body of the theatre (behind the facade but in front of the

new stage and back-stage) had to be demolished, but the theatre's notable interior dome is to be reinstated.

Although the city's relatively new Art Gallery was used as the civil defence headquarters after the 22 February 2011 earthquake, the damage it sustained turned out to be sufficiently serious for the building to require major repairs (the opportunity being taken to install base isolation). Prior to the earthquakes, the new Art Gallery had established itself as a driving force in Christchurch's cultural life. To reassure residents that Christchurch's cultural life had not died with the earthquakes, the Gallery mounted, in the years immediately following the earthquake, an 'outer spaces' programme of off-site exhibitions.

The city's other main public gallery, the smaller CoCA (Centre of Contemporary Art) Gallery, the premises of the longstanding Canterbury Society of Arts, is to be repaired following the earthquakes. Its proximity to the city's Art Gallery and the Arts Centre and Museum means it is likely to remain a key venue in the city's artistic life.

The Canterbury Museum, one of the better-strengthened of Christchurch's old buildings, was able to open relatively quickly after the earthquakes. In addition, it installed a show about the earthquakes in one of the few surviving buildings on Cashel Street, close to the Re:START mall.

Although several important cultural buildings, including the Museum, the Arts Centre, the Town Hall and the Theatre Royal, survived the earthquakes with varying degrees of damage, the city lost several buildings of significance in the city's cultural history (and the future of the Town Hall remains unclear). They included the former Public Library on Cambridge Terrace, the St Albans Library on Colombo Street and the Woolston Library. The Public Library on Gloucester Street is also likely to be demolished.

In the years after the earthquakes, the future of the damaged Town Hall became a bone of contention second only to the future of the Anglican Cathedral. In November 2012, the City Council voted to repair the entire complex (and not just parts of it as some had proposed). But the restoration of the Town Hall was opposed by the Minister for Earthquake Recovery on the grounds that the building was too badly damaged and that its restoration would conflict with the plan in the CCDU's Christchurch Central Recovery Plan for a performing arts precinct which would include two auditoria (of 1,500 and 500 capacity) and which would become the permanent home of such cultural organisations as the Court Theatre, the Christchurch Symphony Orchestra, the Music Centre and the City Choir. Whether the Minister for Earthquake Recovery would use his powers under the Canterbury Earthquake Recovery Act to over-ride the Council's decision to restore the Town Hall was not known at the time of writing (July 2013).

The environmental planning and design consultancy, Boffa Miskell, mentioned in the original Overview, has played a prominent role in the development by the CCDU of the Christchurch Central Recovery Plan discussed in the new opening chapter of this revised Overview.

The destruction of a number of local museums and of other premises (including business premises) where archives and documents of historical importance were held led to concern, in the months following the first two major earthquakes, about the safety and security of important archives and artefacts. Eventually, with funding from various sources, including the Ministry for Culture and Heritage, the Lotteries Grants Board and the Earthquake Appeal Trust, a Canterbury Cultural Collections Recovery Centre was established at the Wigram Air Force Centre. The establishment of the Centre allayed some fears that important archives and artefacts might be damaged or lost as a result of damage to the buildings in which they had been housed prior to the earthquakes.

# Chapter 25: The arts and culture

## Comment and recommendations

### I. *General discussion*

The goal of the Canterbury Association was that Christchurch become a centre of culture and learning. The city acquired cultural organisations and institutions of learning – a museum, library, schools and university college – within two or three decades of the first settlers arriving. Although it had to wait until the 20<sup>th</sup> century for a municipal art gallery, the Canterbury Society of Arts was well established before the end of the 19<sup>th</sup>.

‘Serious’ theatre first came to Christchurch with touring companies, but local theatrical groups were soon also staging productions. The city’s musical traditions also became established in the 19<sup>th</sup> century and were stronger for many years than its theatrical traditions. A strong choral tradition was a particular feature of Christchurch’s cultural life and today’s City Choir traces its lineage back to the 19<sup>th</sup> century.

Through the first half of the 20<sup>th</sup> century, amateur and volunteer groups kept the city’s theatrical and musical life flourishing. The Canterbury College-associated Little Theatre and the Repertory Society ensured residents of Christchurch had ample opportunities for theatre-going. Professional or semi-professional groups – a theatre company, a symphony orchestra, a city choir and an opera company – became well-established through the second half of the 20<sup>th</sup> century. In the same period the establishment of the Christchurch School of Instrumental Music saw the foundations laid for the city’s musical traditions to remain strong. Touring artists and groups continued to come to Christchurch, but were relatively less important in the city’s overall cultural life than they were in the 19<sup>th</sup> and first half of the 20<sup>th</sup> centuries.

Band music – brass and pipe – has also had a continuous presence in Christchurch since the 19<sup>th</sup> century. Brass bands were part of the city’s strong working class culture.

The city’s most important period as a centre of literary culture and of the visual arts was in the 1920s and 1930s, but both before and since those decades there were noted artists and writers working in Christchurch and active literary and artistic communities, the latter sustained in part by the School of Fine Arts at the university.

### II. *Relevant listings*

The *Canterbury Museum* (one of the city’s oldest cultural institutions) is listed and has survived the earthquakes. Of three library buildings listed prior to the earthquakes – the *former Canterbury Public Library buildings*, the *former Linwood library* and the *Woolston community library* – only the Linwood building has survived.

Both the *present Theatre Royal* and the *former Theatre Royal* on the opposite side of the street were listed. The later building is being rebuilt behind its retained facade but the former has been demolished. From the 20<sup>th</sup> century, the *Repertory Theatre* was listed but has been demolished. Two buildings which were converted to theatrical use after originally serving other uses, the *Malthouse* (Canterbury Children’s Theatre) and *Woods Mill* (used by a local amateur theatre group), had been listed and both survived. Four of the listed buildings which are now part of the Arts Centre have been

or are now used as theatres: *the Great Hall* (student Drama Society productions), *the former Boys' High block* (location of the burned-out Little Theatre), *the electrical engineering building* (Southern Ballet) and *the hydraulics laboratory* (Court Theatre). All were damaged but are being repaired as part of the over-all plan to repair the Arts Centre. *Trinity Congregational Church* was used as a theatre for several years immediately after its use as a church ceased. It was badly damaged but is to be retained.

The *Town Hall*, important since 1972 as a venue for theatrical and musical performances, was one of the few buildings of the second half of the 20<sup>th</sup> century to have been listed prior to the earthquakes but has an uncertain future.

The *Music Centre*, a former convent and its chapel which had become home to the School of Instrumental Music and other musical groups, had been listed but both convent and chapel were demolished after the earthquakes.

The two surviving inner city *band rotundas* – *Edmonds* on the riverbank and the *Bandsmen's Memorial* in Hagley Park – had both been listed. The Edmonds Rotunda was demolished, but its dome has been preserved intact and stored on site. The Bandsmen's Rotunda was damaged but is to be retained.

For the visual arts, *the former Canterbury Society of Arts building* and *the former McDougall Art Gallery* had been listed. While the former Society of Arts Building was demolished, the McDougall Art Gallery survived. A further Arts Centre building, *the former College Library*, which was for several years the McDougall Annexe and continued in use as an exhibition space, had also been listed and is safe. Two *artists' residences*, of *Louise Henderson* on Papanui Road and of *John and William Menzies Gibb* on Worcester Street, had been listed and both survived the earthquakes.

Three buildings with literary connections have been listed: *the Ngaio Marsh home* and *Rise Cottage* (the home of Mary Ursula Bethell), both on Cashmere Hills and *the Pegasus Arms* (a house probably listed for its age rather than its literary associations which was, however, the long-time home of the Pegasus Press). All three survived the earthquakes.

Both the surviving *buildings of the Press Company*, on Cashel Street and in the Square, had been listed, as had the *Star and Lyttelton Times buildings*, on the Square and Gloucester Street. All four buildings were demolished after the earthquakes.

### III. Further possible listings

The original Overview suggested that any surviving *older library buildings*, for example the buildings in St Albans and Beckenham, should probably be listed. The recommendation that the city's suburban libraries be researched was followed up by the City Council's heritage team prior to the earthquakes. The St Albans building was demolished after the earthquakes, but the Beckenham library survived. Other suburban libraries, such as St Martins which survived in part and Opawa, should now also be considered for listing.

The suggestion in the original Overview that *Caxton Press building* on Victoria Street should be considered for listing, because of its age, its being one of the few surviving older commercial buildings on its particular stretch of street and its having had a long association with the Caxton Press is no longer valid because the building was demolished after the earthquakes.

Although the few listed residences of artists and writers survived the earthquakes, the suggestion that further *residences of artists, writers and other important figures in Christchurch's artistic and cultural life* could be considered for listing is still valid, but the specific suggestion that Elsie Locke's

cottage in the Avon Loop should be considered for listing was negated by its demolition prior to the earthquakes.

If the *buildings in which landscape architects Tony Jackman and Frank Boffa practiced* from the 1960s have survived they could, as suggested in the original Overview, warrant listing because the practice has had an immense influence on landscape architecture and planning in other places in New Zealand as well as Christchurch. The buildings of architectural practices, in particular the *Miles Warren building on Cambridge Terrace* but also any surviving offices of other important practices, should be considered for listing. So should any *notable architect's residences*, such as that of Don Donnithorne.

#### IV. *Bibliographic note*

Eldred-Grigg's *New History*, and the two recent general histories, Cookson and Dunstall, *Southern Capital*, and Rice, *Christchurch Changing*, are useful sources for the general history of the arts and culture in Christchurch. Vol. 2 of the three-volume Centennial history of the province has a special section on the topic.

There is material on many specific buildings connected with arts and culture in the city in section IV of the bibliography, Architecture. Brittenden, *A Dream Come True*, deals with the Town Hall and with previous venues. Strange's books on the Arts Centre and the Little Theatre both contain material on the performing arts in particular. Pryor on Trethewey and Stocker on Gurnsey are useful for the history of sculpture in Christchurch.

There are both an old but adequate history of the Press newspaper and a later popular account of that paper's past, but no comparable works on other Christchurch newspapers.

The biographies listed in the bibliography on A.C. Barker, Ngaio Marsh and the Lovell-Smiths all touch on aspects of the city's artistic and cultural life.

The work of several of the city's prominent architectural practices is covered in the titles listed in the section of the bibliography on architecture, including such general titles on New Zealand architecture as Lloyd-Jenkins on houses.

#### V. *Further research*

The histories of a great number of important artistic and cultural institutions and organisations have yet to be written, but there is probably sufficient information in existing sources to identify and assess further buildings or places for possible listing.

## Chapter 26: Popular entertainment



**At one point in its long and varied life, the Odeon/St James was the home for several years of Fuller's Vaudeville.**

College in 1902. (Bickerton had previously established an experimental community at Wainoni. Subsequently, the Chippenham community on Browns Road was one of the longest-lasting of New Zealand's communal living arrangements.) Bligh's Garden on Union Street in New Brighton was also a popular picnic spot.

### *Vaudeville*

Vaudeville was popular in Christchurch in the 19th and early years of the 20th centuries. The theatres which were used for 'serious' dramatic or musical performances – the Gaiety, Kings and the Theatre Royal both on Gloucester Street, His Majesty's Theatre, the Tuam Street Public Hall and others – were also used for vaudeville.

### *Pleasure grounds*

Through the years vaudeville was a dominant form of popular entertainment there were several privately run 'pleasure gardens' established in Christchurch of which Professor Bickerton's gardens in Wainoni are the best-remembered. Earlier, Kohlers and other entertainment or pleasure gardens on Hagley Avenue drew large crowds.

These pleasure gardens offered a variety of attractions. Professor Bickerton established his gardens at Wainoni after his controversial dismissal from the staff of Canterbury

### *Dance halls, billiard parlours and other popular venues*

The church halls which were built beside most churches until beyond the middle of the 20<sup>th</sup> century were intended primarily for use for religious instruction (Sunday schools and bible classes) and as meeting places for church-related organizations, but they were also used extensively, especially through the middle decades of the 20<sup>th</sup> century for social occasions for young people, especially dances.

For many years public dance halls were popular places for young people to meet and socialise. Among the venues which people still remember were the Rendezvous on Stanmore Road, St John's on Peterborough Street, the Union Rowing Club on Oxford Terrace, the Winter Garden on Armagh Street and the Spencer Street hall in Addington (which was actually a church hall, attached to the Addington Catholic church). Earlier the Choral Hall in one corner of Latimer Square was also a popular dance hall. Performers at these and other venues who are remembered include the later nationally known Ray Columbus and Dinah Lee. The popularity of dance halls waned as cars became more popular (people previously biked into the inner city and parked their bikes in a bike garage) and as drunkenness and violence became more prevalent. Later in the 20th century, night clubs took the place of the old dance halls.

There were billiard rooms in the inner city from the 19th century, the equivalent, for younger males, of later electronic game arcades. Bridge and chess clubs were more sedate and attracted an older crowd.

There was considerable overlap at different points among hotels and venues dedicated to just one or two activities, independently of drinking. Live music and billiard or pool rooms at pubs meant they supplanted some of the earlier, one-activity-specific venues

### *Movies and cinemas*

The popularity of vaudeville waned as motion pictures emerged as the major form of popular entertainment. The 'kinematograph' was first demonstrated in Christchurch in 1896. Motion pictures were first shown commercially in the city in 1908 in the Colosseum, a large building used for a variety of purposes which stood where New Regent Street was constructed after the Colosseum was demolished.



**One of the early movie theatres on Cathedral Square, Everybody's, left, was transformed in the 1930s into the Tivoli, above.**

The first purpose-built movie theatre in Christchurch was the Queens Theatre, opened in 1912. It was followed by the Grand (1913), Everybody's (1915) and the Strand (1917). A little later came the Liberty and the Crystal Palace. In the 1920s, the 'atmospheric' Regent Theatre was built in the Royal Exchange building on Cathedral Square. In the 1930s new theatres, among them examples of Christchurch's relatively few Art Deco buildings, were built – the Avon, the State and the Majestic – and some older theatres were remodelled, Everybody's becoming the Tivoli and the Strand becoming the Plaza. By this time almost all Christchurch's movie theatres were on or within one block of Cathedral Square. The only significant exceptions to this were the Majestic and, once it had been converted from a live to a movie theatre, the Odeon/St James (formerly the Tuam Street Public Hall).

Before and just after World War II, movie theatres were also built in the suburbs – in St Albans, Riccarton, Sydenham, Ilam, Sumner and New Brighton.

With the decline in movie-going which followed the introduction of television, many Christchurch cinemas closed down. The buildings were either demolished or converted to other uses. When movies revived in popularity, the audiences did not return to the few surviving older theatres, but to new multi-screen complexes. Two of these were on Moorhouse Avenue and were thus part of the shift

southwards of retail and other activity in the inner city. Other multi-screen cinemas were built in suburban malls – at Hornby, Northlands and Shirley – and were part of the shift of retail and other activity outside the city centre entirely, although they had been preceded by the suburban movie theatres. Only one of these earlier suburban movie theatres, the Hollywood at Sumner, survived, partly by serving a local community distant from both the inner city or any of the new multiplexes in suburban malls and partly by concentrating on ‘art’ films.



**The Regent Theatre (originally Royal Exchange) Building was a landmark on Cathedral Square until its demolition following the earthquakes.**

In 1932, the stations of this company were taken over by the State. A building on Worcester Street was for many years the centre of State radio broadcasting in Christchurch. It had two steel transmission towers built on and alongside it which were Christchurch landmarks for 70 years.

Later Radio New Zealand based itself in a small modern building on Durham Street. The Sound Archive of Radio New Zealand is based in this building. The city’s first private radio station, Radio Avon, began transmission in 1973. Other non-state radio stations followed, almost all frequently changing premises.

### *Television*

The first experimental television signals in New Zealand were sent as an experiment at Canterbury College in 1952. CHTV3 began transmitting in 1961 and television aerials began appearing on Christchurch houses. The most visible sign of the advent of television was the construction of a building and tall transmission tower on the summit of the Sugarloaf, one of the summits of the Port Hills overlooking Christchurch. Later in the century national television channels replaced the former regional stations, beginning with TV1. TV2 began service in the city in 1975 and TV3 in 1989.

Only the Regent, converted to a multi-screen cinema after a fire, remained of the old inner city movie theatres on Cathedral Square or in its immediate vicinity. A cinema, the Academy, was established in an old gymnasium at the Arts Centre and a boutique cinema, the Metro, was opened in a building just off Cathedral Square. The Academy and the Metro survived, like the Hollywood in Sumner, as ‘art’ theatres.

### *Radio*

In 1923, the Christchurch Radio Society, which had been founded in 1921, began broadcasting in Christchurch with station 3AC. In 1925, the Radio Broadcasting Company of New Zealand was floated in Christchurch and in 1926 began transmitting as station 3YA.

Some television production was undertaken in Christchurch and Television New Zealand for a time operated from a new high-rise building in the inner city, TVNZ House.

Christchurch Television (CTV) and its various antecedents operated from small premises in different parts of town from about the 1970s on. At the time of the February 2011 earthquake CTV was operating from a building which carried its name on Madras Street.

### *The impacts of the earthquakes*

By the time of the earthquakes, most movie-going had already moved to multiplexes in suburban malls. The Regent, Academy and Metro theatres and, on the edge of the central city, Hoyts on Moorhouse Avenue, meant that some people still came into the central city to go to movies. The earthquakes ended inner-city movie-going entirely. The building housing the Regent Theatre was demolished. So was the modern Hoyts multiplex on Moorhouse Avenue. The Academy building survived, but the Arts Centre itself was closed. The building in which the Academy had been housed was one of the first to be re-opened at the Arts Centre, but its new use was for dining and light entertainment, not movie-going. The Metro also ceased operating with the closure of the inner city. The city's surviving older suburban cinema, the Hollywood in Sumner, re-opened soon after the earthquakes and for many filled the gap left by the closure of the inner city cinemas. The opening after the earthquakes of a small boutique cinema in Alice in Videoland on High Street allowed people to continue the habit of coming into 'town' to go to the movies. By the middle of 2013, the family which had run the Academy and the Metro had established a new boutique cinema in Sydenham.

Although the central city was by 2010 no longer the main focus for movie-going, the inner city was still, in that year, an important area for light entertainment, dining out and listening to live music at bars. Its importance as a focus for these activities had increased in the years immediately before the earthquakes with the development of the 'Oxford strip' and the Lichfield and Poplar lanes.

With the closure of the central city following the 22 February 2011 earthquake all those activities scattered to other parts of the city. Light entertainment, dining and live music at bars became dispersed. The well-known Dux de Lux eventually re-opened in two separate locations in Addington and Lower Riccarton. A development in old industrial buildings in Woolston became another substitute venue for bands and live music to compensate for the loss of the venues in the closed-off inner city.

In terms of heritage, all the significant buildings associated with the history of radio and television in Christchurch were demolished after the earthquakes. A listed building on Gloucester Street which had been an earlier home of Canterbury Television was demolished. The TVNZ high-rise was one of the recent modern buildings which were left standing by the earthquakes but were subsequently demolished.

After the disaster of the collapse of the building it was occupying at the time of the 22 February 2011 earthquake and the loss of many staff members, CTV (Canterbury Television) eventually resurrected itself. Almost all radio and television production had left Christchurch long before the earthquakes. Radio New Zealand had to move from its building on Durham Street to temporary premises on the edge of the inner city.

# Chapter 26: Popular entertainment

## Comment and recommendations

### *I. General discussion*

The most common form of public popular entertainment in 19th century Christchurch was vaudeville, staged in the city's several early theatres. The succession was then to movies, which were dominant through the 1920s to the 1950s. The advent of first radio and then, more especially, television moved an important part of popular entertainment into the home, a trend accelerated by the emergence of video-hire stores. But the closures of cinemas in the 1970s and 1980s were followed by a revival of movie-going, mostly in suburban multi-plexes.

Another form of popular entertainment outside the home were dances at dance halls. There was a succession from these to night clubs in the second half of the 20th century. Some hotels became popular venues for live music. Chess, bridge and other cards clubs also brought people together for entertainment and amusement.

### *II. Relevant listings*

The single older *movie theatre* still used for showing films, the *Regent*, had been listed (although its original atmospheric interior had been destroyed by fire many years earlier) but was demolished after the earthquakes. Four other former cinema buildings which had been put to alternative uses had been listed: the *Odeon/St James*, the *Majestic*, the *Avon* and the *Mayfair/Cinerama*. The Odeon/St James also figured in the history of vaudeville in Christchurch. At the time of writing (July 2013) its facade and the lobby behind it were still standing but its survival seemed unlikely. The Majestic was also still standing in the middle of 2013 but seemed unlikely to survive. The Avon had already been demolished, but the facade of the Mayfair has been retained. The *former Boys' High School and University gymnasium* which became the Academy movie theatre had also been listed. It survived as a building but is not to be resurrected as a cinema.

The original *CTV building* on Gloucester Street, which also had an important place in the city's radio history, was the only building associated with radio or television which had been listed. It was demolished after the earthquakes. The *Allan McLean building* also played a role in the introduction of television to Christchurch but it was demolished after the earthquakes without having been listed.

The listed *Cranmer Bridge Club* building is representative of the premises of a large number of small, semi-formal groups which were part of the network of entertainment organisations in Christchurch in the past. The older brick portion of the building was demolished after the earthquakes but the architecturally more important section on the street survived.

The *former High Street post office* became the city's leading 'art movie' video parlour, but its listing was probably on other grounds. It survived the earthquakes.

### *III. Further possible listings*

The original Overview suggested that recently uncovered *façade of the former Tivoli movie theatre* should probably be listed, but it was demolished before the earthquakes. The original Overview also

suggested that the possibility of listing any surviving *suburban movie theatre buildings*, such as the buildings at the Ilam, New Brighton and Edgeware should be examined. The New Brighton and Edgeware buildings were both demolished after the earthquakes. The former theatre at Ilam had been in commercial uses for many years. The *Hollywood in Sumner*, which survived the earthquakes and remains in use as a movie theatre, should almost certainly now be listed.

The suggestion in the original Overview that there may be buildings or other *structures associated with radio and television* which should be considered for listing has added force given the loss of the listed building on Gloucester Street which had figured in the histories of both radio and television in Christchurch.

The suggestion in the original Overview that any buildings comparable with the Cranmer Bridge Club which can be identified as *the premises of long-lasting clubs* should also be considered for listing also remains valid.

#### IV. *Bibliographic note*

What information there is readily available on forms of popular entertainment in Christchurch is in the general histories already cited for other sections of this report: Eldred-Grigg's *New History*, Cookson and Dunstall, *Southern Capital*, Rice, *Christchurch Changing* and the older three-volume provincial centennial history.

The Cranmer Bridge Club building is the subject of no.4 of the City Council's *Architectural Heritage* series.

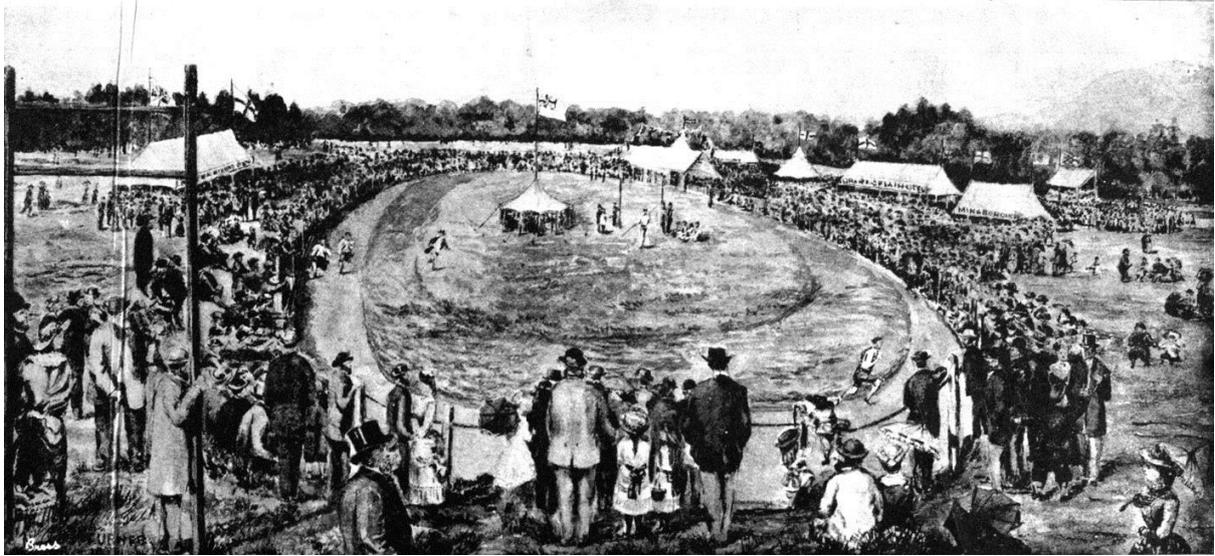
The Federation of University Women's *Round the Square* is an important source for the many movie theatres that were once on the Square.

A manuscript study on the history of all movie theatres in Christchurch, by Hugh Taylor, is an indispensable source on the topic. (This is not published in any meaningful sense so is not listed in the bibliography but is available from the author.)

Burdon's biography of Bickerton is a useful source on pleasure gardens.

#### V. *Further research*

There are still large gaps in knowledge about many forms of popular entertainment in Christchurch from the 19th century on. Until these gaps are filled, many buildings that should possibly be listed to ensure this topic is properly represented in the listings will be hard to identify.



**Hagley Park has played an important role in Christchurch's sporting history from the founding of the city through to the present. Top: in 1883, the Anniversary Day sports were held in Hagley Park. Bottom: by 1940 basketball was one of the many sports that had courts or playing fields in the Park.**

## ***THEME VII: LIFE IN THE CITY II***

### **Chapter 27: Sport and recreation**

#### *Christchurch's sporting tradition*

Christchurch was founded just as sports in Britain were becoming better organised, with formal rules and teams of set sizes. Christchurch's 'gentry' saw sport as an essential aspect of civilised city life and sporting events were staged in Christchurch from the earliest years of settlement. The first anniversary of the founding of the Canterbury Settlement was celebrated at the end of 1851 with a day of organised folk sports, horse racing and cricket matches in North Hagley Park. 'Mainstream' English team and other sports quickly became established in Christchurch.

#### *Christchurch in the national sporting scene*

Christchurch's strong sporting traditions are reflected in the establishment of a number of national administrative bodies for different sports in the city. They included amateur athletics (1887), cricket (1894), boxing and hockey (both in 1902) and ladies' hockey (1908). Christchurch was also for many years the most important city nationally for sports journalism, especially following the 1891 merger of the *New Zealand Referee* (founded in 1884) with the *Weekly Press*.

Christchurch has hosted international teams in various sports from the late 19th century on. The most significant international sporting event held in the city was the 1974 Commonwealth Games.

#### *Amateur players and volunteers*

Through most of the history of sporting activities in Christchurch, those taking part competed as amateurs. Professionalism did not become a feature of major codes until the later 20th century. Even this change did not alter the sporting scene in Christchurch to the extent that the attention paid to the change might suggest. The great majority of players in Christchurch remain amateurs, participating in sports as a leisure pursuit.

Like other activities in Christchurch life, many sports flourish only because of an enormous input of time and effort by volunteers. Many sporting organisations depend almost entirely on voluntary effort – from fundraising to umpiring to administration – of, especially, parents whose children are taking part in those sports.

Sports clubs and other organisations have also been a focus of social activity for many people through the arrangement of various functions, especially Saturday afternoon or evening after-match get-togethers. Marriages resulting from meetings through sports organisations were not uncommon.

## *Sports grounds*

Hagley Park and Latimer and Cranmer Squares were the main sports grounds in early Christchurch. This use of these public areas was formalised by a Provincial Government Reserves Ordinance in 1854. Central government provisions for land for hospitals, churches, recreation and other purposes also influenced the development of parks and reserves in the city as sports grounds from the 1850s on. Latimer and Cranmer Squares subsequently ceased to be used as grounds for organised team sports, but a number of sports are still played on parts of Hagley Park, including rugby, soccer, cricket, netball, tennis, golf and croquet.



**The original grandstand at Lancaster Park, which became the city's main venue for cricket and rugby football.**

The need for a private ground for which an entry charge could be made led to the establishment in 1881 of Lancaster Park. For the first 20 years of its life, Lancaster Park was the venue for many sports and sporting events, including rugby football, cricket, tennis and swimming. It eventually became a ground shared by rugby (winter) and cricket (summer). A number of stands of different vintages and an open embankment surrounded the ground until the late 20th century when a comprehensive redevelopment was associated with a 1998 change of name first to Jade then to AMI

Stadium (though to many it has remained Lancaster Park). The park/stadium was the pre-eminent site in Christchurch which illustrates the importance of spectator sports in the city's life.

Other sports gradually acquired their own 'dedicated' grounds. The 1920s saw a marked increase in these grounds devoted to specific sports. They included English Park (in St Albans, soccer), Monica Park (in Woolston, also soccer), Rugby Park (in St Albans, rugby), Wilding Park (in Richmond, tennis), Porritt Park (hockey, which before about 1970 was based at Williamson Park) and Denton Park (in Hornby, cycling). Not all these venues remained in use by their original sports or codes, or in use at all, up to the time of the earthquakes

Public parks have also been used extensively for playing sport – particularly by children playing in school and club competitions. Typically, for example, rugby football and cricket were played the central, grassed areas of such parks as Elmwood, Woolston and Sydenham. At many parks small pavilions were built at different times to provide changing rooms and other facilities for those playing sports. By 1914, the City Council controlled nine public parks totalling 756 acres (of which 495 acres were Hagley Park). The public park system expanded greatly in the 1920s and 1930s. By 1939 there were 13 more parks and the total area of parks had risen to 925 acres. Today the City Council owns and administers around 740 parks.

The city's main athletics track after 1974 was at Queen Elizabeth II Park. This had been the New Brighton Trotting Club course. It was renamed in 1963 after the City Council had taken it over, on the occasion of a visit to Christchurch by Queen Elizabeth. After it had been chosen as the venue for the 1974 Commonwealth Games a stadium and pool, designed by Peter Beaven, were built. After the Games, the park remained an important centre for athletics and swimming.

The latest indoor sport facility in the city is the CBS Canterbury Arena, a sports and entertainment centre, opened in 1998 on a site next to the Addington trotting ground. It is a venue for spectator

sports as well as for major entertainment events and, since the earthquakes, for performances by the New Zealand Symphony Orchestra.

The Pioneer indoor sports stadium was built in Spreydon after the City Council had acquired the central city property of the Pioneer Sports Club as part of the site for the new library. The complex includes a swimming pool and indoor basketball court. More recently similar facilities were built at Jellie Park in Burnside and the Graham Condon Recreation and Sports Centre was opened in Papanui.

## *Cricket*



**Watching cricket being played on Sydenham Park in the early 20th century.**

A cricket club was formed in Christchurch as early as June 1851 and cricket was played at the sports held in North Hagley Park on 16 December 1851 to mark the first anniversary of settlement. By 1862, the Christchurch and Albion cricket clubs were established on Hagley Park and Latimer Square respectively. The

pavilion on the Oval in South Hagley Park is the city's oldest surviving sporting structure. By 1877 there were enough cricket clubs playing in the city for the Canterbury Cricket Council to be formed. As the dominant male summer team sport, cricket came to share the city's leading sports ground, Lancaster Park, with rugby football. Club cricket is played regularly through the summer on a number of city parks.

The cricket oval established on South Hagley Park by the 1860s. In the years straddling the earthquakes, the latest episode in disagreement about what Hagley Park should be used for saw cricket interests pitted against those who saw themselves as defenders of the Park against commercial and other undesirable encroachments over a proposal to modify the oval so that it could host international cricket tests and other first-class games.

## *Rugby football*

Something like rugby was apparently first played in Christchurch by Christ's College pupils in the 1850s and there is still a rugby field at the rear of its Rolleston Avenue site. The Christchurch Football Club was founded in 1863 and the Woolston Club in 1872. There were visits of teams from Auckland in 1875 and Dunedin in 1877. The Canterbury Rugby Football Union was formed in 1879. The sport was played on Cranmer and Latimer Squares till Lancaster Park was established in 1882. The first rugby test played by a New Zealand team on home soil was an 1894 game versus New South Wales played at Lancaster Park. The clubrooms of various rugby clubs became quite large structures in the

20th century and were important as social venues. Several stand on public parks which are used as rugby fields in the winter.

The formation of the Marist rugby club is of particular social interest because it reflected both anti-Catholic prejudice in the city and the wish of Catholics themselves to maintain a separate culture.

The place of Lancaster Park in the 20th century life of the city was largely determined by the very large crowds drawn to the Park for rugby tests. A 1930 All Blacks v. Britain game attracted 30,000. The largest crowds ever in relation to the total population of Christchurch were 1959 and 1961 crowds of 57,000. In the later 20th century there was a decline in spectator numbers, corresponding with the advent of television and the lessening dominance of rugby in the city's sporting life. Between 1987 and 1997, the teams in the Christchurch senior rugby competition fell from 16 to nine.

### *Soccer and League*

Rugby was far and away the most popular, for players and spectators, of the various sorts of football played in Christchurch, but both soccer and rugby league had followers in the city. Soccer was being played in the city by the late 19<sup>th</sup> century. In 1890, New Zealand's first inter-provincial soccer match was played in Christchurch.

League came rather later. The city's first rugby league game was played at the Addington Show Grounds in 1912 and club competitions inaugurated the following year. The ground at Addington remained the centre of rugby league through the 20<sup>th</sup> century, although other clubs competed successfully with the Addington club through the decades.

### *Tennis*



**Members of the Linwood Lawn Tennis Club outside their new pavilion in 1902.**

A lawn tennis club, with courts on Cranmer Square, was established in 1881. Five years later there were at least eight clubs in Christchurch. Tennis was played at Lancaster Park from the time the ground was established in 1881. The 1911 Australasian defence of the Davis Cup was played at Lancaster Park. Subsequently, the focus of Christchurch tennis shifted to Wilding Park, named after the city's leading tennis player who was killed in World War I. Club tennis courts were built generally in public parks. There were tennis courts in Hagley Park where the United Club was, and still is, based.

One of the strongest clubs had its courts at and took its name from Elmwood Park.

In the late 19th and early 20th centuries, many larger homes of wealthier people had private tennis courts and the sport had for many years in Christchurch distinctly upper-class connotations. So did another racquet sport, squash. The earliest squash courts in the city appear to have been at the Christchurch and Canterbury Clubs and at Christ's College, all 'upper-class' institutions.

## *Croquet and bowls*



**For many years the Christchurch Bowling Club had its greens on the corner of Cashel and Madras Streets. Here games are in progress in 1903.**

Croquet was played on the lawns of the grander homes of Christchurch in the 19th century. Lawn bowls became more common as a club sport and from the 1880s greens were established at many places throughout the city – in both the inner city and the suburbs. There was a strong association between working men's and bowling clubs. There are still a large number of bowling greens throughout older parts of the city. In Woolston and adjoining Opawa for example there are three greens relatively close to each other.

The United Bowling, Tennis and Croquet Club leased land in North Hagley Park in 1905 and erected a two-story pavilion. The club is still located on its original site.

Croquet was somewhat slower to become established as a club game. The Canterbury Croquet Association was not formed until 1910. The playing of croquet is confined to the United Club's greens in Hagley Park.

The Returned Services Bowling Club was granted a site in North Hagley Park during World War II and the new greens pavilion were opened in 1946, after the design of the building and its location in Hagley Park had been subject to public criticism.

## *Golf*

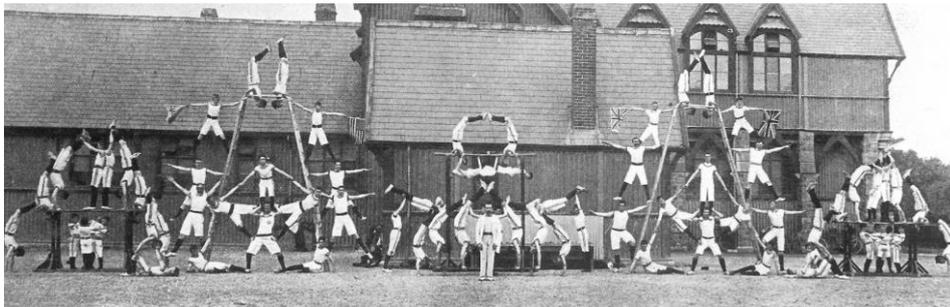
Small parties began playing golf on Hagley Park, near Christ's College in 1872, but the first formal golf course was not established on Hagley Park until April in the following year. Long grass and damage wrought by cattle caused the Christchurch Golf Club to relocate to a course at Avonside. The club petered out soon afterwards, but was reformed in the early 1890s and resumed playing on links on North Hagley Park. There is still a nine-hole course on North Hagley Park.

Subsequently golf links were established at many places on the outskirts of the city. Some of the pavilions of the golf clubs, notably the pavilion at Shirley, are among the more important sport-related buildings in Christchurch.

### *And a host of minor sports*

Many sports have been played in the city, without gaining much space in the written historical record, partly because they were played by relatively few numbers, partly because some flourished at particular times but faded at others, and some simply because the histories of the sports in Christchurch have not yet been 'written up'.

Other sports known to have been pursued on Hagley Park at different times included coursing between 1877 and 1881. The first stage of a soft carriage ride which eventually almost encircled North Hagley Park was formed in 1882. Lacrosse was played briefly on South Hagley Park in the late 19<sup>th</sup> century. So was polo, between 1892 and about the time of World War I. The Archery Lawn in the Botanic Gardens was where archery was pursued between 1873 and the late 1890s.



**Pupils at the East Christchurch School demonstrating their gymnastic skills in a 'grand spectacular pyramid' designed by their teacher.**



**The march past at a school sports meeting in 1904.**

activities together to promote morale and the identification of workers with their employers.

### *Athletics*

Foot races held at the sports in North Hagley Park on 16 December 1851 probably marked the birth of athletics in Christchurch. After 1881, Lancaster Park was the principal venue for athletics meetings. In the 20<sup>th</sup> century, Rugby Park was also used for athletic meetings.

Netball, judging by the area of its courts in South Hagley Park and the size of its modern pavilion beside those courts, deserves greater prominence in the history of sport in Christchurch than it has

received. The netball courts were established on a site originally granted to the Salvation Army in 1921 for tennis courts. The Canterbury Basketball (now Netball) Association took over the grounds in 1930 and by 1938 there were 31 grass basketball courts in the area where the netball courts are now located.

Cross-country running has involved numbers of sports people and the Takahe to Akaroa run was an important event for several years. Marching was often sponsored by industrial concerns like Skellerups, the Kaiapoi Woollen Company and Lane Walker Rudkin which wanted their workers to engage in

When Christchurch staged the Commonwealth Games in 1974, the city acquired a new stadium that became the centre for athletics in Christchurch at Queen Elizabeth Park.

## *Cycling*

Cycling has its greatest importance in Christchurch's history as a mode of transport, but the flat terrain also meant cycling was a popular sport. The first velocipede race was held in 1869, from Latimer Square to the railway station and back. Racing on tracks and on roads were both common from the late 19th century on. In 1879 the Pioneer Bicycle and Amateur Athletic Club was formed, followed shortly afterwards by the Touring Cycling Club. The Atalanta Cycling Club, formed in 1892, was the country's first women's cycling club.

There was a championship cycle meet in Hagley Park in 1880, the year after the Pioneer Club was formed. The Pioneer Club eventually acquired premises in central Christchurch and its name is perpetuated in Pioneer Stadium. From 1885, cycling was one of the sports which found a home at Lancaster Park, where there was a formed cycling track. Subsequently a cycle racing track was built at Denton Park in Hornby.

Cycling was also a popular recreational pursuit and for a time the city had a bicycle band (formed in 1895) whose members played their instruments while also riding their bicycles in formation. The Pioneer Sports Club, the name of which survives in the Pioneer Stadium, to which the Club, on winding up, made a substantial contribution, had its origins in 1879 as a bicycle club.

## *Rowing*

Rowing was included in a regatta held (to mark Queen Victoria's 32nd birthday) at Lyttelton as early as 24 May 1851. Lyttelton regattas were important as spectator events for Christchurch residents from 1862. They drew even larger crowds after the Lyttelton rail tunnel was opened in 1867.

The Avon River provided an opportunity for rowing to become established in Christchurch. The Canterbury Rowing Club was formed in 1861. The Union Club was formed in 1864, its members drawn largely from among the men working on the Christchurch to Lyttelton railway. The later Trades Rowing Club was eventually renamed Avon. The clubs all built wooden boat sheds on the banks of the Avon in the vicinity of the Fitzgerald Avenue bridge. (Christ's College later built a concrete boathouse in the same area.) The wooden boat sheds, including the impressive



**The largest of the several boatsheds that were on the Avon River near the Fitzgerald Avenue bridge.**

Canterbury Club shed, have all disappeared.

The reach of the river below the Fitzgerald Avenue bridge remained the city's main rowing course until Kerrs Reach was formed on the lower Avon in 1950, in time for the Canterbury centennial games. (A meander was cut off and a stretch of river dredged and widened to form the course.) The clubs built new clubhouses by the new course in the 1950s.

The Avon has also been used since the 19th century for recreational, pleasure boating. The Antigua Street boat sheds, which date from 1882, are the only surviving sheds of the several on the banks of the Avon between the Botanic Gardens and Barbadoes Street.

### *Swimming and swimming pools*

The Avon and Heathcote Rivers provided early opportunities for recreational swimming. The City Council formed a pool in the Avon in 1877. Nude bathing by men and boys at some swimming holes caused concern among more respectable citizens.



**The Tepid Baths building on Manchester Street. Behind is the chimney of the rubbish destructore which heated the water for the pool.**

An early swimming pool was built in the 1860s at Kohler's Pleasure Ground on Lincoln Road (see below). The Christchurch Amateur Swimming Club, the first in New Zealand, was formed in 1880. A pool built at Lancaster Park in 1894 was relatively short-lived.

In the central city, indoor tepid baths, with a large swimming pool part of the facilities, were constructed on Manchester Street in the early 20th century. They opened in 1908. They were heated for some years from the nearby rubbish destructor. They continued in use until 1947.

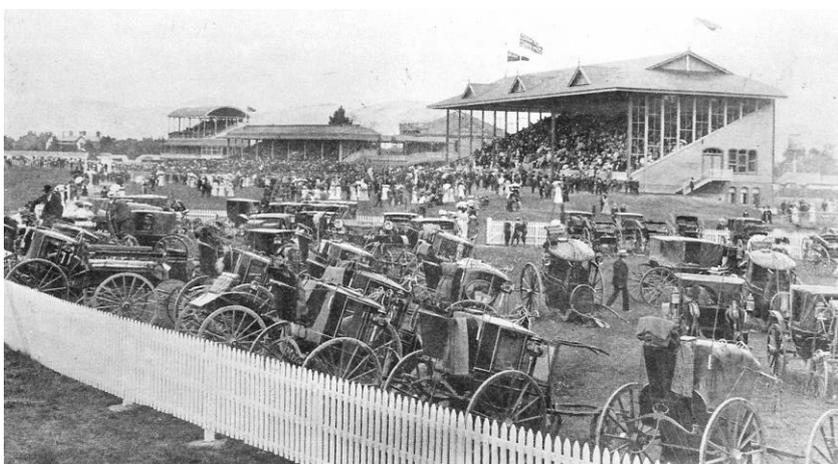
an important public pool through the second half of the century and was substantially remodelled for continued use late in the century.

Swimming pools were built in a number of public parks or in suburban locations through the 20th century. They included pools at St Albans, Sockburn, Halswell, Papanui, Ilam (in Jellie Park, 1960) and Waltham (1967). Some of these pools were 'inherited' by the city when local governments were amalgamated in 1989. Some school swimming pools (for example Elmwood) were made available for public use at specified hours.

The city's three recreation and sport centres which survived the earthquakes – Pioneer Stadium, Jellie Park and the Graham Condon Recreation and Sport Centre – all have indoor pools.

## *Horse racing*

Horse racing has been an important spectator sport in Christchurch again almost since the city was founded. Horse racing (like so many other sports) dates its Christchurch origins from the 16 December 1851 sports meeting held on North Hagley Park. The Canterbury Jockey Club, founded in 1854, had leased land in Riccarton by 1855 and by 1864 built a stone grandstand, the first of many structures at its course. Cup Day at Riccarton became one of the key social and sporting events in the city's calendar. As early as 1875 crowds of up to 10,000 were arriving at the course by road or rail. There was later also a tram link to the city.



**The members' carriage paddock at the Riccarton Racecourse in 1903.**

Trotting began in the 1860s or 1870s at various venues, including after 1881 Lancaster Park. The Canterbury Trotting Club was founded in 1888 and established its course on the Show Grounds at Addington. Subsequently the New Zealand Trotting Club purchased land at Addington adjoining the Show Grounds which cemented in Addington's place as the city's main venue for trotting. The course acquired substantial grandstands and other structures. The New Brighton Trotting Club ceased holding meetings at its course in the early 1960s. There was also for many years a trotting course at Plumpton Park on the other side of the city, in Sockburn.

## *Motor racing*

In the 20th century, motor racing became a popular spectator sport. Speedways were built at English Park in St Albans in 1928, then later at Sockburn and Ruapuna. For many years, from 1949, the Lady Wigram International Grand Prix was staged at Wigram Aerodrome. For several decades it was New Zealand's premier motor racing event.

## *The seaside*

Beaches at Sumner and New Brighton afforded Christchurch residents opportunities for recreational sea bathing. Each vied for the title of the Riviera of Christchurch. At the bathing beaches of both suburbs surf-lifesaving clubs were formed and built pavilions. The New Brighton surf club, founded in 1910, was the first such club in New Zealand. The other structures associated with sea bathing have been changing sheds.

Both Sumner and New Brighton had a number of cafes and other places to take tea and both, although they were only day-trip distance from town, especially after they were connected to the central city by

tram, had places to stay – guest houses as well as hotels. These seaside places to stay form a subgroup of the hotels discussed in a previous chapter. Both suburbs also had band rotundas.

Both seaside suburbs were interesting socially for having strong resident communities while also drawing large number of day-trippers from the city and providing some city-dwellers with places to stay. North Brighton and North Beach both also provided sites for baches, when families tended to holiday closer to home than they did in later years when roads were better and car ownership more common.



**Athletic sports on the beach at New Brighton during a gala held in 1903.**

There were also significant bach settlements (some within the city’s present boundaries, others just beyond it) at Spencerville, Kainga, Stewarts Gully and Taylor’s Mistake. (The Taylor’s Mistake baches are mentioned again just below.)

Even those not able to afford baches of their own resorted to seaside parks to picnic or camp. This was the role of the Rawhiti Domain in North Brighton and the South New Brighton Park where what was known as ‘Pleasant Point’ was a popular picnicking and boating place for many years.

New Brighton matched Sumner’s natural attraction, Cave Rock, with piers. The first wooden pier was built in 1894 and demolished in 1965. The replacement concrete pier was built towards the century’s end, with a well-used new library of striking design at its base. At the Scarborough end of Sumner, enclosed sea-water baths were built in the 1880s, but had a short life. Hot sea-water baths were also available by the small Sumner pier for some years.

Road access over the Scarborough hill to Taylor’s Mistake was completed in 1915. This also became a popular bathing beach and had life-saving club pavilions. Before the road was built, from the 1890s on, adventuresome Christchurch people began building ‘cave’ baches right on the Taylor’s Mistake foreshore. These baches later became a contentious preservation issue, some pressing for their retention on historic grounds, others wanting them removed because they were considered intrusive on a natural landscape and poised health risks. The early ‘cave’ baches built right on the shoreline have been removed, but a row of early baches on a road reserve survives.

### *The Port Hills*

Opening up the Port Hills as a place for people to go for recreation was the long-term obsession of one of Christchurch’s most colourful politicians and personalities. Harry Ell spent years from the early 20<sup>th</sup> century until his death in 1934 promoting the formation of reserves and construction of roads, rest houses and walking tracks on the Hills. The long-term success of his vision is evident in the use now made of the Hills by cyclists, walkers and mountain bikers. Mountain biking became popular in the later 20<sup>th</sup> century, with designated tracks being formed on the Hills, separate from those used for walking.

Rock climbing first became popular on the crags of the Port Hills between the wars. After World War II, Castle Rock and Rapaki Rock became the most popular crags for rock climbing. Later routes were developed on other crags.

### *Other minor urban recreational pursuits*

Roller skating was popular in Christchurch from the 19th century (the first rink was built in 1867) through into the middle of the 20th. The Colosseum (on the site of New Regent Street) was used as a roller skating rink for some years. In the 1950s, the city's last roller skating rink was on Kilmore Street. Before the earthquakes, the paved paths of North Hagley Park became the most usual place to see people on roller-skates. An ice-skating rink was built on Centaurus Road in the 20th century. It was eventually replaced by a new rink on Brougham Street.

Model yachts have been sailed on Victoria Lake since it was formed prior to the 1906-07 Exhibition on North Hagley Park.

Indoor cricket enjoyed a brief vogue in Christchurch the 1970s and 1980s.

The first City to Surf run was held in 1975, at about the time jogging and running became popular ways of keeping fit, with Hagley Park a popular location because of its proximity to the central city. The cycle tracks in Hagley Park are laid out mainly to suit people commuting or making purposeful journeys by bicycle but are also used for informal recreation.

### *Mountaineering and tramping*

Christchurch has been an important centre of mountaineering, largely because of the vigour of the Canterbury Mountaineering Club, founded in the late 1920s. It had its base in town for many years at the Pioneer Sports Club on Oxford Terrace before transferring to the new Pioneer Stadium when the old building was acquired by the City Council for part of the site of the new library. There is also a Canterbury section of the New Zealand Alpine Club based in Christchurch and the national headquarters of the Alpine Club was transferred to a new permanent headquarters in the city in the early 21<sup>st</sup> century. Several tramping clubs, including a Christchurch Tramping Club, the Peninsula Tramping Club and the Canterbury University Tramping Club, have long histories. All were active from the 1930s.

The city's easy access to Banks Peninsula and the Southern Alps have helped make tramping and climbing relatively popular sports in Christchurch. Christchurch people keen on tramping made a natural progression, as they grew up, from the Port Hills, to Banks Peninsula to the Southern Alps. The Youth Hostel movement in New Zealand was initiated by Christchurch people (some also active in the Sunlight League) keen to provide places to stay for walkers and trampers on Banks Peninsula.

Until the 1980s, rock climbing in Christchurch was an outdoor sport. Climbing on crags on the Port Hills has already been mentioned. Routes were also developed on crags further afield, on Banks



**Three members of the Canterbury Mountaineering Club on an early 1950s trip from Christchurch to the headwaters of the Waimakariri River in the Arthur's Pass National Park.**

Peninsula. In the 1980s an indoor climbing wall was built at the YMCA on Hereford Street. Sport climbing was added to the long list of competitive sports in Christchurch. Later a second, commercial, wall was built.

The scouting and guiding movements both played a role in promoting and providing opportunities for outdoor recreation and many young Christchurch people gained their first experiences of living under canvas at scout and guide camps.

## *Skiing*



**The tow hut built by volunteer labour in the early 1950s at one of the club ski fields in the Craieburn Range.**

clubs developed ski fields along the Craieburn Range. These fields included Mount Cheeseman, Broken River and Mount Olympus. The Lake Ida skating rink, on the western side of the range developed in the same period.

Two commercial ski fields, Porter Heights on the Craieburn Range and, more importantly, Mount Hutt on a high foothill range, developed later than the club fields but became better equipped and more important to the city economically than the older club fields.

The relatively easy access from the city to the Southern Alps and high foothill ranges, snow-covered in winter, has also given Christchurch a more important place in the history of skiing in New Zealand than any other large town or city except, in recent years, Queenstown. The Coberger family was influential over three generations, at Arthur's Pass and in Christchurch, in first establishing and then promoting the popularity of skiing. Temple Basin, one of the country's earliest ski-fields, was the home of both the Christchurch and the University ski clubs.

From the period immediately following World War II, Christchurch-based ski

## *Angling and hunting*

The Avon and Heathcote Rivers have afforded opportunities for angling. In more recent years, the opportunities have been confined to children, but adults fished the rivers in the past, and in earlier years took out much larger fish (usually trout) than could be caught later. Hunting within the city's present boundaries has been more or less confined to shooting rabbits and hares on the Port Hills and Waimakariri riverbed.

Introductions of fish and bird game species were haphazard in the 1850s. In 1864 a Horticultural and Acclimatisation Society was formed and granted use of an area of Hagley Park adjoining the Hospital and Botanic Gardens. (The Society split into two separate parts two years later.) From the Acclimatisation Society grounds came most of the species that made angling and hunting possible in areas of Canterbury outside the city. The species raised by the Acclimatisation Society for sporting purposes included trout and salmon, various game birds and deer. Christchurch duck-shooters have

enjoyed the proximity of Te Waihora/Lake Ellesmere, one of the country's main water bird habitats, to the city. Other species of birds and animals which did not have sporting uses and also a number of plants, including tree species, were introduced to Canterbury through the Acclimatisation Society grounds.

For a time the grounds also attracted visitors as a small zoo and so functioned much like some of the private pleasure gardens in the 19th and early 20th century city. In 1930, the Acclimatisation Society moved to Greenpark and its former grounds reverted to being park land.

### *The impacts of the earthquakes*

On the eve of the earthquakes, Christchurch was preparing to host games of the 2011 Rugby World Cup. After the 4 September 2010 event there still hopes the city would be able to host some games of the competition, but the 22 February 2011 earthquake which led to the closure of the AMI stadium (formerly Lancaster Park), put paid to those hopes. The closure of the stadium had a telling and dramatic effect on sport in Christchurch, matched only by the closure and eventual demolition of Queen Elizabeth II Park (built for the 1974 Commonwealth Games) and of the Centennial Pool.

The eastern suburbs felt the closure of Queen Elizabeth II Park severely, but on the opposite side of town the facility which played a similar role for the south-western suburbs, Pioneer Stadium, did not suffer serious damage and was soon re-opened. The CCDU's Christchurch Central Development Plan provides for a new metro sports facility in the south-western corner of the inner city.

At the AMI Stadium, one stand was demolished, but the future of the entire ground remained uncertain for some years. Its future became linked with the plan in the CCDU's Christchurch Central Development Plan for a new stadium closer to the central city. What the final decision on the fate of the stadium would be was still unclear at the time of writing (July 2013). In the meantime, to make good the city's lack of a stadium, a temporary new stadium was quickly constructed on former Show Grounds land at Addington where rugby league had been long established. The Christchurch Stadium in Addington, with a capacity of 18,000 – 22,000 opened in March 2012.

After the earthquakes, the attempts of a group of loyal users of the Centennial Pool attempted to keep the site in use as a pool, but their efforts failed as both the City Council and the CCDU made plans for new swimming pools elsewhere.

The question of a new permanent home for test cricket had been raised before the earthquakes. A plan to modify the historic oval on Hagley Park so that it could be used for cricket tests was promoted after the earthquakes but was contested by those who thought that the plan would damage the heritage and landscape values of Hagley Park. (Interestingly, it had been a wish in the 1880s to have a ground for which admission could be charged, which was not then thought permissible on Hagley Park, that had led to the establishment of Lancaster Park.)

In the earthquakes, other sporting venues, including English Park, Wilding Park, Porritt Park, Denton Park and Kerrs Reach suffered varying degrees of damage but most remained in use. Despite some disruption at grounds and venues, Christchurch's sporting life at the club and school level was not seriously disrupted by the earthquakes because a great number of parks and sportsgrounds escaped serious land damage.

# Chapter 27: Sport and recreation

## Comment and recommendations

### *I. General discussion*

Sport has been an important part of Christchurch life from the city's earliest days. This reflected the settlement's English inheritance and until the end of the 20<sup>th</sup> century the major sporting codes and pursuits in the city were adopted from England. This was a situation typical of many colonial settlements, elsewhere in New Zealand and in the other British settlement colonies. Until the end of the 19<sup>th</sup> century, Christchurch led the country in sporting developments and administration, a role it only lost when the North Island's population surged ahead of the South's through the 20<sup>th</sup> century. The important and ongoing emphasis on amateurism and of volunteers in running sports organisations also reflected 19<sup>th</sup> century English attitudes to sport.

The city's first sports grounds were the originally planned open spaces – Hagley Park and Cranmer and Latimer Squares. Hagley Park has remained important in the city's sporting life ever since. Lancaster Park was founded in the 1880s because it was not possible to charge for admission to public parks. From the 1880s until its closure following the earthquakes, Lancaster Park played a role in the city's sporting life different from but equally as important as that Hagley Park. Other parks and grounds were established as the city spread following each of those different 'models' – playing fields on public parks and grounds devoted to just one or two sports, often with grandstands, for which admission could be charged.

The dominant sports – rugby, cricket, tennis, athletics and others – had different individual histories but all remained pre-eminent until a more diverse sporting scene emerged in the second half of the 20<sup>th</sup> century. In that period, some sports which had been previously minor became more popular while others became newly established. The Avon River ensured rowing would be a major sport in Christchurch. Rowing remained based close to the inner city until the post-World War II shift to the river's lower reaches. Swimming began in the rivers, but by the end of the 19<sup>th</sup> century, the first swimming pools had been built. Many more were built through the 20<sup>th</sup> century.

Horse racing was a major spectator sport from the 1850s on. Two main courses emerged, with other secondary courses eventually being closed.

For informal recreation, as opposed to organised sports, residents of Christchurch have taken advantage of the proximity of beaches and the Port Hills and the access, which became easier from the time the Midland Railway reached Arthur's Pass in the early 20<sup>th</sup> century, to the Southern Alps. Christchurch has a more important history of involvement with mountaineering, tramping and skiing than any other larger New Zealand town or city.

### *II. Relevant listings*

There were several listings prior to the earthquakes which related to the place of sport in the city's life, but the listings appeared to be haphazard and did not reflect the full range of sporting activity in the city.

Of the actual grounds and parks used for sport only *Elmwood Park* and *Cranmer and Latimer Squares* have been listed.

The *Hagley Oval cricket pavilion* and the *war memorial gates at Lancaster Park/Jade Stadium* were the only structures associated with the city's two most important sports grounds to be listed. Both survived, although the future of the Lancaster Park gates may be affected by decisions made about the future of the ground as a whole.

The *Antigua boat sheds* were the only structure associated with sporting or recreational use of the Avon to be listed. As wooden-framed buildings, they survived the earthquakes despite their age.

Horse-racing was represented in the pre-earthquake listings by the *Canterbury Jockey Club building*, Oxford Terrace, which has been demolished, and by the *1902-03 grandstand and the tea-house at Riccarton Racecourse* and nearby *Chokebore Lodge*, all three of which survived the earthquakes.

Two miscellaneous listings with sporting or recreational associations were the *Canterbury Club squash courts* and the *former Boys' High School/University gymnasium* at the Arts Centre (which had become the Academy Cinema). The former gymnasium survived the earthquakes; the Canterbury Club squash courts had been demolished during redevelopment of the site prior to the earthquakes.

Two old houses owned by the Girl Guide movement, which played a role in promoting outdoor recreation, had been listed: *Cracroft House*, Cashmere, and the *Girl Guide headquarters*, Armagh Street. Cracroft House was demolished after the earthquakes and the fate of the inner-city headquarters is uncertain.

### III. *Further possible listings*

The current listings provide very inconsistent coverage of places and buildings and other structures which tell the stories of sport and recreation in the city. Many individual sports are not represented at all in the listings, and there is very poor representation of grounds and parks on which sports were played. There are, for example, no listings concerning rowing (as opposed to recreational boating). The same statement could be made about a host of sports, some of them important ones.

In the original Overview examples of the sort of specific buildings or structures which could be considered for listing were suggested. The suggestions included *Queen Elizabeth II Park*, the *Shirley Golf Club pavilion*, the *surf club pavilions at Sumner and New Brighton*, *Wilding Park*, and *any surviving buildings or structures relating to competitive rowing on the Avon*. To these could have been added the *Fendalton Croquet Club pavilion*, the *Sumner Croquet Club pavilion*, the *Barrington Park Croquet Club pavilion*, the *Cashmere Valley Tennis Club pavilion*, the *Woolston Park pavilion*, a *memorial pavilion in Hagley Park* and others. The earthquakes will have negated some of these specific suggestions, but the principle that sporting activity needs to be much better represented in the listings remains valid. So does the observation in the original Overview that it would be difficult to make many further specific recommendations about possible listings until the research detailed below has been completed. The heritage value of public pavilions on various parks which may have been damaged in the earthquakes (the pavilion on Woolston Park is a case in point) should be given careful consideration as the City Council works through its list of damaged assets.

### IV. *Bibliographic note*

There are passing references to sporting activities in general and to specific sports or grounds in the titles listed under both I, II and III in the bibliography and also in the school histories listed under VIII. A chapter in Cookson and Dunstall, *Southern Capital*, provides the best general introduction to sport in Christchurch. Cant on the 1974 Commonwealth Games, Slatter on Lancaster Park and Saunders on rugby in Canterbury to 1979 are useful sources but on rather limited subjects. A book

published since the original Overview was completed is a very useful source for Lancaster Park and for the various sports which were played there.

## V. *Further research*

There is a huge amount of relevant information in a large number of published works – books, booklets and pamphlets – put out by different sporting clubs about sporting activity in the city. Summarising and collating this dispersed information is a necessary preliminary step to identifying places and structures which could possibly be listed. Information in these sources is also probably sufficient for assessment and evaluation of the places and structures. Considerable ‘field work’ will be necessary to establish exactly which structures, including buildings, actually remain and which, although damaged, should be retained for their heritage value or interest.

The historical information in the files of the city’s Parks and Reserves unit would be the starting point for considering new listings of areas of land that have figured importantly in the city’s sporting history and also possibly buildings and other structures.

## Chapter 28: Health, hospitals and related institutions

### *Christchurch Hospital*

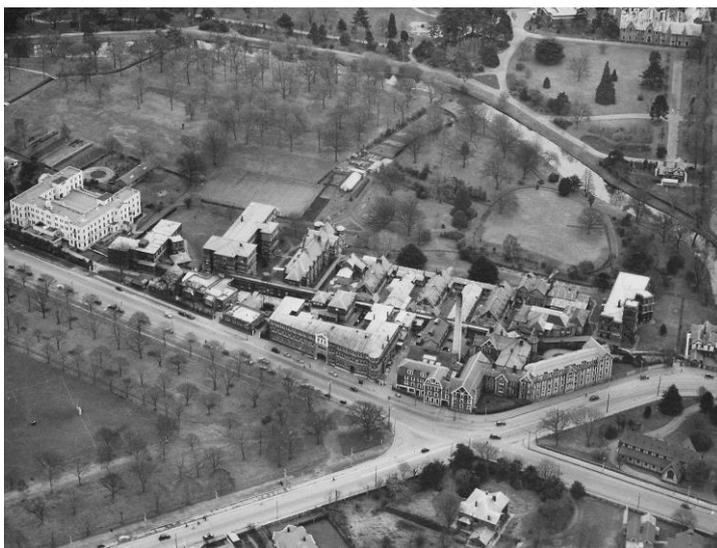
A medical officer was first sent to Canterbury from Wellington in 1849 to provide services to the workers and officials who were preparing for the arrival of the Canterbury Association settlers. The province's first hospital was in Lyttelton. More than a decade passed after the founding of Christchurch before a public hospital was established there. The original intention was to build a hospital on the site now occupied by the Provincial Government Buildings, but recognition that site was too small led to a new site being set aside in 1859-60, part of what was originally surveyed as Hagley Park.

The location has given the hospital a 'schizophrenic' setting for its entire life. One side is hard against busy city streets; the other faces across the Avon River into the Botanic Gardens.

The first wooden buildings, in a 'Tudor Gothic' style that was peculiar to but typical of early Christchurch, were constructed on this site in 1861-62. Further wooden ward blocks were added soon afterwards and though the last of the 1862 buildings were demolished in 1917, some other early



**The early buildings of the Christchurch Hospital seen from what are now the Botanic Gardens.**



**Christchurch Hospital and grounds in the late 1930s.**

wooden buildings survived until beyond the middle of the 20th century.

The hospital came under the control of its own board in 1864. The board was later reconstituted under the 1885 Hospital and Charitable Institutions Act. Through many subsequent changes of hospital administration, a board of some sort or another, based at the Christchurch Hospital, has run the public hospital and other institutions, in Christchurch and throughout North and Mid Canterbury.

Beginning in the 1890s through into the 1930s, a number of separate brick

ward blocks, a brick administration building, two nurses homes and many ancillary buildings were crammed onto the confined site. The complex of buildings of different ages, however, presented imposing and unified red brick facades to Oxford Terrace and Riccarton Avenue. The large Nurses' Home building on Riccarton Avenue was built in two stages in the 1920s and 1930s.



**The frontage of Christchurch Hospital before all the old brick buildings were demolished as the site was redeveloped.**

The hospital was entirely rebuilt, in several stages, in the last quarter of the 20th century. Of the 'second generation' of brick buildings only the Nurses' Memorial Chapel survives, and it was not saved without a fight. The Nurses' Home was demolished after the earthquakes, but it was scheduled to come down before the first earthquake struck and its loss cannot be attributed to earthquake damage as such, though

the damage did bring its demolition forward. In the early 21st century another major new building was erected on the site to allow the Christchurch Women's Hospital to be relocated to the main hospital site.

### *Other Christchurch public hospitals*

Christchurch Women's Hospital began life as a St Helens maternity hospital in a converted hotel in Sydenham. In the 1930s it moved into new buildings, themselves important examples of institutional architecture of that decade, on a site north of Salisbury Street between Colombo and Durham Streets. There it was renamed Christchurch Women's. It remained on that site until after the new building for it was constructed on the main Christchurch Hospital site in 2004. The site was subsequently cleared.

In 1902, a camp was set up at Bottle Lake, to the north-east of the city, when there were fears of an outbreak of bubonic plague in the city. Subsequently an infectious diseases hospital which had been first established on the Bromley Cemetery Reserve was transferred to Bottle Lake. Later again the hospital was renamed Burwood Hospital. It acquired buildings in an ad hoc, haphazard manner. Building at Burwood continued into the early 21<sup>st</sup> century. None of the buildings were of much architectural interest or distinction. The hospital was used in conjunction with the main public hospital, with particular emphasis at different times on back injuries and burns. It has played a national role as a spinal unit and burns treatment centre.

As the central site of Christchurch Hospital became desperately overcrowded, even after the hospital expanded into buildings once owned by St Andrew's Church and into houses (later replaced) along Oxford Terrace, plans were made to build an entirely new hospital on a site at the base of the Cashmere Hills. The red-brick buildings of the Princess Margaret Hospital, opened in 1959, were erected to a design influenced by Dutch Modern architecture. The hospital was not completed to its original design. Like Burwood, Princess Margaret was used in conjunction with the public hospital, which remained the main centre for the provision of hospital services. At different times, psychiatric, geriatric and other services were based at Princess Margaret. In the late 1950s and early 1960s, world-leading work was done at Princess Margaret in endocrinology. In the early 21<sup>st</sup> century there was

discussion about the future provision of medical services at Princess Margaret and the possibility that the hospital would be closed was raised.

### *Sunnyside Hospital*

Insane persons in Canterbury were held in the Lyttelton Goal until 1864, when the original wooden buildings of Sunnyside Mental Hospital were completed. Between 1868 and 1894 large masonry buildings of forbidding but interesting design were erected. Both Benjamin Mountfort and Thomas Cane contributed designs for buildings at Sunnyside.

Gardening, attractive surroundings and exposure to sunlight and fresh air were part of the treatment regime for patients at Sunnyside and impressive ornamental and productive landscapes were associated with the hospital's buildings. Water features and trees were incorporated into the hospital's grounds because of their perceived beneficial or calming effects.

Around the mid 20th century, more congenial villa blocks were added to the hospital as methods of treating mental illness changed. Later again, when the policy became to treat people with mental problems in the community, patient numbers at Sunnyside fell dramatically and the 19th century buildings were demolished. The demolition of the last, the former Administration Building, aroused controversy. Efforts were made to retain what remained of the 19th century buildings as evidence of how people with mental illnesses were regarded and treated in the past. Some psychiatric services remained based at the renamed Hillmorton Hospital after the last of the institution's older buildings had been demolished.

A school for mentally disabled children was established at Templeton, on the outskirts of Christchurch. It was eventually closed down completely following the changes in methods of treatment of mental illness.

Both the Crippled Children and Intellectually Handicapped Children Societies have been active in Christchurch. A sheltered workshop for handicapped children was established in Riccarton in the 1950s. Kilmarnock Enterprises remains on the site between Kilmarnock Street and Riccarton Road. It is near what was the disabled servicemen's workshop, which was eventually closed down. A shop associated with these workshops remains in a new building on Riccarton Road and an old villa which had been part of the disabled servicemen's establishment is still standing on the site.

### *The Sanatorium*

The first person to attempt to deal systematically and effectively with the scourge of tuberculosis in Christchurch was Nurse Maude, an important figure in the history of the provision of health services in Christchurch. She established



**The buildings of the Sanatorium were landmarks on their spur of the Cashmere Hills. They have all been demolished.**

outdoor camps for those suffering from tuberculosis in the New Brighton sandhills in the very first years of the 20th century. Soon afterwards, a public campaign prompted the Hospital Board to take action. In 1908, it decided to establish a tuberculosis hospital and chose a sunny spur of the Port Hills where the first buildings were opened in 1910. The Coronation Hospital, which was for years a

landmark at the base of the spur, was opened in 1914. A large number of buildings, many of historical and/or architectural interest, were subsequently built on the spur, making up three separate facilities – the Lower, Middle and Upper Sanatoriums.



**Exposure to sunlight and fresh air was thought beneficial to prevent or treat tuberculosis.**

After World War II, vaccination and drug treatments virtually eliminated tuberculosis. Parts of the Sanatorium were used as a geriatric hospital before the land was sold and all the buildings demolished, except for a single tuberculosis hut which remains as a reminder of the former use of the site.

One inner city site had an association with the treatment of tuberculosis. One of the last uses of the Armagh Street depot, which had had a long and varied history beginning in the 1860s, was as a tuberculosis dispensary and chest x-ray clinic. This use continued until at least the 1950s.

### *Private hospitals*

Two church-related hospitals have played important parts in the city's medical history. The Catholic Church founded the Lewisham (also known as Calvary) Hospital on Bealey Avenue. The building designed by the Luttrell brothers for the site did not survive the change of ownership from the

church to the Southern Cross Medical Society. The hospital continued to offer elective and insurance-covered surgery and certain other services in modern buildings, some of the older of which had to be demolished after the earthquakes.

The Anglican Church founded the St George's Hospital in Merivale. With later development, the building erected for the hospital in 1928 survived at the centre of a much larger complex of buildings in which a variety of medical services were provided.

A private hospital, Strathmore, built on Ferry Road in the 1890s, was notable for introducing to Christchurch modern antiseptic practices. In its later years, before being demolished, the domestic-styled building served as a social welfare facility.

### *Charitable aid institutions*

Charitable aid began in Christchurch with grants of money from the Provincial Council to various organisations and institutions which looked after paupers and other classes of destitute people with various needs. Before the Provincial Government was abolished it had begun to establish its own charitable institutions, independent of the churches and other organizations to which it had been making grants. A church orphanage in Addington was closed after the Provincial Government established a public orphanage in Lyttelton.

After 1885, the Charitable Aid Board, set up under the Act of Parliament of that year, took over a number of the remaining welfare institutions which had been founded and run by voluntary organisations. In 1910, a newly constituted Hospital Board took over the responsibilities of the formerly independent Charitable Aid Board.

Essex Hospital in Linwood was a charitable aid institution set up to look after single women needing maternity assistance and also 'elderly women of the derelict type'. The original wooden building was demolished. The institution survived in other buildings on the same site until it was closed down.

In 1889, a home for the aged, respectable poor, the Jubilee Home, was established by the Charitable Aid Board in Woolston. The brick buildings were of innovative and interesting design, but after the home was closed they were eventually demolished (with parts retained for possible re-erection elsewhere at a later date).



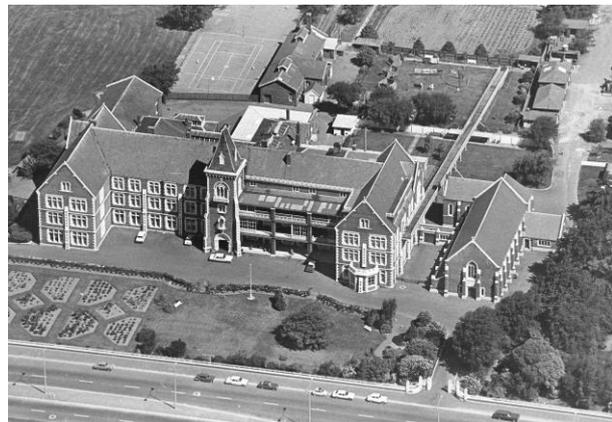
**The Jubilee Home was established in Woolston by the Charitable Aid Board.**

Church and other organisations continued to found and run charitable institutions even after the Charitable Aid Board became active. The institutions included female refuges and old people's homes (see below). From 1896, the Salvation Army ran a number of institutions, most recently a rest home for men and drug and alcohol rehabilitation services, first in the buildings and then on the site of the immigration barracks built in the 1870s on Poulson Street in Addington. The Bethany hospital in Papanui was a maternity hospital for unmarried mothers run by the Salvation Army.

## *Orphanages*

In the days when it was usual to care for orphaned children (and other children lacking adequate family support) in institutions, the city had a number of church-related and public orphanages. St Mary's Orphanage on Church Square in Addington closed down after the Provincial Government decided to establish a public institution in Lyttelton.

The Canterbury Orphanage was one of the provincial institutions (like the gaol) which remained in Lyttelton even after Christchurch had far outstripped its port town. It moved into a large house in Waltham in 1905, only after fire had badly damaged its Lyttelton buildings. The orphanage in Waltham was eventually closed and its building demolished.



**Nazareth House was one of the city's largest institutions for the care of the aged and orphans. The main building was demolished in the 1980s, but the chapel, right, survived until the earthquakes.**

The Huntsbury Children's Home, higher up the same spur as the Sanatorium, was built in 1923 as a fresh-air home for the children of tubercular parents and other children who needed time in a healthy environment.

A Port Hills property, Glenelg, was acquired for a health camp in 1935, but the camp was not completed until 1949. Though health camps have changed in function since they were established, Glenelg remained a facility offering short-term help to children in various forms of need.

Several churches also ran orphanages. The Roman Catholic Church's three orphanages were St Saviour's, St John of God, and Nazareth House. The latter, also an old people's home, was a very large building on Brougham Street. It was the city's most telling symbol of how needy and vulnerable people, young and old, were treated in the past and a building of commanding architectural presence, but this did not prevent its demolition in the early 1980s.

A Methodist orphanage was housed for many years in a substantial building of the 1930s on Harewood Road. The site of the demolished building is now occupied by an old people's home. The Presbyterian Church had small orphanages in large old houses, for boys on Blighs Road and for girls on Rhodes Street.

### *Private homes for the aged*

The Jubilee Home was the main public institution looking after elderly people in need. Two private institutions with the same responsibility have histories almost as long. Each, coincidentally, has links with a building of architectural interest. The Rhodes Memorial Convalescent Home was founded by members of the pioneering Rhodes family in memory of their parents. Its imposing brick building, designed by Frederick Strouts, was built on the Cashmere Hills in 1886.



**The McLean Mansion was built to serve as a home for gentlewomen in distressed circumstances. Its future after the earthquakes was still being debated in the middle of 2013.**

The first home of the McLean Institute, founded in 1908 under the will of a wealthy sheep farmer, was a large, imposing wooden residence on Manchester Street built a few years earlier. The Institute was charged with caring for women of education and refinement who were destitute or in need. The house in which the Institute's beneficiaries were first accommodated was originally named Holly Lea but is now known as the McLean Mansion. The name Holly Lea was transferred to a property in Fendalton when the Institute sold

the mansion and consolidated its work on a site it had purchased for an ancillary home early in its life. The old house which remained on the Institute's Fendalton site, though substantially modified, was demolished when the site was redeveloped in the early 21<sup>st</sup> century prior to the earthquakes.

Through much of the 20<sup>th</sup> century, elderly people in need were also cared for in church-run institutions. The Salvation Army had Eventide Homes in old houses on Colombo Street and Papanui Road and a home for men on Poulson Street, Addington, one of the institutions the Army located initially in the 19<sup>th</sup> century immigration barracks. The Presbyterian Church's Woodchester and the Anglican Church's Churchill Courts were other examples of church-run old peoples' homes. More recently large commercially run rest homes have been built and the charitable, usually church-run, homes have changed in character. Though some church-run homes remain part of the city's network of aged-care institutions, the Presbyterian and Salvation Army churches made conscious decisions to quit the field in order to be able to meet other more pressing needs more effectively.

### *Other private charitable aid*

Although the advent of the welfare state superseded the need for private charitable aid in many areas, church-related social service organisations have continued to provide assistance to people in need in the community. The most visible in the inner city have been the central missions of the Anglican and Methodist Churches. The Anglican City Mission made plans to build new premises on Hereford Street prior to the earthquakes, and was able to carry its plan to completion despite the earthquakes. The Salvation Army has also been active as a social service organisation in the city. Its taking over of the old immigration barracks in Addington and establishment of various institutions on the site has already been mentioned.

### *Community health organisations*

In the early 20<sup>th</sup> century, Nurse Maude resigned from her position as matron at Christchurch Hospital to head the District Nurses' Guild. She eventually founded the Nurse Maude District Nursing Association, which has remained active in the city providing nursing and, more recently, hospice services. The association had a small headquarters building on Madras Street. Some of its services were based for many years in a notable old house, Fitzroy, in St Albans, in the grounds of which and nearby it built other facilities.

The Plunket Society was active in the city from the time of its foundation. It has a Karitane Hospital on the lower slopes of the Port Hills, just off Cashmere Road and there are, or were, Plunket rooms in many suburbs, including New Brighton, Fendalton and Woolston.

### *Medical education in Christchurch*

A medical school was included in the plans of the Canterbury Association, but it was not until 1926 that medical students from the Otago Medical School began doing some training at the Christchurch Hospital and not until 1937 that final-year students became a usual part of the hospital staff. A Canterbury Medical Library was formed in 1934. The Christchurch Clinical School, an offshoot of the Otago Medical School, was not established at the Hospital until later in the 20<sup>th</sup> century. Medical research at Christchurch Hospital has been supported by private trusts and foundations.

### *Doctors' and dentists' surgeries and medical laboratories*

Until the later 20<sup>th</sup> century, most doctors had surgeries at their own homes and paid house calls. Some old doctors' houses in the city still have evidence of separate surgery entrances. Group practice medical centres became common from the 1960s on. At the same time pathological and laboratory services began to be provided in medical laboratories separate from the hospital. Medical laboratories are now part of the city's over-all medical infrastructure. Chemist shops were commonly in the past located in shopping centres, but with the growth of medical centres, some pharmacies are now located close to specific medical centres rather than associated with other shops and exist primarily to dispense medicines on prescription.

Most dentists had their surgeries in the central city until well beyond the middle of the 20<sup>th</sup> century. Some remained in the inner city right up to the time of the earthquakes, but later in the 20<sup>th</sup> century many also dispersed to the new suburban centres of retailing and other activity. Several of the dentists who maintained inner city practices had their rooms in a building known as Harley Chambers.

### *St John's ambulance services*

St John's was founded in Christchurch in 1885, when it was thought people trained in first aid and other medical procedures would be needed if the Russians invaded. (This was in the middle of a major 'Russian scare'.) The association and brigade secured premises on Peterborough Street, in a building that had been part of a timber yard and joinery factory. It remained there until a transfer to a new building on St Asaph Street, which it vacated in turn after the earthquakes.

The St John's Association was a conspicuous example in the city of the role of volunteers in the health and related sectors. The ambulance service was staffed by professionals and paid employees, but the uniformed paramedics who were (and still are, though to a lesser extent) a familiar sight at sporting and other public events were volunteers. Among the other services that were provided substantially by volunteers is the meals-on-wheels service.

### *Alternative medicine*

Alternative health and healing practices have not been important in Christchurch's medical history, but there have been herbalists in the city for many years (the best-known having been Halls on Armagh Street) and the one or two Chinese shops which were in the city through most of the 20<sup>th</sup> century stocked Chinese medicines. More recently a College of Natural Medicine has operated in the city and there are now clinics throughout the city where a great variety of 'alternative' treatments and healing techniques are provided.



**During the 1918 influenza epidemic, Nurse Maude and the Red Cross maintained a depot in one corner of Cathedral Square.**

Zealand towns and cities. In the first half of the 20<sup>th</sup> century, poliomyelitis epidemics occasionally caused school closures.

### *Death and funerals*

Several of the city's funeral directing firms have long histories. Funeral services were almost invariably held in churches until the second half of the 20<sup>th</sup> century, though individual funeral directing firms had chapels on their premises and these became increasingly important as venues for services as the 20<sup>th</sup> century advanced.

### *Epidemics*

Early in its history, Christchurch suffered frequent and sometimes serious epidemics of water-borne diseases. These epidemics were one of the reasons why the Drainage Board was set up. The Drainage Board discharged the functions of a district Board of Health for several years. The Board's work in building the city's first sewage system dramatically improved health standards in the city.

The 1918 influenza epidemic hit Christchurch as hard as other New

Cremation, as an alternative to burial, came to Christchurch between the World Wars with the building of the city's first crematorium on Linwood Avenue, in the vicinity of established cemeteries, in the 1930s. The original building remains, with a now extensive rose garden behind it. A second crematorium on the north side of the city was opened on Johns Road in the 1970s. Designed by Miles Warren, it is a building of architectural note.

Public funerals have not been a conspicuous feature of life in Christchurch, but among them have been the 1911 funeral of the popular mayor, T.E. Taylor, who died soon after taking office and the 1947 funeral for the victims of the Ballantynes' fire. In 1974, the body of a Prime Minister who died in office, Norman Kirk, lay in state in the Town Hall on its way to Waimate for burial.

### *The impacts of the earthquakes*

In the immediate aftermath of the 22 February 2011 earthquake, Christchurch faced the most serious medical emergency in its history, with large numbers of people injured, some seriously. Latimer Square, near the collapsed CTV Building in which more than 100 people died and many others were injured, was used by emergency services as triage centre.

Although some buildings at the Christchurch Hospital suffered damage, the institution coped admirably with the emergency. Nevertheless, the generation of buildings at the hospital which replaced the earlier generation of brick buildings from the 1970s on is to be largely replaced because of earthquake damage which though considerable did not prevent the ongoing use of the buildings. The only surviving building of the hospital's earlier brick generation, the Nurses Memorial Chapel, was damaged by the earthquakes, but not fatally. The large Nurses Home on Riccarton Avenue was demolished after the earthquakes. Discussions about its possible demolition were under way before the earthquakes. The damage the building suffered in the earthquakes sealed its fate.

Elsewhere, however, the city suffered serious losses among the buildings which illustrated aspects of the city's history of health care. The Rhodes Convalescent Home was demolished as was, sometime later, the historic building at St George's Hospital (which was to have been retained and strengthened until earthquake damage made this impracticable). The Nurse Maude building on Madras Street became the subject of disagreement about its future between the 4 September 2010 and 22 February 2011 events, but was demolished after the second of those earthquakes. Fitzroy, the historic house which the Nurse Maude Association has used for many years was damaged in the earthquakes but should escape demolition. In the central city, Harley Chambers, used by health professionals for many years, was still standing in the middle of 2013 but its future was uncertain.

The city's other main hospital, Princess Margaret, at the foot of Cashmere Hills, was not seriously damaged by the earthquakes. Its eventual fate will be determined not by earthquake damage but by how planning for the provision of medical services in the city proceeds and on decisions made, regardless of considerations arising from earthquake damage, about the future role of Christchurch Hospital.

# Chapter 28: Health, hospitals and related institutions

## Comment and recommendations

### *I. General discussion*

Since the 1860s, Christchurch hospital has been the main centre for the provision of health services in the city. It is a common New Zealand pattern that a single main institution plays such a dominant role in cities and major towns. Again as in other centres, however, a number of other institutions supplement the services available at the main hospital. The other main public institutions in Christchurch have been Christchurch Women's Hospital, Burwood Hospital, the Princess Margaret Hospital, Sunnyside Hospital and the Tuberculosis Sanatorium. Several private hospitals have also played limited roles in providing health services, notably Lewisham/Calvary (now the Southern Cross) Hospital and St George's Hospital.

Until the inauguration of the sewage system in the 1880s, Christchurch had a worse health record than other New Zealand centres, particularly for water-borne diseases. Subsequently patterns of illness and disease in Christchurch have not differed from the patterns in other New Zealand cities. As elsewhere in New Zealand, the 1918 influenza epidemic was the major event in the city's medical history.

Primary health care has been provided by doctors in private practice throughout the city's history. Within this continuity, however, there was a major change from individual doctors who regularly made house calls to the multi-doctor medical centres to which patients are generally expected to make their own way. One organisation specific to Christchurch has been the Nurse Maude District Nursing Association, founded in the early 20<sup>th</sup> century and still active, though in different ways from its early years. The national Plunket Society has also had a long presence in the city.

Until the advent of the welfare state in the 1930s, the needs of those in financial and social distress were met by a combination of public (through the Charitable Aid Board) and private (mostly church-related) organisations and institutions. The needy aged and orphans were both cared for either in church-supported homes or in public institutions. Even after the establishment of the welfare state, private welfare organisations continued to meet some need in the community and their role has probably become more important following the welfare and related economic reforms of the 1980s and early 1990s.

### *II. Relevant listings*

A number of key buildings associated with health and medicine and with meeting need in the community had been listed prior to the earthquakes, though as in other areas, the listings appeared to be somewhat haphazard and did not to cover some important sub-themes and overlooked some key institutions or organisations.

The two surviving older buildings on the Christchurch Hospital site – the *Nurses' Memorial Chapel* and the *Nurses' Home* – had both been listed. The Memorial Chapel though damaged is to survive. The Nurses' Home was demolished after the earthquakes but not, primarily, because of earthquake damage.

Of the other major hospitals, the historic original building at the private *St George's Hospital* had been listed, as has the *Administration Block at Sunnyside Hospital* (the only major surviving part of

the Mountfort-designed buildings at the hospital). The Sunnyside Administration Building was demolished, amid controversy, between the original of this Overview appearing and the earthquakes. The St George's building was demolished after the earthquakes. The *mother and baby cottage at the Karitane Hospital* had been listed but was also demolished after the earthquakes.

Several chapels associated with hospitals or charitable institutions (in addition to the Nurses' Memorial Chapel at Christchurch Hospital – above) had been listed: *Nazareth House Chapel* (Nazareth House itself having been demolished many years before); *St John of God Hospital Chapel*, Halswell; *St Luke's Chapel at the City Mission* (formerly the Woolston Cemetery and Jubilee Hospital chapel). Of these, only the Nazareth House Chapel was demolished after the earthquakes, but the future of the St John of God Chapel is not secure. The main building of the *Community of the Sacred Name* on Barbadoes Street has been demolished, but the *chapel* which was included in the wider listing remains.

The *Rhodes Memorial Convalescent Home* and *McLean Mansion*, had both been listed as important buildings in the city's history of the private provision of care for the needy aged. The Rhodes Memorial Home was demolished after the earthquakes; the Mansion survived into the middle of 2013. The announcement then of a decision to allow the building to be demolished provoked opposition on heritage grounds.

Listed older, larger houses which had been put to institutional use by organisations meeting health or other needs include *Fitzroy* (the Nurse Maude Association), the *Fleming and McKellar Houses* (Wesleyan Eventide Home), and *Bishopscourt* (the Bishops Park retirement village). The heritage values of the Fleming and McKellar houses had been badly compromised prior to the earthquakes by the building of a new apartment block hard against them. Both were demolished after the earthquakes. The futures of Fitzroy and the former bishop's residence (with its attached chapel) were uncertain in mid 2013.

Three listed inner city buildings related to the provision of health and other services: the *Plunket Society Rooms*, Chester Street; the *Nurse Maude District Nursing Association building*, Madras Street, and *Harley Chambers*, Cambridge Terrace (which has accommodated many doctors and dentists suites through the years). The Plunket Society and Nurse Maude buildings were both demolished after the earthquakes. Harley Chambers was still standing in mid 2013, but it was thought to be at risk.

The listing of some doctors' residences/surgeries was discussed in chapter 12.

### III. Further possible listings

It is difficult to specify further individual buildings or other places that could or should be listed until the necessary research (noted below), and follow-up ground surveys, have been done. It was noted in the original Overview that apart from the *Nazareth House Chapel* (now demolished), the city's history of *orphanages* was not represented in the listings and that *important hospital buildings* (for example at *Burwood*, *Princess Margaret* and *Christchurch Women's*) had so far been overlooked. The Christchurch Women's Hospital was demolished prior to the earthquakes.

That there are so few buildings associated with the provision of health and welfare services listed and that some key listed buildings in this area have been lost as a result of the earthquakes makes the identification and listing of further such buildings a task that should be given priority. Attention should focus on *Princess Margaret Hospital* and *Burwood Hospital*, where older buildings not well-known but of interest may survive alongside the modern buildings of recent years. The approaching

redevelopment of Burwood Hospital may, however, threaten any remain heritage buildings or other structures there.

The *Dental Nurses' Training College* at 888 Colombo Street, already mentioned under Education, should also be listed because of its association with the provision of a key health service in the city.

The city's two *crematoria*, both of which survived the earthquakes, should be listed. The *Christchurch Crematorium*, which won the NZIA Gold Medal in 1964, is an example of the several buildings and structures, under many themes, that should be listed because they have won design recognition.

The surviving suburban *Plunket Rooms*, in Woolston and New Brighton for example, should be considered for listing because of the importance of the Plunket Society in the history of New Zealand child-raising.

#### IV. *Bibliographic note*

Fenwick's 1926 book on the Hospital and Charitable Aid Board and the 1927 *Public Activities* book both provide useful background on the history of the provision of medical and other services in the city. Bennett's *Hospital on the Avon* brings the story of the Christchurch Hospital forward. Lamb's *Banks of the Avon* also touches on the hospital and some other institutions. No. 7 of the City Council's *Architectural Heritage* series deals with the Nurses' Memorial Chapel. Averill's history of St George's Hospital is useful on one of the city's main private hospitals. Wilson, *Lost Christchurch*, covers the buildings of several institutions. There is information on a great number of institutions throughout sections I, II and III of the bibliography and separate works on specific institutions in section VIII, for example Rice on the St John's Association and Brigade. Among the biographies, the life of Edward Seager covers the early history of Sunnyside Hospital.

#### V. *Further research*

There are no histories yet about a number of important health and welfare institutions in the city, such as the Essex Hospital, but a thorough search of the existing secondary and historic sources should provide enough information to allow important surviving buildings that would be possible candidates for listing to be identified. An example of the sorts of buildings such research might identify are premises of the Plunket Society in both older and newer suburbs.

The research into these sources will need to be followed up by surveys of the sites of significant institutions which have been identified in the research. Although losses from the earthquakes are likely to have reduced the number of candidates for listing which would ensure that the lists better reflect the history of the provision of health and welfare services in the city, there are probably still some important buildings in this area which survived the earthquakes

## Chapter 29: The military and war

### *The Drill Hall and King Edward Barracks*

The first military units formed in Christchurch were volunteer corps. The Volunteer Defence Force was formed in 1860. In 1863 Canterbury volunteers departed Christchurch to serve in the Waikato war. The existence of these various volunteer corps was marked in the inner city by a wooden drill hall erected on Cashel Street. The units held exercises and mock battles at different places around the city, more commonly than elsewhere along the base of the Port Hills. They also contributed a presence to the parades and other events associated with the visits of notable people, like Lord Kitchener, to Christchurch.

In the later 19<sup>th</sup> century, the sports days that ended the annual camps of the Canterbury Yeomanry Cavalry at the Addington Show Grounds were a regular feature of Christchurch life. Troops also gathered at the Show Grounds before departing for the South African and First World Wars.

In the 19<sup>th</sup> century both Hagley Park and Latimer Square were sites used for military training and parades. From the 1870s yearly volunteer reviews were held in North Hagley Park. They included field operations and occasionally mock battles, competitive trials and sabre, bayonet and sword drill. Military bands entertained the thousands of spectators who flocked to these reviews. Use of different parts of Hagley Park for reviews and tactical training, mounted drills and engineering exercises continued into the early 20<sup>th</sup> century.



**The Canterbury Engineer Volunteers on a bridge-building practice in Hagley Park, around 1904.**



**The King Edward Barracks under construction in 1905.**

The wooden drill hall in the central city was replaced in 1905 by the King Edward Barracks, a large brick structure with a steel girder roof enclosing a wide space. The Army had offices in the Barracks and in a wooden building on the same site facing Cambridge Terrace. The Army retained this 'base' in the city for long after the Burnham Camp, south of the city, was established. Even while the Army remained on the site, the Barracks were used for civic and other occasions, including animal shows, ski-gear sales, St John's Ambulance parades and university graduation ceremonies.

The establishment of the Burnham Camp diminished the immediate presence of the military in the city, but soldiers on leave from

Burnham were familiar in Christchurch over the week-ends of many years. There was, for some years, an army barracks on Poulson Street in Addington, but it was closed in the later 20<sup>th</sup> century.

After the Army quit its central city site in the 1990s, the block was cleared, despite the structural and architectural interest of the King Edward Barracks and their place in the city's wider, not just military, history.

### *The Aerodromes*



**Although it is no longer an Air Force base, a number of buildings important in Christchurch's military history remain at Wigram.**

Aviation in Canterbury had military origins. Christchurch's first aerodrome was formed privately at Sockburn in 1917 so that the Canterbury Flying School could train pilots. Some of the pilots trained at Sockburn flew in Europe during the First World War. After that war, the government was induced to buy the aerodrome and the school, encouraged by a donation from the city mayor and businessman, H.F. Wigram, who had been a key figure in establishing the aerodrome and flying school. The aerodrome was named after him in 1923. After its purchase by the Government, Wigram became an air force base, in effect the birthplace of the Royal New Zealand Air Force. It was

used to train pilots and the drone of Harvard aircraft was a familiar Christchurch sound for several decades.

During the defence rationalisations of the 1990s, the Wigram base was closed, in 1995. Some houses and other structures of historical interest remain from the years Wigram was a military base. Only a helicopter unit remained at Wigram, apart from the Air Force Museum, founded in 1987, which has become a significant Christchurch institution.

The city council took steps to establish a municipal aerodrome at Harewood immediately before World War II. When war broke out, the government took the new airfield over and it became an Air Force base for the duration of the war. Long rows of wooden barracks and other structures were built. Some of these survived in various uses until after the end of the 20<sup>th</sup> century. After the war, the airfield was handed back to the city council and developed as the city's civilian airport.

### *The Navy*

The only significant presence in inner city Christchurch of the New Zealand Navy is the training establishment of the Royal New Zealand Navy Volunteer Reserve, HMNZS *Pegasus*, on Montreal Street. In 1965, the city granted the establishment a charter. By the early 21<sup>st</sup> century, following the closure of the King Edward Barracks, other military activities, such as army recruitment, became based at *Pegasus*. There is also a training facility for sea cadets, HMNZS *Cornwall*, on the foreshore at Redcliffs.

### *Rifle ranges*

A rifle range was established on the western side of North Hagley Park by volunteer units in 1862. Stone walls were erected behind the rifle butts to allay the public's concerns over safety.

Redcliffs was also for many years the site of an army rifle range, in what is now Barnett Park. The other main rifle range, at West Melton, beyond the city's boundaries, remains in use. In the years that there were cadet units of secondary school boys in many Christchurch high schools, the West Melton range was used by school cadets. There were also smaller rifle ranges at most of the city's boys' schools.

### *Returned servicemen*

The Returned Servicemen's Association clubs in the central city and in many suburbs (for example, Papanui) are in a sense part of the city's military history. In Upper Riccarton, the Rannerdale Home was where many returned servicemen saw out their last days. Lower Riccarton was where the workshops of the Rehabilitation League, which gave employment to servicemen who had returned from war with some sort of handicap or disability, established itself after World War II. The establishment has since been closed down. The Rehab League's shop on Gloucester Street was closed down many years ago.

### *Defence works*

A defence reserve was created on Godley Head, at the entrance to Lyttelton Harbour, as early as 1851. The long history of New Zealand's coastal defence works began in the 1870s, but no significant defence works were built on Godley Head until 1939-42. Then the placing of gun and searchlight emplacements required relocation of the historic stone lighthouse that had stood on top of the headland. There were also minor defence works along the shore from the Causeway to Scarborough and on the Port Hills, for example on Mount Pleasant and near the top of the Bridle Path. The Army vacated Godley Head in 1983 and the area is now used for recreation, with the solid concrete remains of the defence works being preserved for their historic interest.

During World War II, when fears of Japanese invasion were at their height, caverns were excavated beneath the Cracroft Estate on the Port Hills to serve as a headquarters for the final defence of the South Island. These were now used by a university department for physical experiments. When a Japanese invasion was feared, bomb shelters and tank traps were built in different parts of the city, and trenches dug. These works were filled in or levelled when the threat of invasion receded.

Home guard units were formed to guard the beaches to the east and north of the city and temporary defence works were also constructed in places like the Bottle Lake forest.

### *War memorials*

The first overseas war in which Canterbury men fought was the South African (Boer) War. The statue of Queen Victoria, planned originally to mark the 50<sup>th</sup> anniversary of the province, was not unveiled until 25 May 1903, so was also dedicated as a memorial to the Canterbury men who had fallen in South Africa.



**Some of the finest public statues in Christchurch are the figures on the war memorial in Cathedral Square, sculpted by William Trethewey.**

commemorated by a memorial rotunda in the Hagley Park woodland. The rotunda's foundation stone was laid in 1925. Sportsmen are commemorated by memorial gates at Lancaster Park (now Jade Stadium). There are war memorial lamps in Sumner and in Papanui memorial avenues of trees. Papanui's memorial hall (used later as the Barclay Cinema) has been demolished. Halswell has its own imposing memorial on a main road. There is also, more unusually, a First World War memorial at Elmwood School.

### *The impacts of the earthquakes*

The New Zealand Army had not had a permanent presence in the inner city since the 1990s, when its Cambridge Terrace headquarters was closed and the King Edward Barracks was demolished. In the aftermath of the earthquakes, particularly that of 22 February 2011, the Army played an important role in helping the city cope with the immediate emergency. Later Army personnel manned the road blocks at the edges of the inner city red zone. (Briefly, a tank was deployed to maintain the cordon around the red zone.) The last Army personnel were withdrawn at the end of June 2013 when the central city cordon (already reduced by that time) was finally lifted.

The only remaining military presence in the city prior to the earthquakes was the two naval reserve establishments, Pegasus (on Montreal Street) and Cornwall (in Redcliffs). Both remain.

The earthquakes damaged several of the city's war memorials, including those at Burwood and Heathcote and the Bridge of Remembrance in the inner city, the Bandsmen's Memorial Rotunda in Hagley Park and the Nurses Memorial Chapel at the Christchurch Hospital but all were repairable. Delays in organising the repair of the memorials caused some disquiet, particularly when it became likely repair work on the Bridge of Remembrance would not be completed in time for Anzac Day 2015, the centennial of the Gallipoli landing.

Two civic war memorials were built between the world wars to commemorate the dead of World War I. The existence of two memorials was a result of a typically Christchurch disagreement about how and where the dead of World War I should be commemorated. The Bridge of Remembrance was dedicated on 11 November 1924. It stood on the site of the old Cashel Street bridge, across which men marched from the King Edward Barracks on their way to the railway station and so Lyttelton to embark for overseas. A notable work of the Auckland architect, W.H. Gummer, the bridge was retired from traffic use in 1976 after the opening of the nearby Durham Street bridge (on the one-way system). The War Memorial in Cathedral Square was not unveiled until 9 June 1937 after prolonged controversy over its site and design. It is one of the finest works of local sculptor W.T. Trethewey. After World War II, the memorial was also dedicated to the memory of the dead of that war and became the usual venue for the city's dawn Anzac Day services.

There are numerous other war memorials of a wide range of types around the city, commemorating men and women of specific groups or from particular districts or areas. The Nurses' Memorial Chapel at the Christchurch Hospital was erected in the 1920s to commemorate three nurses killed in a specific ship sinking. Nearby, bandsmen are

# Chapter 29: The military and war

## Comment and recommendations

### *I. General discussion*

Although the New Zealand armed forces have never had a conspicuous presence in Christchurch, and the city has a relatively scant military history, there have been buildings and sites associated with military activity in the city. The demolition of the city's main military structure, the King Edward Barracks, with a history that went back to a 19<sup>th</sup> century volunteer drill hill on the same site, expunged the main evidence of the city's military history.

Although the city's other main military base, the Air Force base at Wigram, has been closed, there are still structures at Wigram that serve as reminders of the site's Air Force history, as there may still be at Christchurch Airport, which was an air base during World War II.

The branch of the armed forces which had the least obvious presence in the city, the Navy is, perhaps surprisingly, the only one which still has any presence at all in the form of the Naval Volunteers' training base, HMNZS *Pegasus*.

During World War II, significant defence works were built and manned on Godley Head and elsewhere on the coast and along the Port Hills.

The city has a large number of war memorials of various types, scattered throughout the urban area and commemorations of Anzac Day have been significant civic occasions.

### *II. Relevant listings*

The main listings connected with the city's military history are a number of war memorials. They include the *Bridge of Remembrance*, the *Citizens' War Memorial* in the Square, the *Elmwood School war memorial*, the *Bandsmen's memorial rotunda* in Hagley Park, the *Nurses' Memorial Chapel*, Christchurch Hospital, and the *Sumner foreshore memorial lamps*. The *Queen Victoria Statue* serves, among other purposes, as the city's South African War memorial. All these listed memorials survived the earthquakes, although some were damaged.

Six separate listings at *Wigram Aerodrome* are associated with the long history of the Air Force at that location. The listed buildings all survived the earthquakes.

The '*Cracroft caverns*', one of the significant relics of World War II defence works, have been listed.

The presence of returned servicemen in the city is recognised in the listing of the *Rannerdale Home*.

### *III. Further possible listings*

Other *war memorials* should almost certainly be considered for listing, such as the *Halswell memorial*, the *New Brighton cenotaph*, the *Papanui street plantings and plaques* and the *Memorial Avenue plaques*. If the *Sumner street lamps* are not already protected by the listing of the Sumner Esplanade consideration should be given to listing them. (Reference to a City Council inventory of

memorials and monuments will identify more of the possible listings in this area.) If the **Victory School** in St Albans survives, it should be considered for listing as a war memorial structure, quite apart from its significance as a school building. Other school-related war memorials that could possibly be listed include the **Boys' High war memorial**, the **Wharenui School memorial gates** and the **Hornby School war memorial**.

The presence of **war graves** (of returned servicemen) in some city cemeteries should be taken into account when the cemeteries are being considered for listing. Some public housing such as the Sandilands returned servicemen's settlement was built for returned servicemen. This should be taken into account when the listing of public or community housing is under consideration.

The **Godley Head and some of the other World War II defence works** on the Port Hills, for example those on Mount Pleasant, should certainly be considered for listing. So should any significant structures at the former **Wigram Air Force Base** which have not yet been listed.

The two **Naval Volunteer Reserve establishments** should be considered for listing. The military associations of **Kitchener's Knoll**, on the Port Hills, which has already been mentioned as a possible listing under Open Space, are an added reason for it to be recognised.

#### IV. *Bibliographic note*

There are no readily available sources devoted specifically to the city's military history. There are references to defence works and to 19<sup>th</sup> century volunteer activities in Ogilvie's *Port Hills* and in de Thier *Sumner to Ferrymead* to the Redcliffs rifle range. There is information on the Godley Head defence works in various City Council reports and in a recent leaflet.

*The Sorrow and The Pride: New Zealand War Memorials*, by Chris Maclean and Jock Phillips, provides a good overview of war memorials in New Zealand and features significant Christchurch examples. No. 7 of the City Council's *Architectural Heritage* series deals with the Nurses' Memorial Chapel, and Pryor on Trethewey covers that sculptor's work on city war memorials. Various war memorials are listed but not discussed in the City Council's inventory of objects around the city.

Noble's biography of Wigram deals with the origins of the Wigram Air Force base.

#### V. *Further research*

Some further research is needed to ensure that there is accessible information about all aspects of the city's military history before the task of identifying possible structures or sites for listing can be undertaken. A forthcoming book on Addington will provide information about the military aspects of the history of that suburb.

## Chapter 30: The city in New Zealand and the world

### *Representative or different?*

In many aspects of its history and development, Christchurch has followed common, New Zealand-wide patterns. But it is distinguished from, in particular, Auckland and Wellington in having, nationally, played a less influential role in national affairs. Fewer events of national importance happened in Christchurch than in its northern counterparts, but a number of politicians based in Christchurch have played important roles on the national stage. Examples which spring readily to mind include William Rolleston, Sir John Hall, William Pember Reeves, Mabel Howard, Sid Holland, Norman Kirk, and, in more recent times, Jim Anderton and Dame Ann Hercus.

Christchurch has been, generally, more insular and inward-looking than Wellington and Auckland and its story is one of regional rather than national significance. Its 'historic places' in the broadest sense have to be assessed on local and regional rather than national or international significance.

But some figures of national (and even international, given Ernest Rutherford's associations with the city) influence in other spheres than politics have emerged from Christchurch and in some areas Christchurch has played a leading, innovative role in national affairs. Three people who give the city a notable place in the history of letters and literature in New Zealand, spanning a long period among them, are Samuel Butler, Ngaio Marsh and Margaret Mahy.

Christchurch had an important place in the development of left-wing politics in New Zealand and in the emergence of the New Zealand Labour Party. Later, it was a key centre for the emergence of the modern conservation and 'green' movements in New Zealand and in more recent times still has gained national significance as the base of several loosely connected organisations which have maintained the city's left-wing credentials – the Campaign Against Foreign Control of Aotearoa, the Anti-Bases Campaign and, most recently, Keep Our Assets.

The early development and later strength of the historic conservation movement in Christchurch demonstrated that appreciation of the city's built form was long-standing and unusually strong in the New Zealand context. Before the earthquakes, the appreciation within the city of its retained built and landscape heritage was strong. Acceptance of its 'garden city' image by national and international tourists also demonstrated that, prior to the earthquakes, an unusually strong, for New Zealand, sense of place was a powerful influence on the development of a city conscious of its special character.

Over-all, Christchurch has tended to be less 'internationalist' and less affected by overseas contacts than Wellington or Auckland, but it does have a long history of connections, at different levels, with other parts of the world.

### *The Antarctic Connection*

Christchurch's role as a base or staging post for explorers and then scientists travelling on to Antarctica has given it a history unique in New Zealand, and possibly in the world. The history spans the full 20th century.

Christchurch's association with Antarctic exploration began in 1901, during the 'heroic age' of Antarctic exploration, when the *Discovery*, of Robert Scott's first expedition, called at Lyttelton. Scott and his party spent some time in the city. The relief ship, *Morning*, also berthed at Lyttelton in 1902. One of the reasons Scott came to Christchurch was that a cousin of his was professor of engineering at

Canterbury College. More importantly, the Magnetic Observatory established in the Botanic Gardens in 1901 could be used to calibrate scientific instruments. The observatory closed in 1969, but one building and other relics remain on the site.

Ernest Shackleton's *Nimrod* sailed from Lyttelton in January 1908. The expedition's personnel again spent time in Christchurch.

Scott returned in November 1910 on his last, *Terra Nova*, expedition. A Christchurch businessman, Kinsey, took a particular interest in Antarctic exploration and Scott was entertained at Kinsey's home on Clifton Spur. The house was controversially demolished in the early 21<sup>st</sup> century, though a small building described as a 'shed' remained on a neighbouring

property as a reminder of the site's Antarctic links. After the earthquakes, the shed was removed to Godley Head where it is to be preserved. Scott stayed on his 1910 visit in a Rhodes family home, Te Koraha (now occupied by Rangi Ruru school). Quail Island was used to quarantine Scott's ponies while the expedition was in Canterbury.

Scott (in 1901 and 1910) and Shackleton (in 1907) were among the many overseas visitors to the Botanic Gardens while they were staying in Christchurch.



**When Captain Scott stayed in Christchurch before his departures for Antarctica his ponies were kept on Quail Island. Here Scott, second from left, in uniform, watches ponies being put through their paces.**



**When a New Zealand party was ready to depart for Antarctica in the late 1950s, the members of the party posed in front of the statue of their heroic predecessor, Captain Scott.**

Because of the association Scott had formed with Christchurch, the news of his fate and that of his companions, received in February 1913, plunged Christchurch into grief. Just four years later, in 1917, a statue of Scott, sculpted by his widow, was unveiled on a prominent inner city site.

Christchurch's association with Antarctica was renewed in the 1950s. The International Geophysical Year in the middle of that decade marked the beginning of sustained scientific research in Antarctica. The city (and its port and airport) became major stepping-off points for the American Antarctic programme. The first flight to Antarctica of the United States Navy's Operation Deep Freeze left Harewood in December 1955. American icebreakers berthed in Lyttelton and American servicemen on leave were seen about the city – and introduced Christchurch youngsters to Coca Cola!, though this was only a small part of the impact of American personnel on the Christchurch community. Flights by American aircraft left Harewood for Antarctica on every following Antarctic season.

In 1959, as a gesture of gratitude for the hospitality of Christchurch people to the American servicemen and

scientists, a totem pole carved in Oregon was presented to the city. It was placed in Little Hagley Park, visible from Harper Avenue, but re-located in 1980 to the airport, as a more appropriate place to mark the early years of Operation Deep Freeze. It is a reminder of the early years of the association of the airport and city with the American Antarctic programme. An Antarctic Centre was developed at the airport by the airport company as a tourist attraction. It was purchased from the airport in 2000 by an independent company.

In the inner city, plaques and other memorials on and in the Anglican Cathedral commemorate the city's association with the southern continent. The Canterbury Museum also marked the city's long association with Antarctica by opening an Antarctic Wing in 1977. It has a comprehensive collection of items associated with Antarctic exploration and scientific research. In 1994 Sir Vivian Fuchs, leader of the 1957 Trans-Antarctic Expedition, then in his eighties, visited the Antarctic Wing. An Antarctic Treaty consultative meeting was held in Christchurch in May 1997.

## *Tourism*

Christchurch did not figure conspicuously in the 19<sup>th</sup> century development of tourism in New Zealand, except as a starting off point for visits to, especially, Mount Cook (where the first Hermitage was built in the 1880s). But the earliest New Zealand tour guides published, beginning in the 1880s, to encourage people to visit the country and for them to take away as souvenirs, included beautiful etchings and later photographs of Christchurch public buildings and gardens, especially the river banks. Tourist promotion and souvenir publications devoted exclusively to Christchurch also started appearing before the end of the 19<sup>th</sup> century. The city became more popular as a tourist destination in its own right after it became known as 'the garden city' in the early years of the 20<sup>th</sup> century.

The 1906-07 International Exhibition, for which imposing temporary buildings were erected in North Hagley Park, brought visitors (national and international) to Christchurch in numbers. New hotels were built specially to accommodate the visitors and art and music flourished, at least temporarily. (It was an invited guest at this Exhibition, Sir John Gorst, who made the first recorded reference to Christchurch as a 'garden city'.)



**The 1906-07 International Exhibition brought a large number of visitors to the city.**

The city's role as a starting off point for visitors to other South Island destinations persisted, and became more important, with the development of Queenstown, Kaikoura and the Mount Hutt ski-field as tourist destinations and with the popularity, at a different level, of Hanmer and Akaroa as day-trip destinations and of the Trans-Alpine train trip.

Counteracting the prevalence of a belief that Christchurch was primarily a place tourists merely passed through on their way to other destinations in the South Island was a growing perception, prior to the earthquakes, that the city was an interesting destination in its own right, partly because of its heritage buildings, its reputation as 'the garden city' and its maintenance of an historic character and high amenity value in the inner city. Increasingly the tourist accommodation in Christchurch (ranging from modern hotels to backpackers accommodation in, often, recycled heritage buildings) was being used by visitors who appreciated other qualities of the city than its providing access to mountain resorts and 'adventure tourism' destinations.

## *Notable visitors*

Among the visitors to Christchurch through the years have been people of note of different sorts. These visitors provided both links for Christchurch to the 'outer' world and the occasions for civic events.

A reigning monarch did not make it to Christchurch until the 1953-54 Royal Tour by Queen Elizabeth II and Prince Phillip, but members of the royal family began turning up in the city from the 1860s on.



**When the Duke of York (later King George VI) visited Christchurch in 1927, there was a military review on Hagley Park.**

These visits were often notable civic occasions. The royal visitors of the first half of the 20<sup>th</sup> century included three 'monarchs-to-be', George V, Edward VIII and George VI. After the 1953-54 tour, royal visits became both more frequent and less important as events in the city's life.

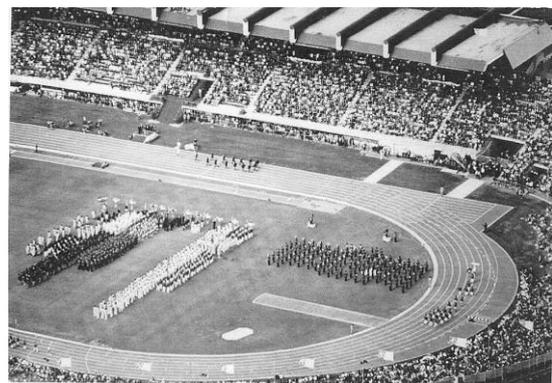
The other major category of visitors, perhaps especially in the 19<sup>th</sup> century, were leading literary figures. They included Trollope, Kipling and Twain. Major international figures of the stage and the world of music also came to Christchurch, as to other New Zealand cities, to perform. Significant visitors active in nascent environmental organisations in the United States included John Muir from California, E. H. Wilson from the Arnold Arboretum

in Boston and L.H. Bailey, active in the country life movement.

## *Sporting events*

In the late 19<sup>th</sup> century, the first visits by international sports teams and individuals marked the beginning of another important form of contact between the people of Christchurch and the outside world. By the middle of the 20<sup>th</sup> century, tests between the All Blacks and the Springboks or Lions, played on Lancaster Park, drew some of the largest crowds seen in Christchurch to that point.

In terms of international participation, the 1974 Commonwealth Games was the most important single sporting event to 'open' Christchurch to a wider world.



**The opening of the 1974 Commonwealth Games, which brought hundreds of international athletes to Christchurch.**

## *People on the move*

While New Zealand was being settled by Europeans – a process which began in the mid 19<sup>th</sup> century and continued until the 1970s – cities like Christchurch enjoyed a constant input of ideas and experiences from overseas. Relatively few of the immigrants prior to the second half of the 20<sup>th</sup> century ever

returned to their home countries and their New Zealand born children had relatively few opportunities to travel overseas until after World War II.

Through the second half of the 20<sup>th</sup> century, the movement of ordinary people in and out of Christchurch made the city much more cosmopolitan and outward-looking. This was, at one level, the result of international travel becoming more convenient and cheaper. Some young New Zealanders had long been accustomed to making trips overseas, some choosing to remain away as expatriates, but many eventually returning to pursue careers and raise families 'back home'. The phenomenon of 'the big OE' became more common as the 20<sup>th</sup> century advanced. The overseas experiences of returning young New Zealanders had a marked impact on life in Christchurch, if only from raised expectations about what it meant to eat out.

The relative ease of international travel also meant that professional and other skills could be 'imported' from overseas, in the form of people recruited for posts in Christchurch. This reinforced the impact on the development of Christchurch's intellectual and social life of young New Zealanders returning from their 'OE'.

In the second half of the 20<sup>th</sup> century, some immigrant communities became established in Christchurch. They included European refugees in the immediate post-war years, Pacific Islanders, Chileans after the 1973 coup in Chile and Africans towards the end of the century.

Towards the very end of the 20<sup>th</sup> century a further development added to greater diversity in Christchurch. This was the marked increase of Asian immigration. Although Christchurch took fewer permanent Asian immigrants than Auckland (as it had, earlier, taken far fewer Pacific Island immigrants), enough arrived to have an impact on the city. To this was added the large number of young Asians who came to attend high schools or English language schools in the city and who became a notable presence in the inner city.

One of the important effects of these small but sometimes active and conspicuous refugee and immigrant groups was to increase awareness in Christchurch of the 'outer' world. In the years the groups arrived and became established in Christchurch the city as a whole became noticeably less insular and inward-looking.

### *Sister cities*

The City Council's sister city programme has been another manifestation of the stronger, more vital links with the outside world which Christchurch forged in the second half of the 20<sup>th</sup> century. The most interesting relationships have been with cities which were not only the same relative size as Christchurch but those with which it shares similar settlement histories, allowing commonalities as well as differences to be explored.

### *The impacts of the earthquakes*

The successive earthquakes of 2010-2011 focused international attention on Christchurch and became among the world's most intensively studied seismic events, by overseas as well as New Zealand scientists. International attention was also focused on Christchurch as a place where innovative ideas of city planning could be put into effect and, more prosaically, as a place where opportunities for work would become available as the rebuilding of the city got under way. The influx of people to work on the rebuild had already, by the middle of 2013, created new international links for the city.

One of the significant long-term effects of the earthquakes was recognised by some as the adverse effect the loss of heritage from the central city is likely to have on the city's appeal to international visitors.

Until the earthquakes, Christchurch's over-all urban form and rich architectural heritage were of at least national, and possibly international, significance. Immediately prior to the earthquakes, arising from what was perceived as a threat to the heritage values of the Arts Centre posed by a proposal to build a new University Music School on the site, serious discussion had begun about the possibility of having Gothic Revival Christchurch designated a UNESCO World Heritage Area. Although some of Christchurch's grey-stone, Gothic buildings survived the earthquakes (notably the Arts Centre, the Museum and Christ's College) the losses (the Stone Chamber of the Provincial Government Buildings, Durham Street Methodist and St John's Anglican churches, possibly the Cathedral and Cranmer Courts) were of such a magnitude that the effort has been abandoned.

The destruction of the heritage of the inner city, during and after the earthquakes, put paid to any chances of further promoting Christchurch as a heritage destination. In the months immediately following the earthquake there was discussion that tourists might be attracted to Christchurch because of the innovative ways it was rebuilding. This was realised to some extent by the popularity, with overseas visitors as well as locals, of the Re:START mall on Cashel Street.

That the earthquakes might diminish the city's appeal to tourists in the long term was also evident in the fact that after the earthquakes the CCDU made one of the key 'anchor projects' in its Christchurch Central Recovery Plan a major convention centre which would attract 'new and exciting' international events to Christchurch to support the central city's retail and hospitality sectors.

In the years immediately following the earthquakes there was a marked decline in the number of passengers passing through Christchurch airport. In the year to June 2010, the airport handled around six million passengers. In the year to June 2013 the number fell to an expected 5.4 million. The loss was thought to be almost entirely due to fewer international tourists visiting Christchurch. The decline is likely to be made good over a period of years as the reluctance of people to visit a place recently ravaged by earthquakes diminishes and as the city makes good the shortfall in tourist accommodation in the city, created by the post-earthquakes closure of most downtown hotels and the loss of the central city backpackers hostels.

The cancellation of the short-lived AirAsiaX service between Christchurch and Kuala Lumpur in May 2012 was not directly attributable to the earthquakes, but it is thought that the earthquakes were the reason why the airport did not gain, in 2012-2013, expected new services from China and the United States.

The reminders of the city's long association with Antarctica were not impaired by the earthquakes. The statue of Robert Falcon Scott was toppled by the 22 February 2011 earthquake but is to be repaired and reinstated on its plinth. A hut with strong Antarctic connections which had been originally on the property of the controversially demolished Kinsey house was left in a dangerous position on a new cliff edge on a red-zoned property. In February 2013 it was lifted from danger and relocated to Godley Head where it is to be restored. The fates on the various plaques on the Anglican Cathedral commemorating Christchurch's association with Antarctica are bound up with the still undecided fate of the building itself. At the Airport, the totem pole given to the city after its early years of supporting the American Antarctic programme survived without damage.

# Chapter 30: The city in New Zealand and the world

## Comment and recommendations

### *I. General discussion*

Christchurch may have been less ‘cosmopolitan’ or ‘internationalist’ than Wellington or Auckland, but has maintained regular contacts in a variety of ways with the wider world. In the 19<sup>th</sup> century and early 20<sup>th</sup> century, this was achieved through sports events, the visits of notable figures and of well-off tourists and through the holding of the 1906-07 International Exhibition in Christchurch.

After World War II, contacts between people in Christchurch and the outside world burgeoned. Tourists, New Zealanders returning after months or years spent overseas, people recruited from other countries for jobs in Christchurch, and new waves of immigration from ‘non-traditional’ source countries all contributed to Christchurch becoming a more cosmopolitan and diverse city socially as well as ethnically. Christchurch, nevertheless, remained less diverse ethnically than Wellington, Auckland and other North Island cities.

Within New Zealand, Christchurch has mostly followed country-wide development patterns and been a centre of events and trends of local and regional rather than national significance. The two areas of national life in which the city has played an influential life have been the emergence of the Labour Party and the establishment of the conservation movement (in both its natural and historical aspects).

### *II. Relevant listings*

Listed places and buildings connected with Christchurch’s place in New Zealand’s history have been noted under many preceding themes.

Tourism was covered under accommodating visitors. The two surviving 1906 *hotels*, *the Carlton* and *the Crown* (renamed Maddisons) were among the most important relics of the 1906-07 Exhibition to have been listed but both were demolished after the earthquakes. The conversion of the *former YWCA building*, the *former Excelsior Hotel* and the *Star and Lyttelton Times buildings* (all listed) to backpackers gave them added importance, as representative of the increasing movement of young people through Christchurch in the later 20<sup>th</sup> century, but all were demolished after the earthquakes. The listed *façade of the Clarendon Hotel* was an important reminder of the notable visitors to Christchurch who stayed there, but the facade was lost when the high-rise behind it was demolished. The *Theatre Royal* (the facade of which has survived) and the *Odeon/St James Theatre* (its facade too remains but has an uncertain future) had both been listed. Both were venues where notable overseas actors, singers and other artists performed. *Lancaster Park (the Memorial Gates* had been listed) was the scene of the most important of the international sporting events in Christchurch’s history. The Memorial Gates have survived, but the future of the Park, renamed AMI Stadium, is uncertain at the time of writing (mid 2013) and one modern stand had already been demolished.

Prior to the earthquakes, the city’s Antarctic connection was acknowledged by the listing of the *former Kinsey house*, Clifton, of the *Scott statue* and of *Te Koraha* (at Rangi Ruru School, where Scott stayed). The Kinsey house was controversially demolished prior to the earthquakes. Te Koraha has been repaired since the earthquakes and the Scott statue is to be repaired.

The *Kingsford Smith landing place*, at Wigram, has been listed and is important in the development of the air links with other countries which transformed Christchurch's relationship with the rest of the world in the second half of the 20th century.

*Elizabeth House* was an important as the base for many years of several 'loyalist' organisations which maintained overseas links through the years New Zealand was a member of the British Empire/Commonwealth and had been listed but was demolished after the earthquakes.

### III. *Further possible listings*

The recommendation in the original Overview that two further items which illustrate Christchurch's important role as a base for Antarctic exploration and scientific work – the *Totem Pole* (temporarily removed from the airport) and the surviving *magnetic observatory building in the Botanic Gardens* – should probably be considered for listing is still valid as both have survived.

Places which can be shown to have had a significant *connection with any notable visitors* to Christchurch which have not yet been listed on other grounds could be considered for listing. (The listed Canterbury Club, for example, acknowledges the visit of Mark Twain to the premises, but it was listed on other grounds.)

The recommendation that buildings or items at *Christchurch airport* which illustrated its key role as the place where most travellers in the second half of the 20th century entered or left Christchurch should be identified and possibly listed has been largely invalidated by the complete redevelopment of the airport in recent years.

The '*sister cities*' sites in the inner city and at the Halswell Quarry and also Friendship Corner, a small open space by the Bridge of Remembrance, should be considered for recognition and potential protection.

### IV. *Bibliographic note*

There is some information on Christchurch's relations with the 'outside world' in the three most useful general sources – the three-volume Centennial history, Cookson and Dunstall, *Southern Capital*, and Rice, *Christchurch Changing*. Slatter's book on Lancaster Park records some of the notable international sporting events in the city's history. Mansfield gives a survey of the 1906-07 Exhibition.

Two books deal with Christchurch in comparison with other New Zealand cities and with cities with similar histories in the United States. The late David Hamer from Victoria University wrote a comparative book about New Zealand cities. Grey, a geographer, has written comparative histories which compare and contrast New Zealand cities with those in the United States.

### V. *Further research*

There have been no systematic surveys of Christchurch's place in the nation's history *vis à vis* the other 'main centres' or of the connections between the city and other countries, but a careful reading of a number of secondary sources should provide sufficient information for the identification and assessment of further buildings or items which may warrant listing on these grounds.

# Annotated Bibliography of Works Published up to 2013

- I. Books on the founding of Christchurch and its early history
- II. General histories, with information on many topics, of varying time spans
- III. Books on defined areas of the city, specific suburbs etc.
- IV. Books on the city's architectural history
- V. Books on the city's transport history
- VI. Books on specific public services and utilities
- VII. Books on specific industries and businesses
- VIII. Books on specific organisations and institutions
- IX. Old guidebooks etc.
- X. Biographies

*Note:* Additions to this bibliography (originally compiled in 2005), mostly of works published between 2005 and 2013, are indicated with an asterisk \*

## I. Books on the founding of Christchurch and its early history

Amodeo, Colin with Ron Chapman, *Forgotten Forty-niners being an account of the men & women who paved the way in 1849 for the Canterbury Pilgrims in 1850*, (Caxton Press, Christchurch, 2003)

Includes a section on the selection of the site of Christchurch and of work done on the site in anticipation of the arrival of the main body of settlers.

Amodeo, Colin, *The Summer Ships being an account of the first six ships sent out from England to New Zealand by the Canterbury Association in 1850-1851*, (Caxton Press, Christchurch, 2000)

Provides detail of the founding of Christchurch and of the city's first months.

Barker, Lady, *Station Life in New Zealand*, (Vintage edition, Auckland, 2000)

A classic account of early Canterbury which ranges well beyond the city's boundaries but includes revealing information about Christchurch life in the 1860s.

Evison, Harry, *Te Wai Pounamu: The Greenstone Island A History of the Southern Maori during the European Colonization of New Zealand*, (Aoraki Press, Wellington, 1993)

This book, and other works by the same author, includes details about the purchases that included the land on which Christchurch was built and the place of Maori in Christchurch's colonial society.

\* Hoddinott, Wendy, 'Tautahi Pa/The Bricks Otautahi Christchurch', (Opus International Consultants, Christchurch, 2009)

The history of a site of great importance in Ngai Tahu history which also figured in the story of the establishment of the city by the Canterbury Association.

\* Jackson, Thomas, *Report of the Voyage of the Castle Eden, with information about early Canterbury and Wellington*, (Acorn Print, Christchurch, 2007)

The experiences of Christchurch's first Bishop-Designate who spent only a short time in Christchurch before returning to England.

\* Jacomb, Chris, 'Registration Report for a historic place. Moncks Cave, Redcliffs', (New Zealand Historic Places Trust, Christchurch, 2009)

A report on one of the earliest sites of human occupation in the Christchurch area which is of significance in the history of archaeology in Canterbury and New Zealand.

Lamb, R.C., *Early Christchurch The Beginnings of Municipal Government 1862-1868: a Study commemorating the Centenary of the Christchurch City Council*, (Canterbury Public Library, Christchurch, 1963)

Provides a 'snapshot' of Christchurch in the 1860s and gives details about the establishment of the Christchurch City Council and its early activities.

McIntyre, W. David ed., *The Journal of Henry Sewell 1853-7*, (Whitcoulls, Christchurch, 1980) 2 vols. Vol. 1, Feb 1853-May 1854; vol. 2, May 1854-May 1857.

Sewell played a prominent role in Christchurch in the city's first decade and his *Journal*, though voluminous and detailed, is a basic source for information on life in and the development of the city in those years.

Maling, Peter ed., *The Torlesse Papers 1848-51 The Birth of Canterbury*, (2nd edition, Caxton Press, Christchurch, 2003; 1<sup>st</sup> edition, Pegasus Press, Christchurch, 1958)

An invaluable primary reference for the selection of the site of Christchurch, the original condition of the site and the very beginnings of the city.

Ogilvie, Gordon, *Pioneers of the Plains The Deans of Canterbury*, (Shoal Bay Press, Christchurch, 1996)

Details of the first permanent settlers on the site of Christchurch, of Christchurch's earliest years, and of Christchurch in later years seen in a wider Canterbury context. Information also on Riccarton bush and house and their preservation.

\* Rice, Geoffrey W., *Christchurch Crimes 1850-75 Scandal and Skulduggery in Port & Town*, (Canterbury University Press, Christchurch, 2012)

Provides an entertaining treatment of crimes, minor and serious, in Christchurch's first 25 years.

\* *Shaping a Colonial Church Bishop Harper and the Anglican Diocese of Christchurch 1856-1890*, (Canterbury University Press, Christchurch, 2006)

A collection of essays by a number of contributors about Christchurch's first Anglican Bishop and the establishment of the Anglican Church in Canterbury.

Stocker, Mark ed., *Remembering Godley A Portrait of Canterbury's Founder*, (Hazard Press, Christchurch, 2001)

Essays on Godley and his role in founding the Canterbury Settlement, covering Christchurch in its early years and the Godley statue and its place in Cathedral Square.

Trotter, Michael, *Archaeological Investigations at Redcliffs, Canterbury, New Zealand*, (Reprint, *Records of the Canterbury Museum*, 1975, vol. 9, no. 3, pp. 189-220)

This paper summarises the results of archaeological investigation (up to the year of its publication) of one of the earliest recorded occupation sites in the Christchurch area.

\* Vennell, C.R., *The Early Harpers*, (Bruce Printing Co., Christchurch, 2006)

The history of the Harper family's arrival in Christchurch and of the first generations of the family as it became established in Canterbury.

## II. General histories, with information on many topics, or varying time spans

Andersen, Johannes C., *Old Christchurch in Picture and Story*, (Simpson and Williams, Christchurch, 1949; Capper Press reprint, 1975)

A discursive and sometimes unreliable work, but full of information (some of it personal reminiscence) about Christchurch's development and its buildings and personalities.

Bedford, Richard and Andrew Sturman eds, *Canterbury at the Crossroads Issues for the Eighties*, (New Zealand Geographical Society, Miscellaneous Series, No. 8, Christchurch, 1983)

The study concentrates on the environment and resources of the wider region in which Christchurch is located. There is much material on Christchurch and its economic development. The question "What's different about Christchurch?" is addressed.

*Christchurch Chronology A history of settlement*, (Planning Policy Unit, Christchurch City Council, Christchurch, 2nd edition, 1990 (first published 1983))

A simple chronology, with no differentiation of events by their nature or importance, but indexed so that particular topics can be followed through. Invaluable for fixing precise dates for events, which greatly facilitates further research.

*Christchurch and North Canterbury New Zealand 1966 A Regional Survey*, (P.E. Consulting Group (Australia) Pty Ltd)

A report on the economic development prospects for the following ten years for the area from the Rakaia to the Conway, with considerable historical background, prepared for the Chamber of Commerce, Manufacturers Association, Canterbury Progress League and Federated Farmers (North Canterbury Provincial District)

Cookson, John and Graeme Dunstall eds, *Southern Capital Christchurch Towards a City Biography 1850-2000*, (Canterbury University Press, Christchurch, 2000)

A key recent work, written by academics but for a popular readership. The essays cover the transformation of the Christchurch environment, physical changes in the city, its society, local government and sport. Usefully indexed and footnoted.

Donaldson, Jane, *A History of Municipal Engineering in Christchurch 1862-1990*.  
Revised and extended 1998 by John Ince, (Christchurch City Council, Christchurch, 1999)

An invaluable record of the development of city services and utilities, including drainage, water supply and street formation. The development of city planning is covered and there is material relevant to the city's general history and growth. A useful index and appendices presenting reports etc. on topics covered in the text. *Note*: some material in the 1980 edition was excised from the 1999 edition; the 1980-1990 material in the 2nd edition is entirely new.

\* Dryden, John, *The Planning and Development of Metropolitan Christchurch over the past 60 years*, (Christchurch City Council, Christchurch, 2005)

A short account of the long period through which town planning became a major factor in the development of Christchurch, written by a person involved in that process.

Eldred-Grigg, Stevan, *A New History of Canterbury*, (John McIndoe, Dunedin, 1982)

Includes interesting perspectives on the city's social history and at least mentions a large number of institutions and organisations.

Eldred-Grigg, Stevan, *Pleasures of the Flesh Sex and Drugs in Colonial New Zealand 1840-1915*, (Reed, Wellington, 1984)

Although this work ranges well beyond Christchurch, it includes material on the city and is the only readily accessible source on a number of aspects of the city's social history.

Eldred-Grigg, Stevan, *A Southern Gentry: New Zealanders who Inherited the Earth*, (Reed, Wellington, 1980)

Touches on many aspects of Christchurch's social history because so many of the class the author is examining had town houses in Christchurch and spent time in the city.

*A History of Canterbury*, (Whitcombe and Tombs, Christchurch)  
Vol. 1, ed. James Hight and C.R. Straubel, (1957)  
Vol. 2, ed. W.J. Gardner, (1971)  
Vol.3, ed. W.H. Scotter, (1965)

A basic source for reliable information on almost all aspects of the city's social, political and economic history. The passages on Christchurch occur within a text that covers the whole province. This is a 'traditional', 'conventional' history which no longer reflects modern interests or scholarship but remains indispensable.

Johnson, David, *Christchurch a pictorial history*, (Canterbury University Press, Christchurch, 1992)

An interesting selection of photographs. The information is mostly in extended captions and is not comprehensive because it covers only what is in the selected pictures. The book is usefully organised by topics or themes.

Lamb, Robert C., *From the Banks of the Avon The Story of a River*, (Reed, Wellington, 1981)

Because the Avon River has such a crucial place in Christchurch's history, this book touches on very many aspects of city life – its natural history, the use of water, buildings and statuary, recreation and sport, bridges and beautification and tree and other plantings.

McAloon, Jim, *No Idle Rich: The Wealthy in Canterbury and Otago 1890-1914*, (University of Otago Press, Dunedin, 2002)

Though covering a relatively narrow time frame, this recent work is a key source on the nature of and changes in Christchurch's economic and social elite.

Morrison, J. Patricia, *The Evolution of a City: The Story of the Growth of the City and Suburbs of Christchurch, the Capital of Canterbury, in the Years 1850 to 1903*, (Christchurch City Council and Whitcombe and Tombs, Christchurch, 1948)

Deals with the development of the Christchurch City Council as an institution, but also the physical development of the city up to the time of the first amalgamation.

Parks, I., "Land Utilisation in Metropolitan Christchurch, *New Zealand Geographer*, October 1946, pp.279-314.

An early study which presents a picture of the distribution of different activities and land uses in the wider city area.

*Proceedings of the Conference on the Growth of Greater Christchurch, Held at Christchurch, 19<sup>th</sup> and 20<sup>th</sup> August 1955*, (Department of Economics, Canterbury University College, Christchurch, 1955)

This is a general discussion of planning in Christchurch and forces affecting the city's growth. It includes tables with statistics about Christchurch's development to 1955.

"Regional Plans, North Canterbury", *New Zealand Engineering*, 10, 1946, pp.296-98.

A useful brief overview of regional planning in the early years that it began to have an impact on how Christchurch was developing.

Rice, Geoffrey W., *Christchurch Changing An Illustrated History*, (Canterbury University Press, Christchurch, 1999)

An important recent work which covers almost all aspects of the development of and life in Christchurch, told chronologically and including key city personalities. The book is comprehensive in its coverage, but deals only briefly with most individual topics.

Rice, Geoffrey W., *Christchurch in the Nineties A Chronology of Events from The Press 1990 to 2000*, (Hawthorne Press, Christchurch, 2002)

Many trivial events are included in this undifferentiated chronology, but it includes information not readily available from any other source about changes and developments in the city in the last decade of the 20th century.

Temple, Phillip, *Christchurch A City and its People*, (Whitcombe and Tombs, Christchurch, 1973; new edition Pacific Publishers, Auckland, 1987)

Primarily a photographic essay with minimal captions, but accompanied by a text essay which is an evocative interpretation rather than a useful source of factual information, but valuable because it is perceptive. The book was re-photographed and re-designed for the 1987 edition and more historic photos were included.

Wigram, Henry F., *The Story of Christchurch New Zealand*, (The Lyttelton Times, Christchurch, 1916)

Written by a former mayor who was himself a key figure in the city's history. The book contains first-hand information Wigram gathered from older fellow-citizens and information based on Wigram's own active life in Christchurch.

### III. Books on defined areas of the city and specific suburbs

\* Baker, Tim, *Aranui and Wainoni History*, (T.D. Baker, Christchurch, 2007)

A detailed history of the people, businesses and institutions of two of Christchurch's large eastern suburbs.

Baker, Tim, *Professor Bickerton's Wainoni*, (Timothy David Baker, Christchurch, 2004)

Most of the information in this book is biographical or relates to Bickerton's pleasure garden, but there is also useful information about Wainoni as a suburb of Christchurch. (The author's promised history of Aranui and Wainoni, building on this start, is the item above.)

*Beckenham A Suburb of Christchurch New Zealand*, (Beckenham Neighbourhood Association, Christchurch, 1993)

Includes information on families, buildings and institutions in the area of the city immediately south of the older suburb of Sydenham.

\* *Christchurch 2009 Public Space Public Life*, (Christchurch City Council, Christchurch, 2009)

The study undertaken by Danish town-planner Jan Gehl, about the public spaces and streets of Christchurch and how the city could become more people- and pedestrian-oriented.

Clark, G.L., *Bealey Avenue Christchurch's North Town Belt Its History and People*, (G.L. Clark, Christchurch, 1976)

and

Clark, G.L., *Rolleston Avenue and Park Terrace Christchurch Their History and People*, (G.L. Clark, Christchurch, 1979)

These companion books detail the buildings, mainly houses, along two of inner Christchurch's main streets and the people who lived in or were associated with the buildings. The details including planting and roading development of the two streets.

\* Gillespie, Noel, *Opawa: The Outpost on the Banks of the Heathcote*, (N. Gillespie, Christchurch, 2008)

A detailed and wide-ranging history of one of the oldest settled areas of Christchurch outside the central city.

Herriott, E.M., "A History of Hagley Park, Christchurch, with Special Reference to its Botany", *Transactions of the New Zealand Institute*, vol.LI (1919), pp.427-47

An important source on the development of Hagley Park and the history of Christchurch's vegetation.

\* Hills, D.A., *Settling near the Styx River*, (D.A. and H.J. Hills, Christchurch, 2006)

A history, built to a large extent around family histories, of the catchment of the Styx River on the northern edge of metropolitan Christchurch.

Lamb, R.C., *Street Corner A study to mark the thirtieth anniversary of the founding of the Caxton Press*, (Caxton Press, Christchurch, 1967)

This brief study focuses on a short stretch of Victoria Street, but packs into a slim book a wealth of information on a variety of topics, from private charitable aid, to transport, buildings, trades, public processions and the clocktower.

Looser, Frieda, *Fendall's Legacy A History of Fendalton and North-West Christchurch*, (Canterbury University Press, Christchurch, 2002)

A history of the development of several key older and more recent suburbs in one quadrant of Christchurch which covers the development of services and industries, architecture, institutions and prominent individuals.

McBride, Ian, *The Paparua County A Concise History*, (Paparua County Council/Canterbury Public Library, Christchurch, 1990)

The history of Christchurch's western fringe between 1911 and 1989 (the years when Paparua County was formed and then the urban parts of it incorporated into the city). Residential and industrial development are covered, along with the activities of local bodies, social life and recreation.

McBride, Ian, Riccarton *The Founding Borough A Short History of Canterbury's founding settlement*, (Riccarton/Wigram Community Board, Christchurch, 1994)

Covers the early and later settlement, industrial development, local governance and social and community life of the area of the city west of Hagley Park that was governed as an independent borough right through to 1989.

Ogilvie, Gordon, *Exploring the Port Hills Christchurch*, (Caxton Press, Christchurch, 2000)

A guide which summarises historical and other information about the Port Hills. For more historical detail it is necessary to refer to the same author's *Port Hills*, but this provides good briefer coverage of the area.

Ogilvie, Gordon, *The Port Hills of Christchurch*, (Reed, Wellington, 1978)

The standard, authoritative work on all aspects of the Port Hills, including their early history, residential development on and recreational use of them.

O'Keeffe, Mary, *Heathcote Valley: A survey and archaeological assessment*, (Report to the Christchurch City Council, July 2001)

Penney, Sarah, *Beyond the City The Land and its People Riccarton, Waimairi, Papanui*, (Sarah E.W. Penney, Christchurch, c. 1977)

Although the material is not always well organised, this book gives comprehensive detail (about people, buildings and development) of the areas on which the western and north-western suburbs of Christchurch.

Penney, Sarah, *The Estuary of Christchurch: A history of the Avon-Heathcote Estuary, its communities, clubs, controversies and contributions*, (Penney Ash Publications, Christchurch, c. 1982)

Like the previous title, this book is a comprehensive but sometimes rather 'dense' and poorly organised account of many aspects of life in the suburban areas to the east and south-east of the city.

*St Albans from Swamp to Suburbs An Informal History*, (New Zealand Federation of University Women, Canterbury Branch, Christchurch, 1989)

Information on the area north of the original city that became St Albans Borough before becoming part of the city in 1903. The coverage includes early settlement, subdivision and house building, suburban institutions like schools and churches and the activities of the Borough Council.

Surgenor, Ian, *Water wood: the Story of the Bottle Lake Forest Park*, (Christchurch City Council, Christchurch, 2001)

The history and development of one of the major 'regional' parks on the outer fringes of Christchurch, the use of which has changed significantly at different times.

*Sydenham The Model Borough of Old Christchurch An Informal History*, (New Zealand Federation of University Women, Canterbury Branch, Christchurch, 1977)

The physical development and building history of Christchurch's most important working class suburb are described, along with the development of industry, the formation of social institutions and political life.

de Thier, Walter, *Sumner to Ferrymead a Christchurch history*, (Pegasus Press, Christchurch, 1976)

Deals with the early history of Sumner, the later extension of settlement on the flat and spurs and the place of Sumner as one of the city's seaside resorts. The sections on Ferrymead include information about the shipping trade into the lower Heathcote.

Walsh, George W., *New Brighton: a regional history 1852-1970*, (George W. Walsh, Christchurch, 1971)

An indispensable source on the development of New Brighton, with information on buildings, personalities and most other aspects of its history. It remains useful despite taking the story only to 1970.

Walsh, George W., *Richmond, Christchurch A Regional History*, (Kiwi Publishers, Christchurch, 1998)

A brief but useful account of one of Christchurch's oldest suburbs, including information about the buildings in the suburbs.

Watson, James, *Along the Hills A History of the Heathcote Road Board and the Heathcote County Council 1864-1989*, (Heathcote County Council, Christchurch, 1989)

While focusing on the administration of areas south and east of the original city, this study tells much about early settlement, the development of industry, sources of energy, transportation, social life, recreation and, more recently, regional planning as they impacted on the area of Christchurch immediately beneath the Port Hills.

#### IV. Books on the city's architectural history

*The Architectural Heritage of Christchurch*, (Christchurch City Council, Town Planning Division, nos. 1-6; Planning Policy Unit, no. 7; Environmental Policy and Planning Unit, nos. 8-10, Christchurch)

1. *The Normal School*, (1981)
2. *Shand's Emporium*, (1982)

3. *McLean's Mansion*, (1983)
4. *The Cranmer Club*, (1985)
5. *Government Buildings*, (1986)
6. *Church of the Good Shepherd*, (1988)
7. *Nurses' Memorial Chapel*, (1990)
8. *The Legacy of Thomas Edmonds*, (1993)
9. *Wood's Mill*, (1996)
10. *Pavilions, temples and four square walls Christchurch pump houses and substations*, (2003)

Each of these booklets focuses on just one, or a handful, of buildings, but the depth of coverage makes them collectively an invaluable resource on the architectural history of Christchurch and also about various aspects of its development.

*The Buildings of Christ's College 1850-1990*. Drawings by Rodney Wells. Text by Don Hamilton. (Caxton Press, Christchurch, 1991)

An indispensable source on the buildings of the most important architectural group in the city. Demolished as well as surviving buildings are covered.

*A Century of Architecture Collins and Son*, (Caxton Press, Christchurch, 1965)

A small book which traces the work of architects who were the principals of Christchurch's longest-lasting architectural firm, founded by W.B. Armson, which continued as Collins & Harman, then as Collins & Son. Many key commercial and other buildings were designed by the firm. An incomplete checklist of buildings is provided.

Fill, Barbara, "Homes for the People: Workers' Dwellings of Christchurch", in John Wilson ed., *The Past Today Historic Places in New Zealand*, (Historic Places Trust, Wellington, 1987)

A relatively brief but thorough and comprehensive account of the first 'state' houses built in Christchurch, in the early 20th century.

\* Hamilton, D., *Early Churches in and Around Christchurch*, (J. And D. Hamilton, Christchurch, 2008)

A colour photographic survey, with text, of a number of Christchurch churches, including some not well covered in other works.

\* Hanrahan, Michael, *Built in Faith Catholic Churches of the Christchurch Diocese*, (M.J. Hanrahan, Ashburton, 2012)

The book provides illustrations of and basic information on Roman Catholic church buildings in Christchurch and the rest of Canterbury.

Hendry, John A. and Alice J. Mair, *Homes of the Pioneers*, (Caxton Press, Christchurch, 1968)

and

Hendry, John A. and Alice J. Mair, *More Homes of the Pioneers*, (Caxton Press, Christchurch, 1974)

These companion books, with text accompanying a drawing of each building featured, were critical in first alerting Christchurch people to the city's domestic architectural heritage. They remain an important starting point for the study of the city's architectural history.

*Living with the Past Historical Buildings of the Waimairi District*, (Waimairi District Council, Christchurch, n.d.)

A brief history of the area governed by the former Waimairi County is followed by pictures and descriptions of historic buildings in the area. They are overwhelmingly houses, but a few public buildings are featured.

Lloyd Jenkins, Douglas, *At Home: A Century of New Zealand Design*, (Random House, Auckland, 2004)

Provides an interesting perspective on the development of Modern Movement ideas and philosophies in New Zealand and gives particular emphasis to the role of Christchurch architects in this development.

Lochhead, Ian, *A Dream of Spires Benjamin Mountfort and the Gothic Revival*, (Canterbury University Press, Christchurch, 1999)

An impeccable study of the life and work of the architect who, above all others, put Christchurch's architectural tradition on a firm (Gothic) foundation. There is information about and assessments of key early Christchurch buildings, including the Anglican Cathedral and the Provincial Government Buildings.

\* *New Territory Warren and Mahoney 50 years of New Zealand Architecture*, (Balasoglou Books, Auckland, 2005)

A comprehensive study of the work of a major architectural practice which included many significant buildings erected in Christchurch in the second half of the 20<sup>th</sup> century.

\* Orr, Lucinda, *Elevation Christchurch Heritage Architecture Illustrated*, (L. Orr, Christchurch, 2006)

Drawings of a number of the heritage buildings of Christchurch as they existed prior to the earthquakes.

Porter, Frances ed., *Historic Buildings of New Zealand South Island*, (Methuen, Auckland, 1983)

Chapters on the 'Pilgrim churches', the Provincial Government Buildings and 'Post-Provincial Christchurch' contain information about and assessments of several city churches, public buildings and houses.

Pryor, Ted, *Rising of the Phoenix A Tribute to the Life and Works of William Thomas Trethewey Sculptor of Christchurch*, (E.G.Pryor, Christchurch, 2002)

Includes information about the life of one of Christchurch's leading artists/craftsmen and such important adornments of the city as the Citizens War Memorial, the Captain Cook statue and the Edmonds Clock Tower.

*Round the Square A History of Christchurch's Cathedral Square*, (New Zealand Federation of University Women, Canterbury Branch/Clerestory Press, Christchurch, 1995)

This book takes the Square quadrant by quadrant, recording both past and present buildings on the Square's perimeter. It is strongly focused on buildings and architecture, but also contains useful information on the city's social and economic history and on the development of the Square as a public open space.

*Statues, Fountains, Clocks, Memorials and Other Structures of Christchurch City*,  
(Report prepared by Fulton Hogan Facilities Management for the Christchurch City Council Parks and Reserves Unit, n.p., n.d.)

A comprehensive inventory of a large number of ancillary structures in Christchurch, with brief notes on each. The notes are sometimes so brief as to be of little use.

Stocker, Mark, *Angels and Roses: The Art of Frederick George Gurnsey*, (Canterbury University Press, Christchurch, 1997)

The life and work of an artist whose wood carvings in particular are important features of several heritage buildings of Christchurch.

Stocker, Mark, *Francis Shurrock: Shaping New Zealand Sculpture*, (University of Otago Press, Dunedin, 2000)

A sculptor whose work is part of the artistic heritage of several Christchurch buildings and public areas.

\* Summers, Llew, *The Way of the Cross*, (Cathedral of the Blessed Sacrament Charitable Trust, Christchurch, 2006)

A discussion of the city's Roman Catholic Cathedral and of the controversial Stations of the Cross which the author executed for its interior.

Taylor, C.R.H., *The Gothic Beauties and History of the Canterbury Provincial Buildings*, (Christchurch, various dates)

This small booklet, repeatedly reprinted, has been superseded to some extent, but it remains of interest as the first publication devoted specifically to Christchurch buildings. It was first published at a time when it was realised the destruction of the buildings was not to be contemplated.

Turner, Gwenda, *Buildings and Bridges of Christchurch New Zealand*, (John McIndoe, Dunedin, 1981)

A compilation of sketches and old photographs. The text is slight, but the book provides an adequate overview of aspects of the city's architectural development.

*Warren & Mahoney Architects 1958-1989*, (Warren & Mahoney, Christchurch, 1989)

A survey of the work of the most prominent firm of architects in Christchurch in the second half of the 20th century. The firm played a critical role in the ongoing development of the city's architectural tradition. The book includes many buildings beyond Christchurch, but the bulk of the firm's work was in the city and included the seminal Town Hall.

\* Warren, Miles, *A Life in Architecture*, (M. Warren, Lyttelton, 2010)

This publication accompanied a major exhibition on the life's work of an influential Christchurch architect.

\* Warren, Miles, *Miles Warren An Autobiography*, (Canterbury University Press, Christchurch, 2008)

A personal memoir which focuses mainly on the author's public career as one of the leading Christchurch architects of the second half of the 20<sup>th</sup> century.

Wilson, John, *The Canterbury Provincial Council Buildings*, (Canterbury Regional Council, Christchurch, 1991)

A summary history of the city's most important group of buildings, with material also on political life in early Christchurch and the city's statues and Victoria Street clock tower.

\* Wilson, John, *City and Peninsula*, (Christchurch Civic Trust/Akaroa Civic Trust, Christchurch, 2007)

A generously illustrated description of a number of the significant historic buildings and sites of Christchurch, Lyttelton, Akaroa and Banks Peninsula.

Wilson, John, *Historic Christchurch A Walking Tour*, (Reed, Auckland, 1998)

This small booklet provides a short introductory survey of Christchurch's architectural history, then describes 25 buildings representative of most phases of that history.

Wilson, John, *Lost Christchurch*, (Te Waihora Press, Springston, 1984)

Chapter 1 provides a summary overview of Christchurch's architectural history and discusses the architectural character of the city. Subsequent chapters discuss (and illustrate) by material, location and building type buildings which have been demolished or have burned down.

Yonge, Melanie, *Government Buildings Christchurch 1909-1996*, (Symphony Group and Dynasty Pacific Group, Auckland, 1996)

The history of the original construction, subsequent use, and then recycling of one of the city's most notable buildings.

***Catalogues of exhibitions featuring the work of Christchurch architects:***

*W.B. Armson A Colonial Architect Rediscovered*, (Robert McDougall Art Gallery, Christchurch, 1983)

Essays on the career of and specific buildings designed by Christchurch's leading 19th century commercial architect. Includes a checklist of his buildings.

*A Century of Architectural Drawings Works from the Armson-Collins Collection*, (School of Fine Arts, University of Canterbury, Christchurch, 1994)

Essays on a number of buildings designed by the longest-lasting Christchurch architectural firm, founded by W.B. Armson and continued by members of the Collins family.

*Peter Beaven – Architect Buildings and Projects*, (School of Fine Arts, University of Canterbury, Christchurch, 1995)

Essays on several of the buildings designed by another of the most important Christchurch architects of the second half of the 20th century.

*B.W. Mountfort and the Gothic Revival in Canterbury*, (Robert McDougall Art Gallery, Christchurch, 1998)

Features several of the buildings designed by, and discusses the career of, Christchurch's most important 19th century architect.

## V. Books on the city's transport history

\* Dawson, Bee, *Wigram The Birthplace of Military Aviation in New Zealand*, (Random

House, Auckland 2012)

The history of the Wigram Air Base and of military aviation in Canterbury.

Ince, John A., *A City of Bridges A History of Bridges over the Avon and Heathcote Rivers in Christchurch*, (Christchurch City Council, Christchurch, 1998)

Details on all the bridges, past and present, over the two rivers which flow through the urban area of Christchurch. Their design and their functioning as part of the city's road system are covered.

Johnston, W.B. ed., *Traffic in a New Zealand City*, (Christchurch Regional Planning Authority, Christchurch, 1965)

The findings of a study undertaken in preparation for a Master Transportation Plan for Christchurch. The book includes information on land use, urban growth and the distribution of industries and shops in the urban area.

Kennett Brothers, *Ride The Story of Cycling in New Zealand*, (Kennett Brothers, 2004)

The book is of nation-wide coverage, but emphasises the key part Christchurch has played in shaping New Zealand's cycling culture.

Laugesen, Keith, *A driving force: The Laugesen family and the Midland group of companies*, (J.K. Laugesen, Christchurch, 2001)

Midland buses were an important element of Christchurch transport through the middle years of the 20th century. This hybrid family/company history includes information on many aspects of Christchurch's transport and commercial history.

\* Phillips, Tony, *Guardians of Flight Christchurch International Airport Airport Fire Service*, (Christchurch International Airport Ltd, Christchurch, 2007)

A revised and updated version of a 1993 publication which recounts the history of one of the crucial services at a key Christchurch transport facility.

\* Phillips, Tony, *With Great Foresight The Story of Christchurch International Airport*, (Christchurch International Airport Ltd, Christchurch, 2006)

The development of Christchurch's airport from the time land north-west of the city was first set aside, just before World War II, for the facility.

\* Sinclair, Roy, *Christchurch from the Tram*, (New Holland, Kowhai, Auckland, 2006)

A brief but illuminating illustrated account of a key period in the city's transport history.

Stewart, Graham, *Around Christchurch by Tram in the 20th Century*, (Grantham House, Wellington, 1999)

A pictorial book, with useful information in the captions about the city's electric tram system.

[Stewart, Graham], *A Christchurch Album to Celebrate the Return of Trams to the Streets*. Photographs by W.W. Stewart of the 1920s and Graham Stewart of the 1950s. (Grantham House, Wellington, 1994)

Usefully dated and captioned pictures of trams on various Christchurch streets.

\* Veling, Tim, *Red Bus Journey*, (Hazard Press, Christchurch, 2006)

A vivid, social-history account of the lives and lifestyles of Christchurch people in the early 21<sup>st</sup> century based on trips made by public transport around the city.

*On the Move: Christchurch transport through the years*, (Christchurch Transport Board/Tramway Historical Society, nos. 1-5; A. & M. Publishers/Tramway Historical Society, no 6; A. & M. Publishers, no. 7)

1. *Bullock to Brougham Private Road Transport in Early Christchurch*, (n.d.)
2. *Hailing a Hansom Public Transport and Transport in Trade and Industry in Christchurch's horse-drawn days*, (n.d.)
3. *Rails in the Roads The Steam and Horse Tram Era in Christchurch*, (n.d.)
4. *The Wire Web The Christchurch Tramway Board and its Early Electric Tramways 1903-1920*, (1986)
5. *The Country Commuter The Regional Railway Network of Christchurch*, (1988)
6. *The Tidal Traveller, The Small Ships of Canterbury*, (1991)
7. *Tram to the Terminus The Christchurch Tramway Board and its electric tramways 1921-54*, (1993)

The booklets in this series are an indispensable source for information about most of the ways people have moved about Christchurch since its earliest days through to the mid 20th century when the private car began to eclipse other modes of transport.

## VI. Books on specific services and utilities

Alexander, Mark, *Christchurch A City of Light*, (Southpower, Christchurch, 1990)

A detailed history of the Municipal Electricity Department which covers such diverse topics as supply sources, reticulation (including substations), street lighting, MED buildings and the impact of electricity on life in Christchurch.

\* Cockburn, Alan, *Fire on the Foreshore Celebrating 100 years of service by the New Brighton Volunteer Fire Brigade 10 May 1908 – 10 May 2008*, (New Brighton Volunteer Fire Brigade, Christchurch, 2008)

A representative account of one of the several volunteer brigades that provided fire-fighting services in different parts of Christchurch.

Hercus, Agnes I., *A City Built upon a Swamp The Story of the Drainage of Christchurch 1850-1903 With Epilogue 1903-1936*, (Christchurch Drainage Board, Christchurch, 1948)

This work covers primarily the work of the Drainage Board up to 1903, but also discusses the choice of the site of Christchurch and drainage of the city prior to the formation of the Board. An appendix lists pipe-laying contracts which make it possible to trace the growth of the city, and extension of the sewers, through time.

Phillips, A.A., *Always Ready Christchurch Fire Brigade 1860-1985*, (New Zealand Fire Service, District 5AO1, Christchurch, 1985)

A history on the administration of the fire service in Christchurch, with material on all the important fire-fighting service buildings, appliances and major fires. Useful appendices summarise much of the information in the text.

Pollard, John S., *Requiem for a Gasworks*, (University of Canterbury, Christchurch, 1987)

A detailed history of the production of coal gas in Christchurch, from the 1864 founding of the company to disposal of the contaminated soil after the works closed down. The work is technical, but has information about the structures and buildings on the gasworks site and about the reticulation and use of coal gas in the city.

*Public Activities in Christchurch. Official Record of the Work of the City Council, North Canterbury Hospital Board, Lyttelton Harbour Board, Drainage Board, Tramway Board, Domains Board and Fire Board 1925-1927*, (n.p., n.d., ?Christchurch, ?1927)

An invaluable 'snapshot' of utilities and services in the city and their administration in the mid 1920s.

Smith, Greg C., *Divine Rock The Quarrymen's Gift*, (Roading Unit, Christchurch City Council, Christchurch, 1993)

The history of the longest-lasting of the many Port Hills quarries which was a source of both building stone and road metal for more than a century and is now being developed as a reserve.

Wilson, John, *Christchurch Swamp to City A Short History of the Christchurch Drainage Board 1875-1989*, (Te Waihora Press, Lincoln, for the Christchurch Drainage Board, 1989)

An institutional history of the Drainage Board which also covers all sewerage and stormwater drainage work in the city through to the dissolution of the Board in 1989.

## VII. Books on specific industries and businesses

\* Barnz, Billy, *Raising the Bar A Selected History of Canterbury Hospitality 1849-2010* Hospitality Association of New Zealand (Canterbury), Christchurch, 2011.

Includes the histories of a number of Christchurch hotels, giving the social as well as architectural histories of the hotels featured.

\* Barron, Owen, *Pharmacy practice and practising pharmacists A history of some Christchurch Chemists*, (O. Barron, Picton, 2011)

A wide-ranging history of a special class of businesses in Christchurch which touches on issues of health care in the city.

\* Brown, Keith, *Addington Railway Workshops Working with Wood*, (New Zealand Railway and Locomotive Society, Wellington, 2009)

The author's experiences as a tradesman carpenter at Christchurch's largest industrial establishment from 1949 to 1987 are included alongside general historical information about the Workshops.

Canterbury Manufacturers' Association, *A Century of Achievement 1879-1979: A Record of Progress*, (Canterbury Manufacturers' Association, Christchurch, 1980)

Though primarily an account of an organisation important in the city's economic life, the book also contains useful information about the city's industrial development.

\* *A Caxton Miscellany*, (Christchurch Art Gallery, Christchurch, 2013)

Deals with the work between 1933 and 1958 of typographers, designers, writers and artists associated with Christchurch's leading literary publishing house.

Collins, Ernest G., *Malting in the Heathcote Valley 1871-1981*, (The Canterbury Malting Company, Christchurch, 1981)

Besides covering the specific industry of the book's title, this work provides an overview of industrial development (including brickworks) in the Heathcote Valley.

\* Crean, Mike, *First with the News*, (Random House, Auckland, 2011)

An account of the first 150 years of Christchurch's long-lived morning daily paper.

\* Hills, D.A., *The Belfast Meat Factory pre-dated the township*, (D.A. and H.J. Hills, Christchurch, 2009)

An account of the establishment of the frozen meat industry and development of other industrial activities in the Belfast area.

Lane Walker Rudkin, *Lane Walker Rudkin: 75 Years: Milestones 1904-1979*, (Lane Walker Rudkin, Christchurch, 1979)

A survey history of the firm that played a leading role in the textile and clothing manufacturing industries in Christchurch. (See also Price, Felicity in this section.)

Loach, A.C., *A History of the New Zealand Refrigerating Company*, (New Zealand Refrigerating Company, Christchurch, 1969)

An excellent account of the firm which played a leading role in developing the meat freezing industry in Christchurch, with works at Islington and at Hornby.

Ogilvie, Gordon, *Ballantynes The Story of Dunstable House 1854-2004*, (J. Ballantyne and Co. Ltd, Christchurch, 2004)

A recent work which tells the story of a single company. But it is a company which has played a highly significant role in retailing in Christchurch and the book includes information about the central city's physical development and its social history. It includes the best account yet of the tragic Ballantynes fire of 1947.

\* Price, Felicity, *Lane Walker Rudkin 100 Years in the Making*, (Hazard Press, Christchurch, 2005)

A generously illustrated history of one of the city's major manufacturing firms which treats many aspects of Christchurch life besides the purely industrial.

\* Stenhouse, Ray, *Early Christchurch Hotels*, (R. Stenhouse, Christchurch, 2008)

This book does not provide a complete, definitive history of each of the hotels included in it but does contain a large amount of interesting information about the individual businesses and the place of hotels in Christchurch life.

Stevens, P.G., *Pyne Gould Guinness Ltd The Jubilee History 1919-1969*, (PyneGould Guinness Ltd, Christchurch, 1970)

Although it covers only a relatively brief timespan and deals with just one (albeit important) company, the book illuminates Christchurch's role as a centre for handling farm products and supplying farmers' needs.

### VIII. Books on specific organisations and institutions (including churches, hospitals, schools and sporting organisations)

*Note:* This section does *not* include a large number of briefer histories of individual schools and parishes most of which are held by the Christchurch City Libraries.

\* Amodeo, Colin, *West! 1858-1966*, (Westonians Association and Caxton Press, Christchurch, 2006)

A largely social history of West Christchurch High School (later Hagley High) and its predecessors.

Amodeo, Colin, ed., *Wilderness to Garden City: a celebration of 150 years of horticultural endeavour in Canterbury*, (Canterbury Horticultural Society, Christchurch, 2001)

An important source for information about the planting of public spaces and private gardening in Christchurch as well as about an organisation which has had a significant influence on how the city's appearance has developed and changed.

Averill, L.C., *St George's Hospital The First Fifty Years*, (St George's Hospital Executive, Christchurch, 1978)

The history of a private hospital which casts light on the place of the churches in Christchurch life and on the medical history of the city.

\* Baker, Timothy, *Aranui School Centennial plus one earthquake 1911-2012*, (T. Baker, Christchurch, 2012)

A comprehensive history of a school in one of Christchurch's worst affected areas, with a large number of photographs on an accompanying DVD.

\* Barnes, Bill, *Old Soldiers Never Die*, (Wilson Scott Publications, Christchurch, 2006)

A mainly pictorial history of the Rannerdale War Veterans Home in its 50<sup>th</sup> jubilee year.

Bennett, M.J., *Summary of Parks, Playgrounds, Open Spaces and Reserves under the control of the Parks and Reserves Department Christchurch City Council*, (Christchurch City Council, Christchurch, 1954)

Probably a report submitted to the City Council's Parks and Reserves Committee, this item provides a useful summary of various sorts of open spaces in the city in the early years of its rapid post-war expansion.

Bennett, F.O., *Hospital on the Avon The History of the Christchurch Hospital 1862-1962*, (North Canterbury Hospital Board, Christchurch, 1962)

An institutional history which deals with the organisation of the hospital, its departments and personnel but also describes the hospital's physical growth and development and the buildings on the site up to 1962 (just before the major redevelopment began).

Blight, W.T., *A House Not Made With Hands A History of the Durham Street Methodist Church Since the present Church Building was Erected 1864-1964*. (Trustees of the Durham Street Methodist Church, Christchurch, 1964)

This is a chronicle rather than a history which places emphasis on the personalities associated with one of the city's early inner-city churches.

\* *Boys Stories and memories of 125 Years of Christchurch Boys' High School*, (Christchurch High School Old Boys 125<sup>th</sup> Anniversary Committee, Christchurch, 2006)

An anecdotal account of the life of the city's oldest public boys' secondary school.

\* Bragan, Kenneth, *Giving the Devil his Due Demonology and the Christchurch Civic Creche Case*, (Steele Roberts, Wellington, 2009)

An important analysis of a case involving alleged sexual abuse at a Christchurch institution which polarised the city in the 1990s.

Britten, Rosemary, *Rangi Ruru Girls' School, Christchurch, New Zealand, 1889-1989*, (Te Waihora Press, for the Board of Governors, Rangi Ruru Girls' School, Christchurch, 1988)

The book covers the history and physical development of, and personalities associated with, a private girls' school which was bought by the Presbyterian Church. Interesting material on the educational and social life of Christchurch.

Brittenden, W.J.A., *A Dream Come True The Christchurch Town Hall*, (Christchurch Town Hall Committee, Christchurch, 1972)

As background to an account of the campaign to build the present Town Hall, and of its design and construction, this booklet provides details on former public meeting places in Christchurch and on Market (now Victoria Square) where the new Town Hall was built.

\* *Bromley School 125 Years 1880-2005*, (Bromley School 125<sup>th</sup> Anniversary Committee,

Christchurch, 2005)

The history of one of the city's older primary schools and of the suburb in which it is located.

Brown, Colin, *Vision and Reality Christchurch's Cathedral in the Square*, (Christ Church Cathedral Chapter, Christchurch, 2000)

This is a history of the Cathedral as both a building and an institution. Given the place of the Cathedral in Christchurch life, the book includes information on Christchurch society and personalities.

Brunt, Phoebe, *Deep Roots and Firm Foundations A History of St Paul's Presbyterian Church, Christchurch, 1864-1964*, (St Paul's Church, Christchurch, 1964)

A history of the city's second Presbyterian church which throws light on general changes in the inner city.

Butchers, A.G., *A Centennial History of Education in Canterbury*, (Centennial Committee, Canterbury Education Board, Christchurch, 1953)

Though the book is now old it contains useful background information on the development of education in Christchurch and on the body which controlled public education in the city for many years.

Cant, A.R. ed., *Official History of the Xth British Commonwealth Games Christchurch New Zealand January 24 – February 2, 1974*, (Organising Committee of the Xth British Commonwealth Games, 1974, Christchurch)

The book contains excessive detail for general use, but is a reliable source for all information about one of the most important international events in the city's history.

Chalklen, Mollie, *"The Church to the North of the River Avon" The Church of St Luke the Evangelist Christchurch 1860 1985 125 Years*, (The Vestry of the Church of St Luke the Evangelist, Christchurch, 1985)

An account of one of the important inner-city Anglican parishes, with detail about its significant buildings and general information on the religious history of the city.

Challenger, Charles, "Amenity Horticulture in Canterbury, 1850-1880", (The Banks Memorial Lecture, Garden History Section, *Annual Journal of the Royal New Zealand Institute of Horticulture*, no.16, pp. 54-59)

A useful paper on the early years of the development of gardens and parks in Christchurch and elsewhere in the province.

Chambers, W.A., *The Winds of Change: A Short History of the Methodist Church in*

*North and South Canterbury from 1950-1975*, (Wesleyan Historical Society of New Zealand, Auckland, 1976)

The 'sequel' to the following book. Together they provide historical background on a major denomination and information about the society and built history, as well as religious history, of Christchurch and of the rest of the province.

Chambers, W.A., *Our Yesteryears 1840-1950 Being a Short History of Methodism in Canterbury New Zealand*, (Willis and Aiken, Christchurch, 1950)

Like the previous title, this history is useful for the city's religious, social and built history.

\* Chang, Suzanna, *Korean Migrant Families in Christchurch Expectations and Experiences*, (Families Commission, Wellington, 2006)

One of relatively few sources available on the experiences of Asian migrants who arrived in Christchurch in the late 20<sup>th</sup> and early 21<sup>st</sup> centuries.

\* Chapman, Ronald A., *Change and Challenge*, (Cashmere High School, Christchurch, 2005)

This is an excellent history of the first 50 years of one of the first post-war high schools established in Christchurch at a time when thinking about secondary schooling was changing. The school went on to become one of the more important in Christchurch.

\* *Christchurch Art Galley Te Puna O Waiwhetu*, (Christchurch Art Gallery, Christchurch, 2010)

The opening of a new art gallery in Christchurch in the early 21<sup>st</sup> century was a milestone in the city's cultural history.

*Christchurch West High School Centenary 1858-1958*, ([Christchurch West High School], Christchurch, 1958)

A variety of reminiscences about a school which was founded in the city's early years by the Presbyterians, became a state high school and survived, in an unlikely inner-city location, to become the city's chief 'alternative' high school.

\* Cook, H. Bramwell, *Think on These Things The Salvation Army Christchurch City Corps 1883-2008*, (Salvation Army Christchurch City Corps, Christchurch, 2008)

The history of an organisation which has played a significant role in the city's religious and social life since the later 19<sup>th</sup> century.

\* Cornelius, Neil, *The Cantabrians' first 50 years 1957-2007*, (Cantabrians Rugby Football Club, Christchurch, 2008)

A history of a single club which throws light on the playing of rugby in Christchurch through the second half of the 20<sup>th</sup> century.

\* *The Country School in the City Harewood School*, (S. Bastin, Christchurch, 2012)

The 150-year history of a school on the rural fringe of the city.

\* *Demographic Profile of Maori in Christchurch*, (Christchurch City Council, Christchurch, 2005)

Reports of this sort (it is mostly statistical tables) have not generally been included in this bibliography, but this one is a key to understanding the ethnic composition of Christchurch's population.

\* Feeney, Warren, *The Radical, the Reactionary and the Canterbury Society of Arts 1880-1996*, (Canterbury University Press, Christchurch, 2011)

The Canterbury Society of Arts dominated Christchurch's cultural life for many decades and also played a vital role in the development of New Zealand art. This book is an exhaustive chronicling of the Society's activities and role.

Fenwick, P. Clennell, *North Canterbury Hospital and Charitable Aid Board Official History Progress and Development*, (North Canterbury Hospital Board, Christchurch, 1926)

Useful information on various institutions and their buildings run by the Hospital Board up to the 1920s, and an illuminating summary of the Board's involvement in health and social care in Christchurch in that decade.

\* Fletcher, Walter John, *The End of a Chapter The Christchurch College of Education 2000-2006*, (Christchurch College of Education, Christchurch 2006)

Though it deals with a brief span of time, this book casts light on the training of teachers in Christchurch and on changes in tertiary education in the city in the early 21<sup>st</sup> century.

Fry, Ruth, *The Community of the Sacred Name A Centennial History*, (Community of the Sacred Name, Christchurch, 1993)

The history of an Anglican order of nuns which throws an interesting light on the city's religious and social history. The order occupies a building of significance.

*A Garden Century The Christchurch Botanic Gardens 1863-1963*, (Christchurch City Council, Christchurch, 1963)

A history of the development and planting of the Botanic Gardens up to the year of publication, including specialised garden areas, notable trees and structures and buildings in the Gardens. The gardens have changed significantly since this book was published.

Gardner, W.J, E.T. Beardsley and T.E. Carter, *A History of the University of Canterbury*, (University of Canterbury, Christchurch, 1973)

Written while part of the university was still on its former inner city site, this 'standard' institutional history deals with buildings, staff and students and touches on aspects of the city's social as well as educational history.

\* *Golden Jubilee compiled in celebration of 50 years of the Rotary Club of Christchurch South 1957-2007*, (Rotary Club of Christchurch South, Christchurch, 2007)

The history of one of several Rotary clubs in Christchurch which throws light on the part played in the life of the city by an international organisation.

Gosset, Robyn, *Ex Cathedra A History of the Cathedral School of Christchurch New Zealand 1881-1981*, (Cathedral Grammar School Trust Board, Christchurch, 1981)

The history of the school which educates Cathedral choristers, and others. The school is one in the educational precinct in the inner city. The book touches also on the place of the Cathedral in Christchurch life and on the nature of Christchurch society.

Gosset, Robyn, *From Boaters to Back-packs The School History and List of St Margaret's College 1910-1985*, (St Margaret's College Old Girls' Association, Christchurch, 1985)

This is a 'standard' history of one of the city's private schools, which moved from Cranmer Square to Merivale. It illuminates the educational history of the city and also, because of the nature of the school, on its social and religious history.

\* Graham, Peter, *So Brilliantly Clever Parker, Hulme and the Murder that Shook the World*, (Awa Press, Wellington, 2011)

The latest account of Christchurch's most infamous crime.

Hamilton, Don, *College! A History of Christs' College*, (Christs' College Board of Governors, Christchurch, 1996)

The standard, conventional history of the city's oldest school. The College is one of the 'defining' institutions of Christchurch and the book accordingly casts light on many other aspects of the city's history than just education.

\* Hanrahan, Michael, *A Suitable Temple A history of the Cathedral of the Blessed Sacrament*

*Christchurch, New Zealand 1905-2005*, (Cathedral of the Blessed Sacrament Centennial Committee, Christchurch, 2004)

An illustrated history of the building and uses made of the city's landmark Roman Catholic Cathedral, of later changes to its interior and of efforts to keep it in good repair.

Hockley, Dick, *Packed but not Padded Christchurch Polytechnic's First 25 Years 1965-1989*, (Christchurch Polytechnic, Christchurch, 1990)

The recent history of a tertiary institution which grew out of the city's technical college. College and Polytechnic have been an important presence in the south-east corner of the inner city since the early 20th century.

\* Hockley, Dick, *125 Years Marooned A History of the University of Canterbury Rugby Football Club 1883-2008*, (Spectrum Print, Christchurch, 2008)

A club history which illuminates the playing of rugby in Christchurch from the 19<sup>th</sup> century onwards which also throws light on life at Canterbury College/University over many decades.

\* Hood, Lynley, *A City Possessed The Christchurch Civic Creche Case*, (Longacre Press, Dunedin, 2001)

An account of one of the most controversial and divisive legal cases in the history of Christchurch, which illuminates many aspects of life in Christchurch in the late 20<sup>th</sup> century.

\* Jules, Jo, *A Passion for Jazz The Christchurch Scene then and now*, (Christchurch Polytechnic Institute of Technology School of Performing Arts, Christchurch, 2009)

A description of the place of jazz in Christchurch's musical life over several decades.

\* *Knox Church 125<sup>th</sup> Anniversary History and Reflections*, (Knox Church, Christchurch, 2005)

A compilation of several articles about the life and role in society of one of the city's major Presbyterian churches.

Lamb, R.C., *Birds, Beasts and Fishes The First Hundred Years of the North Canterbury Acclimatisation Society*, (The North Canterbury Acclimatisation Society, Christchurch, 1964)

This book covers the history of the Acclimatisation Society grounds near the hospital and the introduction of different plant, bird and fish species which have become naturalised in Christchurch.

Loughton, Jennifer, *Fifty Years Along the Road: A History of the Summit Road Society Incorporated 1948-1998*, (Summit Road Society, Christchurch, 1998)

The history of the organisation which has had a key impact on public use of the Port Hills and the reservation of large areas of hill country as public land.

\* McCarthy, David, *Faith of our Fathers The History of St Bede's College*, (St Bede's College Centennial Organising Committee, Christchurch, 2011)

The history of Christchurch's leading Roman Catholic boys' secondary school from its inner city origins to its long occupation of its present site in Northlands.

McCarthy, David, *Thunder in the Wind*, (Canterbury Jockey Club, Christchurch, 2004)

The Canterbury Jockey Club is one of Christchurch's oldest sporting organisations. Besides recounting the history of one of the city's 'signature' sports, the book touches on many aspects of Christchurch's social history.

\* McIntyre, W. David, *Shifting STARR A Presbyterian Drama*, (Jubilee Committee of St Andrew's at Rangi Ruru, Christchurch, 2006)

The recent history of the city's oldest Presbyterian Church, including its move from the original site at Hospital Corner to Merivale. A 'sequel' to Miller's Centennial History of St Andrew's.

\* *Merivale Rugby Club 125<sup>th</sup> Jubilee*, (Merivale and Lincoln University Rugby Football Club Jubilee Committee, Christchurch, 2007)

A club history which throws light on one of the city's major sports.

\* Midgley, John, *The Christchurch Businessmen's Club the first 75 years 1931-2006*, (Peter Grofski, Christchurch, 2007)

An account of one of the less well-known of Christchurch's social clubs.

Miller, G.M. *Centennial History of St Andrew's Presbyterian Church, NZ, 1856-1956*  
*First Presbyterian Church in Canterbury*, ([St Andrew's Church],  
Christchurch, 1956)

The book covers the origins of Presbyterianism in Canterbury and the history (buildings, personalities and church organisations) of the church which was an important presence at Hospital Corner from 1856 until its removal to Merivale.

\* *Moving Hands Celebrating 125 Years of Deaf Education*, (Silence Books, Auckland, 2005)

Van Asch College in the suburb of Sumner was one of the city's most important educational institutions for many years. This book includes an account of the College (later Education Centre) from its founding in 1880 until 2005.

\* Oakes, Peter J., *100 Years Gone East The Centennial History of the East Christchurch-Shirley Cricket Club 1905-2005*, (East Christchurch-Shirley Cricket Club, Christchurch, 2005)

There are generally fewer histories of cricket than of rugby football clubs in Christchurch. This cricket club is younger than some but its history spans a considerable period of the playing of cricket in Christchurch.

Ogilvie, Gordon, *High Flies the Cross The 75th Jubilee History of St Andrew's College 1917-1992*, (Board of Governors of St Andrew's College, Christchurch, 1992)

A comprehensive history of a private boys' school. It has information on education and the role of the Presbyterian Church in Christchurch, on many individuals associated with the school and on its buildings.

\* Ogilvie, Gordon, *The Shagroons' Palace A History of the Christchurch Club 1856-2006*, (H. Elworthy for the Christchurch Club, Christchurch, 2005)

The definitive history of one of the city's oldest social institutions, for long considered a bastion of Christchurch conservatism.

O'Meehan, Michael, *Held Firm by Faith A History of the Catholic Diocese of Christchurch 1840-1987*, (Catholic Diocese of Christchurch, Christchurch, 1988)

This is a comprehensive history of the Roman Catholic Church in Christchurch – its activities, personalities and buildings. The diocese covers much more than the city, so some information is not relevant to Christchurch.

\* *On Parade Shirley Boys' High School the First Fifty Years*, (Caxton Press, Christchurch, 2007)

The establishment of Shirley Boys' High School was a milestone in the history of the development of secondary education in Christchurch. This is an illuminating account of its origins and development.

\* Parkins, Daphne, *Between the lines at Edgeware An Informal History of the Croquet Club*, (D. Parkins, Christchurch, 2005)

Croquet has had a relatively low profile in accounts of Christchurch's sporting life so this book makes a useful contribution to the record of sporting activity in the city.

Parr, Stephen, *Canterbury Pilgrimage The First Hundred Years of the Church of England in Canterbury, New Zealand*, (Centennial Committee of the Diocese of Christchurch, Christchurch, 1951)

This book ranges well beyond Christchurch, but contains much about Christchurch churches and the religious and social life of the city.

\* *Peninsula Tramping Club turns 75 1932-2007*, (Peninsula Tramping Club, Christchurch, 2007)

The 1930s saw a flowering of interest in Christchurch in tramping and mountaineering. The Peninsula Tramping Club was an important part of that development in Christchurch's sporting history.

Peters, Marie, *Christchurch-St Michael's A Study in Anglicanism in New Zealand 1851-1972*, (University of Canterbury, Christchurch, 1986)

The history of one inner-city parish, which has both a significant church building and a significant place in the religious history of Christchurch. The associated school means the book also casts light on the city's educational history.

*The Press 1861-1961 The Story of a Newspaper*, (Christchurch Press Company, Christchurch, 1963)

A company history which, given the paper's long life and prominence in the city, includes information on commercial and intellectual life in Christchurch.

Rice, G.W., *Ambulances and First Aid St John in Christchurch 1885-1987*, (The Order of St John, Christchurch, 1994)

A detailed history of the organisation which also has general material on the provision of medical services in the city and on Christchurch society.

Roberts, Betty and Norman, *Old Stone House 1870-1970 and the Cracroft Community Centre 1972-1990*, (Cracroft Community Centre, Christchurch, 1991)

The history of a notable building in south-west Christchurch, which originally housed the Indian servants of a landowner, was later used by the Student Christian Movement and after a disastrous fire became a hub of social and community life in the city's south-western suburbs.

\* Rogers, Tom, *Classical Sparks The Story of the Christchurch Symphony Orchestra*, (Dunmore Press, Wellington, 2008)

The history of Christchurch's local orchestra which became a key player in the city's cultural life in the later 20<sup>th</sup> century.

Saunders, Larry, *The Canterbury Rugby History 1879-1979*, (Canterbury Rugby Football Union, Christchurch, 1979)

Background on one of the main codes in the city's sporting history.

\* Shiels, Rosa, *When Country Comes to Town*, (Canterbury Agricultural and Pastoral Association, Christchurch, 2012)

An account of 150 years of the Christchurch Show and of the organisation responsible for staging the event.

\* Skilton, William E., *A Century of Suburban Cricket 1905-2005*, (Christchurch Suburban Cricket Association, Christchurch, 2005)

This update of a book first published in 1980 contributes to an understanding of the place of cricket in the sporting life of Christchurch.

Slatter, Gordon, *Great Days at Lancaster Park*, (Whitcombe and Tombs, Christchurch, 1974)

An overview of Christchurch's sporting history from 1881, which is remarkably comprehensive because of the key place of Lancaster Park as sports venue. The lack of an index sorely diminishes the book's usefulness for research.

Strange, Glyn, *The Arts Centre of Christchurch Then and Now*, (Clerestory Press, Christchurch, 1994)

This book details the transformation of the inner city buildings of the University of Canterbury into a community Arts Centre and covers both the histories of the buildings themselves and the life that went on in and around them.

Strange, Glyn, *The Little Theatre golden years of the New Zealand stage*, (Clerestory Press, Christchurch, 2000)

The years the Little Theatre flourished on the town site of the University of Canterbury were crucial years in the development of theatre in Christchurch. Two key Christchurch personalities, James Shelley and Ngaio Marsh, appear in the book and student life in the city is covered.

Strongman, Thelma, *City Beautiful The first 100 Years of the Christchurch Beautifying Association*, (Clerestory Press, Christchurch, 1999)

A survey account of the work of an organisation which played a key role in river bank improvement and planting and in other civic beautification projects. The organisation was also involved in early town planning efforts in Christchurch.

Strongman, Thelma, *The Gardens of Canterbury A History*, (A.H. & A.W. Reed, Wellington, 1984)

Most of the gardens described in this useful survey of the development of gardens in Canterbury lie outside the city, but enough Christchurch gardens are included to make it an indispensable source for

plantings and gardens in the city. Much of the background material in the book applies specifically to the city as well as the wider province.

Strongman, Thelma, "The use of native plants in Canterbury gardens from Raoul until the present", in Colin Burrows, ed., *Etienne Raoul and Canterbury Botany*, (Manuka Press, Christchurch, 1998)

Useful background to one of the debated questions of recent years about amenity plantings in the city.

\* *Sydenham Rugby Club 1882-2007 A History of 125 Years of Rugby with the Sydenham Rugby Club*, (Sydenham Rugby Club Jubilee Committee, Christchurch, 2007)

The Sydenham Rugby Club is one of the city's older sporting organisations and its history touches on several aspects of changes in life in Christchurch over many decades.

\* *The Theatre Royal An Illustrated History to Mark the Centennial of the Third Theatre of This Name*, (Clerestory Press, Christchurch, 2008)

The story of one of the city's most important theatrical venues from the 19<sup>th</sup> century into the early 21<sup>st</sup> century, with an account of how the building was saved from possible demolition in the 1970s.

Thomson, Barry and Robert Neilson, *Sharing the Challenge A Social and Pictorial History of the Christchurch Police District*, (Christchurch Police District History Book Committee, Christchurch, 1989)

A detailed history of police work in Christchurch (and other parts of Canterbury). The police stations in different parts of the city are fully covered, and the professional and social life of police officers described.

\* *United Bowling, Tennis and Croquet Club 1905-2005 A Century in Hagley Park*, (United Clubs, Christchurch, 2005)

Besides covering with the history of the United club and throwing light on the 20<sup>th</sup> century use of part of Hagley Park, this book deals with the early (pre-1905) history of three popular Christchurch sports the histories of which have been somewhat neglected.

\* *Up the Papis A History of the New Brighton Rugby Football Club 1921-2006*, (Spectrum Print, Christchurch, 2006)

A contribution to the history of a perennially popular sport in Christchurch and to the history of the seaside suburb of New Brighton.

\* Visch van Rijnbach, Riet, *Netherlands Society Christchurch 40<sup>th</sup> Jubilee 1965-2005*, (Netherlands Society of Christchurch, Christchurch, 2005)

The Dutch migrants of the post-war years were one of the most significant non-British groups in Christchurch's ethnic make-up and their society was one of the largest and most thriving of the city's ethnic organisations.

\* Wilson, John, *The Guests of Mr McLean The McLean Institute and Holly Lea The First Hundred Years 1908-2008*, (The McLean Institute, Christchurch, 2008)

The history of one of the city's leading charitable organizations, which throws light on changing social needs in Christchurch and changing attitudes towards care of the aged.

\* Woodham, Stella, ed., *Christchurch Tramping Club 1932-1982*, (Christchurch Tramping Club, Christchurch, 1982)

A miscellaneous but informative account, by a large number of contributors, of the founding and activities over 50 years of one of the city's major tramping clubs.

## IX. Old guide books etc.

*Canterbury Old and New 1850-1900 A Souvenir of the Jubilee*, (Whitcombe and Tombs, Christchurch, 1900)

Provides detail of the early years of Christchurch and its first 50 years of development, along with information on the wider province.

*Christchurch City Council Diamond Jubilee. Sixty Years of Progress 1868-1928 Official Souvenir*, (Christchurch City Council, Christchurch, 1928)

Though published unashamedly to 'boost' the city and its governing body, this book touches on many aspects of the city's life and their history until 1928.

*The City Beautiful Christchurch South Island New Zealand*, (South Island Travel Association, Christchurch, 1939)

A tourist promotion publication which gives facts about the city immediately before the Second World War and also casts light on how the city was perceived in those years.

*Cyclopedia of New Zealand*, vol. 3, *Canterbury Provincial District*, (Cyclopedia Company, Christchurch, 1903)

Particulars about businesses, some public institutions and personalities in early 20th century Christchurch which are not readily available anywhere else.

*Guide to Christchurch and Picturesque Canterbury*, (Marriner Bros. & Co., Christchurch, 1914)

Information on a great many aspects of Christchurch life immediately before the outbreak of the First World War.

Mosley, M., *Illustrated Guide to Christchurch and Neighbourhood*, (J.T. Smith & Co., Christchurch, 1885; Facsimile edition, Kiwi Publishers, Christchurch, 1996)

A very useful source on early Christchurch businesses and industries, churches and other institutions in the 1880s.

## X. Biographies

Bohan, Edmund, *'Blest Madman' FitzGerald of Canterbury*, (Canterbury University Press, Christchurch, 1998)

The life of one of the founders of Canterbury, emphasising his political role. He was the province's first Superintendent and later went onto a national political career, partly disappearing from the Canterbury scene. But knowledge of FitzGerald is critical to an understanding of the first two decades of the city's political and social life.

Burdon, C.C., *Dr. A.C. Barker 1819-1873 Photographer, Farmer and Physician*, (John McIndoe, Dunedin, 1972)

A brief record of the life of a man whose photographs have proved an unrivalled source of information about life in Christchurch and the city's development through its first quarter century.

Burdon, R.M., *Scholar Errant A Biography of Professor A.W. Bickerton*, (Pegasus Press, Christchurch, 1956)

The life of one of Christchurch's most colourful eccentrics, which also casts light on the early years of Canterbury College.

Downie Stewart, William, *William Rolleston A New Zealand Statesman*, (Whitcombe and Tombs, Christchurch, 1940)

This biography places emphasis on Rolleston's role in Parliament, but refers also to his career as provincial superintendent and to his importance in the history of education in Christchurch (and Canterbury).

\* Duder, Tessa, *Margaret Mahy A Writer's Life*, (HarperCollins, Auckland 2005)

A sympathetic account of the life of a Christchurch children's writer who had an international reputation matched only (for Christchurch) by that of Ngaio Marsh.

Garner, Jean, *By His Own Merits: Sir John Hall – Pioneer, Pastoralist and Premier*, (Dryden Press, Hororata, 1995)

Hall's life was influential at the provincial and national levels, but he was also closely involved in many aspects of Christchurch life.

Garrett, Helen, *Henry Jacobs A Clergyman of Calibre*, (Shoal Bay Press, Christchurch, 1996)

Though it verges sometimes close to the boundary of family hagiography, this life of one of the Canterbury Association's original settlers contains useful information about the religious, social and educational life of the city in its formative years.

Gee, David, *My Dear Girl: A Biography of Elizabeth McCombs, New Zealand's first Woman Member of Parliament, and Her Husband, James McCombs, Member of Parliament for Lyttelton for Twenty Years*, (Tree House, Christchurch, 1993)

The lives of two key figures in the 20th century political history of Christchurch.

Gilderdale, Betty, *The Seven Lives of Lady Barker*, (David Bateman, Auckland, 1996)

Although only a relatively small part of the book deals specifically with Lady Barker's time in Christchurch, it places *Station Life* in a wider context and usefully supplements that book's worth as a primary source about life in Christchurch in the 1860s.

Greenaway, Richard, *Rich man, poor man, environmentalist, thief Biographies of Canterbury personalities written for the Millenium and for the 150<sup>th</sup> anniversary of the Canterbury Settlement*, (Christchurch City Libraries, Christchurch, 2000)

A sweeping survey of the lives of a broad range of people who have been influential in the city or whose lives illuminate its history.

Greenaway, Richard, *Unsung Heroines Biographies of Christchurch Women written to commemorate Women's Suffrage Year*, (Canterbury Public Library, Christchurch, 1994)

The lives of a number of Christchurch women used to illustrate various themes of Christchurch's history.

Hay, Hamish (Sir), *Hay Days*, (Caxton Press, Christchurch, 1989)

The reminiscences of Christchurch's longest-serving mayor, whose family has been prominent in the city since the 1930s. It is as important for the light it casts on business life in Christchurch as for the author's account of local body politics in the years he was first councillor and then mayor.

Lewis, Margaret, *Ngaio Marsh A Life*, (1st published Chatto and Windus, 1991; reprinted Poisoned

Pen Press, Scottsdale, 1998)

The life of a woman who had an international reputation as a writer but is best remembered locally for her key role in the cultural life of Christchurch through the middle years of the 20th century.

Lovell-Smith, Margaret, *Easily the Best The Life of Helen Connon 1857-1903*, (Canterbury University Press, Christchurch, 2004)

An early woman graduate of Canterbury University College who became headmistress of Christchurch Girls' High School. Her life is critical to an understanding of the development of education and place of women in Christchurch.

Lovell-Smith, Margaret, *Plain Living High Thinking The Family Story of Jennie and Will Lovell-Smith*, (Pedmore Press, Christchurch, 1995)

The history of a family influential in the intellectual, artistic and political life of Christchurch.

Macleod, Nellie F.H., *The Fighting Man A Study of the Life and Times of T.E. Taylor*, (Dunbar and Summers, Christchurch, 1964)

The life of one of the city's leading 'radical' politicians who was involved with the Sydenham-based temperance movement. He also had a national political career, but his real importance lies in his impact on Christchurch.

Newman, Corallyn ed., *Canterbury Women Since 1893*, (Regional Women's Decade Committee, Christchurch, 1979)

This book does not provide individual, separate biographies, but deals with the impact of women on the life of the city by areas of work and interest. It includes women as employees, sports persons, educators, health professionals and politicians. It is usefully indexed for access to information about individual women.

Noble, L.M., *Sir Henry Wigram Pioneer of New Zealand Aviation*, (Whitcombe and Tombs, Christchurch, 1952)

This biography focuses on Wigram's role in the Canterbury Aviation Company and in the establishment of the Sockburn Flying School.

Oakley, Lenore, *Harry Ell and his Summit Road A Biography of Henry George Ell*, (Caxton Press, Christchurch, 1960)

Ell was a key figure in the history of the Port Hills because of his obsession to ensure public access to the Hills. His long parliamentary career, and importance in the national history of conservation, are now seen as secondary to this obsession, on which this biography focuses.

Rice, Geoffrey, *Heaton Rhodes of Otahuna The Illustrated Biography*, (Canterbury University Press,

Christchurch, 2001)

Though Heaton Rhodes lived outside the city's boundaries, at Tai Tapu, he was a powerful presence in Christchurch life for much of the first half of the 20th century and the wide range of his interests and activities in the city mean this biography casts light on many aspects of its 20th century history.

Rolleston, Rosamund, *William and Mary Rolleston An Informal Biography*, (A.H. & A.W. Reed, Wellington, 1971)

There is relatively little about Christchurch in this volume but it is useful for giving attention to Mary Rolleston as well as to her husband as a public figure.

Storer, Audrey, *Light and Life: The Memorial Stained Glass and Some Notable Graves of St Peter's Upper Riccarton Christchurch New Zealand*, (Te Waihora Press, Lincoln, 1990)

Besides giving information about on of the city's historic churches, the book contains 'pocket' biographies about a disparate, random but interestingly varied group of people who made contributions in a number of areas of Christchurch life.

Strange, Glyn, *Brief Encounters*, (Clerestory Press, Christchurch, 1997)

Biographical studies of several prominent Christchurch lawyers which collectively paint a picture of the place of the legal profession in the city, while also bringing some colourful, quintessentially Christchurch, personalities back to life.

Tipples, Rupert, *Colonial Landscape Gardener Alfred Buxton of Christchurch, New Zealand, 1872-1950*, (Lincoln College, Lincoln, 1989)

The impact of this Christchurch resident on New Zealand garden design was felt well beyond Christchurch, but several significant Christchurch gardens were designed by him. His life also casts light on the city's business history and on the development of individual suburbs where his nurseries were located (St Albans and Opawa).

**Note:** Two indispensable sources for biographies of Christchurch people are:

1. *The Dictionary of New Zealand Biography*, published in five chronological volumes (with entries arranged alphabetically within in each volume). The *Dictionary* is also conveniently searchable on-line.
2. The Macdonald biography cards, held in the Documentary Research Centre, Canterbury Museum. These are organised alphabetically and are available as print-outs from microfiche. They are at present inaccessible while the Museum deals with the effects of the earthquakes.

# Sources on the Christchurch Earthquakes 2010-2012

## Published titles

Ansley, Bruce, *Christchurch Heritage, A Celebration of Lost Buildings and Streetscapes*, (Random House, Auckland, 2011)

Historical and architectural accounts of heritage buildings which have been lost or were badly damaged in the Canterbury earthquakes, and of the precincts of which some of them formed parts.

Bowron, Jane, *Old Bucky and Me Despatches from the Christchurch Earthquake*, (Awa Press, Wellington, 2011)

A personal account of the earthquakes and their aftermath based on a collection of newspaper columns.

*Christchurch 22.2 Beyond the Cordon*, (Hodder Moa, Auckland, 2011)

Photographs taken by police photographers to document the immediate effects of and response to the earthquake of 22 February 2011 in the areas from which the public were excluded.

*The Christchurch Earthquake the New Zealand Defence Force Responds*, (New Zealand Defence Force, Wellington, 2011)

An account of the part played by members of the armed forces in the aftermath of the worst earthquakes.

Cropp, Amanda, *Shaken, not Stirred Family Survival in a Quake Zone*, (Wily Publications, Christchurch, 2011)

A Sumner family's experiences of living and coping through the earthquakes and their aftermath.

Daly, Lois E., *Stories from Dallington A Year of Quakes in a Christchurch Suburb*, (Achilles Press, Christchurch 2012)

Personal accounts of the damage and disruption caused by the earthquakes in a badly hit eastern suburb and descriptions of the psychological and social effects of living through a disaster.

Donnell, Deb, *Cafe Reflections Christchurch City*, (Keswin Publishing, Christchurch, 2012)

Describes life in the central business district from 1975 to 2012, with extended discussion of the effects on central city businesses of the 22 February 2011 earthquake.

*Earthquake 6.3 February 22 2011*, (Star and APN Print, Christchurch 2011)

A special generously illustrated newspaper edition about the worst of the earthquakes and its effects.

Farrell, Fiona, *The Quake Year*, (Canterbury University Press, Christchurch, 2012)

Individual stories of people who lived through the Christchurch earthquakes and of how they coped with their effects.

Miles, Sara, *The Christchurch Fiasco*, (Dunmore Press, Auckland, 2012)

Considers the role of the insurance industry in what the author describes as Christchurch's slow and confused recovery.

Moore, Chris, *Earthquake Christchurch New Zealand 22 February 2011*, (Random House, Auckland, 2011)

Discusses the lead-up to the more devastating second earthquake and how that event affected the buildings and people of the city.

Morath, Peter, *Christchurch A Nostalgic Tribute*, (Caxton Press, Christchurch, 2011)

Images mainly of Christchurch as it was before the earthquakes but with some showing the devastation caused by the shakes.

Morris, Raymond, *Christchurch Buildings Watercolour Collection*, (Maxim Print, Christchurch, 2013)

The work of several artists which depicts different aspects of the heavy losses Christchurch sustained as a result of the earthquakes.

Parker, Bob, *Ripped Apart A City in Chaos Bob Parker's Story*, (Antares Publications, Kerikeri, 2012)

The experiences of the Mayor of Christchurch at the time of the earthquakes and an account of how the city was administered and managed in their aftermath.

*Reconstruction: Conversations on a City*, (Christchurch City Art Gallery/Te Puna o Waiwhetu, Christchurch, 2012)

The full story of Christchurch, told through images and text, which discusses the role of architectural heritage in rebuilding a place of genuine quality and interest.

Roone, Debbie, *Christchurch Earthquake 2011 22<sup>nd</sup> February 2011 Outside the Cordon*, (D. Roone,

Christchurch, 2011)

Photographic documentation of the impact and aftermath of the 22 February 2011 earthquake outside the central city red zone.

Seager, Pete and Deb Donnell, *Responders: The New Zealand Response Team Story*, (Keswin Publishing, Christchurch, 2013)

An account of the work of the New Zealand Response Team in the immediate aftermath of the 22 February 2011 earthquake and of the impact of the earthquake on Christchurch seen from the Response Team perspective.

Van Beynen, Martin, *Trapped Remarkable Stories of Survival from the 2011 Canterbury Earthquake*, (Penguin, Auckland, 2012)

Accounts of the experiences, some horrifying, of people who were in central Christchurch when the most devastating earthquake struck.

Wethey, David, *Quake The Big Canterbury Earthquake of 2012*, (HarperCollins Publishers, Auckland, 2010)

A mainly photographic record of the first, 4 September 2010, earthquake.

## Websites and electronic sources

A very large amount of information about the earthquakes and their effects is to be found on a number of websites. Some of these websites are listed below (in alphabetical order):

<http://blo.undercoverarch.co.nz>

<http://www.ccc.govt.nz>

<http://www.ccdi.govt.nz>

<http://www.ceismic.org.nz>

<http://www.cera.govt.nz>

<http://www.ecan.govt.nz>

<http://www.futurechristchurch.co.nz>

<http://www.historic.org.nz>

<http://www.ipenz.org.nz>

<http://www.lostchristchurch.org.nz>

<http://picasaweb.google.com/RossBeckerNZ>

<http://www.strongerchristchurch.govt.nz>