

VOICE of HERITAGE

HISTORIC
PLACES

AOTEAROA

Becoming the Voice of Heritage

FROM THE TOP

HPA President Elizabeth Pishief

Welcome to the summer edition of our newsletter. One of the outcomes of the AGM was that we decided to change our newsletter's name to **Voice of Heritage** as being more meaningful to a wider group of people than its former name.

I would like to thank Rob Green of Heritage Taranaki for his tremendous support of our 2023 AGM that was held in New Plymouth in October. He organised the enjoyable programme in conjunction with Taranaki Heritage Month which began with a great panel discussion about "Who owns history and who gets to tell the story". This was informative and not a little controversial for some members of the large



audience. Saturday morning was spent at Te Whare Hononga where we were told about the underlying philosophy of this beautiful building and its symbolic features pointed out before some of us had a tour of the interior of the Taranaki Cathedral Church of St Mary,

including the current unobtrusive seismic strengthening project or enjoyed a walk around the historic cemetery. We had lunch in the vicarage before an interesting talk by Carolyn Hill about her research on managing cultural landscapes.

The AGM was held in the Vicarage on Sunday morning and the following people were elected on to the executive Elizabeth Pishief, James Blackburne,

Continued on page 2:



Mirek Smišek at the Te Horo Kilns site with the famous beehive kilns, undated. MSAT

Breathing fire into kiln and rail station

By Alex Vakhrousheva, WSP Heritage Consultant

Over the past two years, a small and oddly shaped site nestled in the native bush beside the new PP20 motorway has slowly been transformed. Such is the significance of the site, it has recently been recognised as a Category II Historic Place with Heritage New Zealand Pouhere Taonga. On the property are a pair of 1970s brick kilns protected by a timber canopy, a small but distinctive timber framed red cottage, and a former Railway Station. Each has its own unique history, but together they create an eclectic and fascinating group of structures on an unusual site.

In 1951, Czechoslovakian immigrant Mirek Smišek arrived in New Zealand.

He would go on to become a renowned pottery artist at home and globally. After short stints of work in Auckland and Nelson, and various brief overseas educational appointments, he bought a small section in Te Horo on the Kapiti Coast, north of urban Wellington. He wasted no time in getting stuck into his creative work, building two large beehive kilns on the site from 4,000 bricks acquired from a demolished heritage building in Golden Bay.

He also acquired the historic Te Horo Rail Station building which had recently been decommissioned and moved it onto the site, about 1km north of its original location beside the Wellington and Manawatu Rail Line. A small but distinctive red cottage, potentially a

Continued on page 4



Our executive

The HPA seven-member executive meets monthly via Microsoft Teams. Its members are:

Elizabeth Pishief (president)

president@historicplacesaotearoa.org.nz

Mark Gerrard (vice president)

canty@historicplacesaotearoa.org.nz

James Blackburne

james@historicplacesaotearoa.org.nz

Bronwyn Labrum

BronwynL@wrm.org.nz

Gary Russell

kinder_house@xtra.co.nz

Christopher Templeton

opentenor@hotmail.com

EX-OFFICIO

Gillian Creighton (minutes secretary)

Denis Pilkington (secretary)

denis.pilkington@gmail.com

Jo McLean (treasurer)

accounting@historicplacesaotearoa.org.nz

New blood for HPA, members needed

From page 1:

Mark Gerrard, Christopher Templeton and Gary Russell. Unhappily for us, long-serving members Helen Craig and Philip Hartley resigned. We will miss them because they both made a tremendous contribution to HPA over the years.

Helen, a great heritage champion, got our new website and the Blue Plaque website up and running. I know she will continue to support heritage and HPA in her role as Deputy Mayor of Whanganui.

Philip was lead organiser of the excellent conference held with ICOMOSANZ in Auckland last year.

Gary Russell from HP Auckland Tamaki Makaurau was elected at the AGM, replacing Philip. Subsequently, Whanganui Museum director Bronwyn Labrum, a new member, has agreed to replace Helen on our executive. We welcome them and look forward to working with them.

We also welcome new Member Organisation Taonga Tu Heritage Bay of Plenty Charitable Trust. It was great to meet all three trustees who attended

the AGM. The trust is an umbrella organisation for heritage groups in Western Bay of Plenty. There is an article about their work in this issue.

We need more members if we are going to be a force for the preservation and enjoyment of our heritage. Heritage is vital for individual and group wellbeing and has wider social benefits, and can assist community economic development. To progress our membership drive, HPA has partnered with Historic Places Hawke's Bay to have a national heritage conference in Napier in November 2024. This will be for all community heritage groups – the backbone of heritage in Aotearoa New Zealand and its unsung heroes.

We have been fortunate to receive a substantial grant towards the conference from Awheronui Charitable Trust, which has eased the burden of planning considerably. I will keep you informed of progress but I would like each of you to tell all the community heritage groups in your region about the conference which will be about heritage and the wellbeing of communities and is open to all.

JOIN US TODAY
to advocate for our
heritage, we need your
strong voices locally,
regionally and nationally

ARCHITECTURAL TERMS *explained*



VOMITORY

Have you ever wondered what the name of the exitway on a stadium or theatre is called?

The official term is a vomitory, defined as a passage that allows people to enter or leave an auditorium or stadium.

It comes from the Latin vomitorium, from Latin vomere; from its disgorging the spectators and its first known use was around 1730.



Architect and urban heritage researcher Carolyn Hill gave a presentation on Heritage Concerns Alongside Other Urban Issues at HPA's 2023 AGM within New Plymouth's Te Whare Hononga last month. Carolyn has worked in built heritage-focused roles across public and private sectors in Aotearoa, Australia and the UK, and is now a lecturer in environmental planning at the University of Waikato. She also provides heritage services through her consultancy, Lifescapes. Te Whare Hononga's design of the timber diagrid structure reflects its name — the house that binds, brings or weaves together. Rob Green

Voice of HERITAGE Let's emphasise positive heritage stories

By Andrew Coleman,
NZHPT Chief Executive

Over the past month, we at Heritage New Zealand Pouhere Taonga (HNZPT) have been fortunate to be part of great events epitomising the positiveness of heritage. These included heritage awards, heritage festivals, heritage weeks/months and heritage listed place visits. Individually and collectively, they provided great examples of heritage retention, conservation, protection and the positive value of heritage to communities, towns and cities. Pleasingly, the regional efforts of Historic Places Aotearoa has been at the forefront of many of these events.

There is a reason to emphasise the positiveness of heritage. If one only read or listened to the media for their heritage information and updates, then they would be right to be concerned for heritage and even overwhelmed by the dilemmas referred to.

As HNZPT Chief Executive, I meet with many individuals and groups, mostly with a strong connection to heritage. The topics we discuss initially are often negative for heritage and the subject of recent negative media reporting and comment.

I am asked what we could do, and I find myself saying there is a lot to be positive about and we should make sure we offset negativity by focusing



HNZPT Chief Executive Andrew Coleman.

on these. Having said this, I thought I should test if that were possible, based on what we are reading, what we are attending, who we are speaking to and what we are aware of.

Each week throughout any year there are more positive

heritage stories reported in the media than those offering heritage concern. One must see all heritage-related reporting to understand this, as we do, because the headline stories of media seemingly always focus on negative dilemmas of heritage.

We need to use all 'media and publication' opportunities to make sure there is a balanced heritage position, with a strong leaning to positive heritage.

We attend functions, forums and events and they emphasise great heritage initiatives, at great places, and are acknowledged and acclaimed by positive heritage audiences. The presentations and discussions are mostly positive for heritage and making the most of these events and 'trumpeting' them widely to not just those who attended but to a wider audience is important, as it is for all heritage events we manage and attend.

The heritage sector is contributed to by many heritage volunteers, regional leaders, community leaders and others from across government agencies and

organisations. We are a compelling collective and we need to ensure that our voices are heard.

Across New Zealand there are 5,800 listed heritage places and all have great imagery and stories. We need to ensure these are not just in our publications and on our websites, expanding the audience of heritage to the 'silent majority' of advocates.

We know surveys highlight that 85 to 90 percent of New Zealanders have a positive appreciation of heritage and we need to get them into our active collective.

This message is not seeking us to ignore negative heritage matters, it is encouraging us all to use the many positive heritage engagements we know about and have. We all read, attend events, speak to individuals and groups and are aware of many opportunities that are very positive for heritage.

You would all have done these things last week and you will do them this week coming – make the most of positive heritage and use your own experiences to advocate for and change what can be a negative dialogue for heritage.

Congratulations to the many heritage people who advocate and care for heritage. Let's work together with the knowledge and awareness of these challenges and focus on the many heritage opportunities that exist. This is something that we at HNZPT intend to do, and with your help we will be much stronger, in voice and actions.

Considerable growth for HPA after small beginnings

The recent election of officers for a two-year term at HPA's AGM in New Plymouth is a reminder that our organisation was founded in 2011, followed by a launching ceremony at Government House in August 2012.

Since then, a number of people have served on the executive committee.

The first in 2011 comprised (at right from left) Peter Dowell, Wellington; David Kiddey, secretary, Wellington; Anna Crighton, President, Christchurch; David White, Central Otago; Jimmy Wallace, Timaru; James Blackburne, Gisborne.

Of that original team, James Blackburne continues to serve today, having stepped down from the presidency just last year.

Others who served include Allan Matson, Auckland; John Daniels, Felicity



Wong and Nigel Issacs, Wellington; Denis Pilkington, Hawke's Bay; and Helen Craig, Whanganui.

From small beginnings, HPA has grown considerably over 12 years.

The committee still has one vacancy, giving the opportunity for someone to step up to help guide the organisation through continuing future development.

Motorway was to run right through kilns

From page 1

pre-1900 railways building, was also presumed to be moved onto the site at the same time. The place soon became a hive of activity, with many creative festivals and workshops held under Smišek's ownership from the 1970s through to the 1990s.

After almost 30 years at the Te Horo site, during which Smišek produced some of his most prominent work, he sold the property in 1997 and it passed to John and Helen Wi Neera, who converted the property into a bed and breakfast. The land was eventually acquired by the Crown for the construction of the new PP20 (Peka Peka to Ōtaki) motorway and the era of change began.

The alignment of the new consented motorway ran right through the brick kilns. Consent conditions required careful deconstruction and reconstruction of the kilns to the east, complete with a like-for-like timber canopy to cover them. The station building, scheduled as a protected heritage item under the Kapiti Coast District Plan, also had to be restored and the redeveloped into a public events centre. By then, the site had been derelict for almost two decades and in significant disrepair.

Waka Kotahi, in partnership with the site's future tenants – the Mirek Smišek Arts Trust (MSAT), commissioned WSP to design site improvements and lead the restoration work on the rail station. Building on previous documentation provided by heritage architect Ian Bowman, the WSP Built Heritage Team devised a concept to convert the station building into a private residential tenancy for an artist-in-residence. This was based on historic research of other NZR station buildings, and standardised NZR plan drawings.



The refurbished station building towards the end of the project, before the decking was built.

The Te Horo station building was built in 1924 to replace an 1886 'flag-station' burned down in a suspicious fire. The new building was a NZR 'No. 3, Class A' type, built during the George Troup (1904-1944) era when New Zealand's rail programme flourished nationwide. The Te Horo station is one of a few surviving Troup-era station buildings.

Working together with Waka Kotahi and MSAT, site work began in earnest following design, and resource and building consents. A new roof was installed and insulated, existing corrugated cladding stripped to reveal a native timber structure in remarkably good condition. A local joiner refurbished the original double-hung sash windows and applied a layer of 'hush film' for acoustic insulation. Extra counterweights were added to balance the new weight of the windows. New front doors were built, designed on other station buildings and original drawings.

Landscaping work included installing two 25,000L water tanks – one for potable water and another for firefighting.

Some key features were retained –



The replica station sign, with authentic signwriting typography and new cedar frame.

the original door sill, which survived a century of comings and goings and witnessed the start and end of many a journey. With the original station signage lost, a new replica sign was created to match images of the original signage from historic pictures.

The original matai floors were sanded and oiled, revealing historic repairs using decorative metal inserts to patch holes in the floor.

The project is in its final stages with site landscaping works currently under way. The new resident artist has moved into the building and will be getting started on their creative studies any day.

MSAT plans to install a sculpture trail through the protected ecological zone to the north of the site.

The site is privately owned but the project can be seen from the new shared path on Jim Winiata Way that runs alongside the motorway – a 10km pedestrian and cycle link constructed as part of the PP20 project.

MSAT hopes to run public events at the site when it is fully open and operational in the new year. You can follow the project and keep up to date with future events at their website:

<https://www.thekilnsattehoro.co.nz/> or

on their Facebook page:

<https://www.facebook.com/thekilns>



The reconstructed kilns and new cover.

Voice of HERITAGE Quarantine facility short-lived at Camp Bay

By Ashley Prebensen

Camp Bay, near Lyttelton, was granted to the superintendent of Canterbury on 29 August 1855, initially as a quarantine area for farm stock. The number of travellers arriving at Lyttelton at the time was quite modest, and illness was uncommon.

Things changed around 1862 with a stronger emphasis on immigration. Ships started carrying large numbers of passengers, specifically in steerage class.

On 26 January 1863 (two days before the sailing ship *Chariot of Fire* arrived), a letter given to the provincial secretary recommended Camp Bay be used as a quarantine facility for travellers. It was selected because it had fresh water (incorrect), a deep bay with easy access and was sheltered from the prevailing winds (incorrect, it got the easterly).

In July, Camp Bay was approved and construction was to go ahead in August. A month later no progress had been made. The sailing ship *Captain Cook* arrived on 1 September and was placed under quarantine. Around 4 September, tents sent from Christchurch were used as shelter. These were ineffective, being blown down by the winds.

Work at Camp Bay began in September 1863. During October the infirmary building was completed. Facilities for single men, single women, married couples, a store, master's house, two kitchens and washhouses followed. All at a cost of £4,067.

Construction ended in December 1864. In February 1865, the buildings were signed off and James Daymond and his wife were appointed master and matron of the bay. But weather caused a lot of destruction, particularly when gales and storms hit the area.

In about April 1873, a new quarantine



Camp Bay, Lyttelton and (below) memorial seat.

facility had been established on Ripapa Island. The barracks at Camp Bay became used more as a midway point, to shorten the length of stay for healthy passengers.

In 1875, permission had been granted for Camp Bay to be leased, and the quarantine station removed. Ten acres were leased to the Education Board Canterbury on 18 May 1877. At the end of World War 1, the reserve was dissolved and sectioned into farmland.

Camp Bay Quarantine Cemetery

In the 19th century, if a person died once a ship had been signalled to enter Lyttelton Harbour they would be interred on land. Burials began at Camp Bay on 2 September 1863, the first being George Lewis and Alice Helena Lucas. Eight others were buried over the next two years.

The cemetery was established in July 1865. Four graves had

to be disinterred, three adults and one child, before being relocated within the cemetery grounds. Finding the graves was said to be rather difficult.

Not all who died, after reaching the harbour, were buried at the cemetery. If a person died in Lyttelton or Christchurch, they were likely interred there. Also not all those who were buried at Camp Bay died while in quarantine. Some died on board the ship they arrived on. Of the 40 people buried at the cemetery, eight died at Camp Bay, and 27 on Ripapa Island.

James Greig was a grave digger at the cemetery for many years. As steam-powered ships became more

prominent, the death rate fell significantly and the need for a cemetery evaporated. The last burial occurred in 1880.

Unlike the quarantine station, the cemetery's status never changed. But its size decreased dramatically, from 30 acres, to just one acre in 1917. By then, the crosses on the graves and the boundary fence had mostly disappeared.



Award winner continues river city development

A mercantile building linked with Whanganui's flourishing, early 20th century economic development won the supreme award at the 2023 Whanganui Regional Heritage Awards earlier in November.

Originally built in 1914 for Messrs. Johnston & Co. shipping, trade and insurance company, the building has been earthquake strengthened and fully restored since March 2020. The building was reroofed and interior fitout completed to a very high standard with original features retained.

Owners Dmytro Dizhur and Marta Giaretton created a full-floor retail space on the ground level, now occupied by a boutique store with a wine bar due to open soon on the rear deck looking over the Whanganui River. Both these businesses are run by the owner of The Burrow.

The first floor is an office space, the second floor has two large New York style apartments and the top floor has a spacious penthouse apartment.

Dale Pullen of Bushy Park Homestead was Naming Rights Sponsor for the awards.

MC for the awards evening, Whanganui Deputy Mayor Helen Craig – and Whanganui Regional Heritage Trust trustee – said the awards celebrated and rewarded those who had 'invested in preserving our history, heritage and cultures, for future generations to enjoy and enrich our lives'.

She hoped the awards inspired others to get behind history and heritage preservation. Different groups of the total 15 judges judged the different categories. They reviewed each written application, visited each site, and interviewed those involved, she said.

"They assessed each application on a range of measures - it's not a beauty or popularity contest. Everyone is a



Johnston & Co, winner of Whanganui's 2023 supreme heritage award, is now strengthened and fully restored.

winner no matter the placing. It's not a judgement on your efforts or the merit of your project, but an evaluation based on set criteria and as evaluated by the judges.

"Competition was fierce and we can't recognise everyone who entered. But thank you for giving to our community."

The trophies were presented by NZHPT head Andrew Coleman. Guests included Whanganui Mayor Andrew Tripe, Whanganui MP Carl Bates, Historic Places Wellington Trustee Richard Norman.

Helen Craig thanked fellow Heritage trustee Ann Petherick for her 'huge effort' in managing and organising the awards. The awards committee comprised Ann Petherick, Mary-Ann Ewing, Bryce Esquilant, Christine Haber, Scott Flutey and Richard Bourne.

Supreme Award

Sponsor: Katie Brown of Brown & Co
Johnston & Co. Building, 49 Taupo Quay – Owners Dmytro Dizhur & Marta Giaretton.

Domestic - Saved & Restored

Sponsor: DIZHUR Consulting
First - Tahawai, Riverbank Road, Sharon & David Warburton

Merit - Halswell Street, Jude Buller
Merit - Bayly House, Campbell Street, Julie Johnston

Public Realm – Saved & Restored –

Sponsor: HNZPouhere
First Equal – Jane Winston Chapel, Jane Winston, Ryman Healthcare
First Equal – Johnston & Co. Building, Dmytro Dizhur & Marta Giaretton
Merit - 38/44 Drews Ave, Hadleigh Reid
Merit - The Braeburn, Scott Phillips & Trudy Reeves

Heritage Tourism

First - Whanganui Tours & Mail Run, Tracy Marshall
Second - Snowy Waters Lodge, Raetihi
Merit - Durie Hill Elevator
Merit - Whanganui Regional Museum
Outstanding Contribution to Heritage
Sponsor: Warren & Mahoney Architects
First - Whanganui Collegiate School Museum & Archives
Second – Historic Whanganui Rate (Property) Rolls Database Project
Third - Author Noel Petherick, Wanganui Club 140 Years

Future Heritage

Sponsor: Whanganui & Partners
First - Ucol Whanganui Campus, 16 Rutland Street

Seismic Award

First - Whanganui Collegiate School, Big School Building
Second - Johnston & Co. Building
Merit - Jane Winston Chapel

Māori Realm

Sponsor: HNZPT
First - Whanganui Tours & Mail Run
Merit - Waka Maumahara mo Pura McGregor Sculpture, Virginia Lake Trust



Awards winners on the night. See www.whanganuiheritagetrust.org.nz for full details of awards and sponsors.

Voice of HERITAGE Introducing...

Titiro whakamuri, kōkiri whakamura

When you understand the past, you know your future

When heritage is connected across our communities, the more it enriches our lives, helps drive our economy and grows our identity.

By Binnie Brown

About heritage in the Bay of Plenty

Of the 6000 plus documented heritage sites across the Bay of Plenty, few are known to tamariki, rangitahi, schools, locals or visitors. In fact, Bay of Plenty is one of the few regions across Aotearoa New Zealand which does not have a collective strategic vision for connecting its diverse and rich heritage.

Bay of Plenty heritage experiences

For those visiting the region, many well-organised, high-quality, professionally delivered heritage experiences tell different aspects of the bay's heritage. However, they all operate in isolation leaving a confused, fragmented heritage trail for locals and visitors across the culturally rich Bay of Plenty.

About Taonga Tū Heritage BoP

Our independent, charitable trust, Taonga Tū, has been operating since 2017 from the Western Bay of Plenty. We work closely with our local branch of Heritage New Zealand Pouhere Taonga, local Western Bay authorities and other community heritage organisations across the Bay of Plenty. Our purpose is to collectively promote heritage experiences and connected journeys throughout the rohe. Visit: www.taongatauranga.net/

Our Strategy

Starting one step at a time with the Western Bay of Plenty, our recent project Orokohanga Poutama, a Western Bay of Plenty Heritage Strategy (view on website), highlights a diverse range of heritage experiences and sites, identifying opportunities to navigate, support, promote and connect heritage across

the region. The strategy revealed a strong community desire to connect with other heritage experiences across the rohe, with a hunger for more visible, accessible and streamlined heritage journeys across the region.

Taonga Tū has hosted exhibitions, seminars and a breakfast speaker series. A symposium – called Going Forward, Thinking Back – is proposed, focusing on positive bi-cultural partnerships working in our communities. Taonga Tū delivered:

Historic Tauranga: Ngā Tapuwāe ki Te Papa – Footprints on Te Papa

Te Papa is the original name for the peninsula Tauranga sits on. Visit the website here: This project identifies heritage points of interest within Tauranga's CBD from 5th Avenue to



HERITAGE Bay of Plenty

our people | our place | our stories

Sulphur Point. It is the first in a series of physical Map & Guides connected to a website.

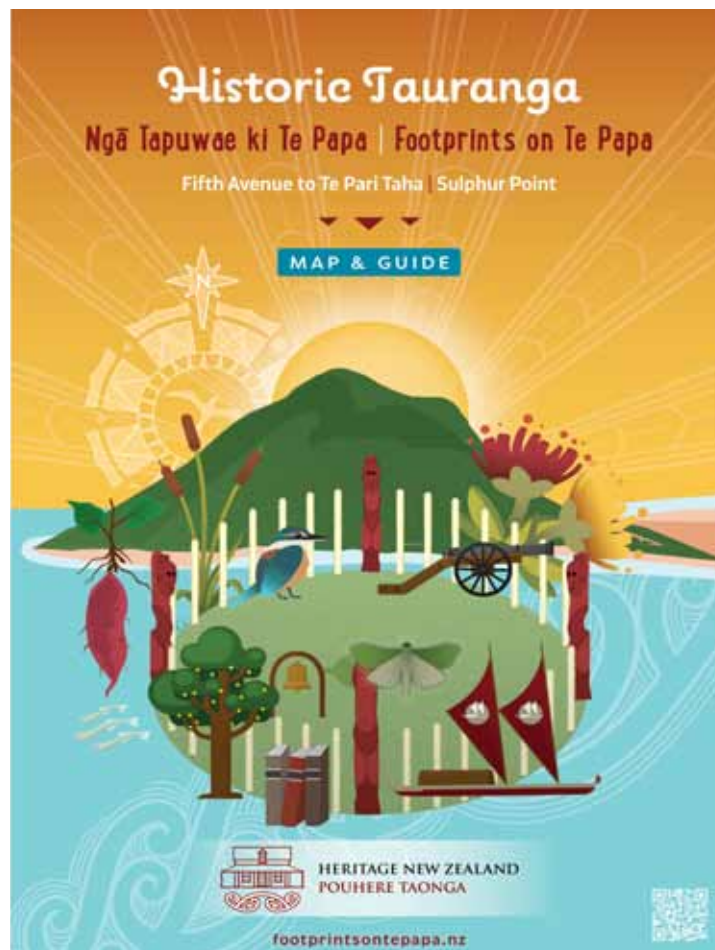
The website continues to be a work in progress as we upload more information for each site than can be shown on the physical Map & Guide. This hugely successful publication, now in its second edition, includes the wildlife found along the way. This project is ideal for school field trips and for locals and visitors alike. Taonga Tū is in the process of planning its second Map & Guide connecting heritage points of interest across the wider Western Bay of Plenty.

A Bay of Plenty Heritage Festival is being planned as are a continuing programme of talks and seminars.

Taonga Tū believe the social, economic and cultural wellbeing benefits of connecting people to their in-situ community heritage experiences, and connecting these across the rohe, are well-recognised and wide-reaching towards achieving:

- a strong sense of identity and connection to place
- a sense of belonging, inclusion and ultimately community pride, particularly among tamariki, rangatahi and their families
- a sense of adventure and connection that sends locals off exploring their entire region.

If you would like more information about us, please text or ring chairman Bruce Farthing 027 5767197





Nigel Gilkison outside 255 Havelock St, Ashburton.

'Wasteful' demolition disappoints

By Nigel Gilkison, Deputy Chair Historic Places Mid Canterbury

Historic Places Mid Canterbury was in September alerted to a proposed demolition of a non-heritage listed building in Ashburton's town centre via a local newspaper article about a car parking study for the CBD.

The article noted that Ashburton District Council, which bought the building at 255 Havelock St in late 2017, planned to demolish it and turn the site into a surface level car park.

Following research by a committee member, we discovered that even though the building was not currently heritage protected, it did have some notable heritage value.

Several committee members met Ashburton's mayor to voice our displeasure at what seemed like a senseless waste of ratepayers' money – buying a perfectly usable building to demolish it and create a car park.

We were told this new car park, directly behind the new \$57M council offices and public library (under construction), will be for the use of councillors and council staff. We questioned why these parking spaces were not factored into the design of this new council office building.

The council said its rationale for demolishing the building was that it was 'too costly' to refurbish and earthquake strengthen. But the

council must have been aware of these potential costs, as part of 'due diligence', before they bought the building.

In our meeting with the mayor, we were told the demolition was unfortunately a 'done deal', council being unable to get out of the demolition contract they signed.

We expressed our disappointment there had been no public consultation or community input and argued the council should be taking a lead in encouraging reduced car use and promoting alternative, more sustainable modes of travel (walking, cycling, public transport), rather than providing more surface-level parking.

Getting no joy from our meeting with the mayor, HPMC produced a media release, issued to local media outlets. The *Ashburton Guardian* picked up the story, republished on Stuff's website. Radio New Zealand's 'The Panel' also picked it up and asked me to take part in one of their daily panel discussion sessions, which helped elevate the issue nationally.

The issues we highlighted in our media release focused on the environmental impacts of demolishing a perfectly good building for surface level car parking, rather than focusing on the 'heritage' argument. First and foremost, it seemed so incredibly wasteful – a bit like buying a car just because you want the tyres, then

scrapping the rest. It's indicative of society's profligate, throw-away mentality, where everything is single-use and disposable.

We talked about the environmental benefits of adaptive reuse being a much more sustainable option ('the greenest building is one that already exists'), referencing the value of the embodied carbon already locked into the building's structure. Demolishing usable buildings and sending the waste to landfill will just perpetuate our current environmental problems. On top of that, you have the cost to rebuild – financially and in extra carbon and energy usage – a new building.

Demolition is often seen as the easy answer, but internationally the building industry is starting to take notice of the environmental impacts of continually demolishing and rebuilding buildings.

The latest global discourse in architecture is all about adaptively reusing buildings, rather than demolishing. The 2021 Pritzker prize (global architecture awards) was won by a French architecture practice (Lacaton and Vassal) whose catch-cry is 'never demolish'.

The UK-based Architects Journal has been running its 'RetroFirst' campaign since 2019, calling on all architects to prioritise retrofitting existing buildings over demolition and rebuild, as the preferred development option.

Continued on page 9

Voice of HERITAGE Building reuse 'ultimate form of recycling'

From page 8:

And last year, London's mayor issued new guidelines which stated that 'retaining existing built structures for reuse and retrofit, in part or as a whole, should be prioritised before considering substantial demolition, as this is typically the lowest-carbon option', making reuse of old buildings the default.

Recently, planning permission for Marks & Spencer's new high-tech flagship building in Oxford St, London, proposed to replace its existing (unlisted) premises, was reversed by the UK Government on the basis that the new building, even with all its energy-efficient technology, would not make up for the environmental impact of the embodied carbon that would be lost by demolishing the existing buildings.

After the positive publicity received from this campaign, we wrote to the mayor and councillors formally reiterating our concerns with the proposed demolition of Cavendish Chambers. While it may be too late to save this particular building, we asked the council to review its environmental policy in relation to purchasing buildings – and refrain from buying buildings in the future, simply to demolish them.

For me, the argument for retaining and reusing our built heritage goes

hand-in-hand with the argument for better environmental sustainability to address the global climate crisis. The reuse and repurposing of old buildings is the ultimate form of recycling. I constantly hear the phrase that older buildings are 'not fit for purpose' or that they are 'past their use-by-date'. But buildings do not come with 'use-by-dates', they are not bananas. They can be repaired, upgraded and adaptively reused for a multitude of different purposes often for much less cost and in quicker time than engaging in demolition and rebuild... if the owners have the will to do so.

HISTORY OF 255 HAVELOCK ST

Cavendish Chambers, as it was originally known, was built in 1936 for the Cavendish Club. Established in 1927, the Cavendish Club is a cultural and social club for women. It was set up to promote closer links between town and country women of the district, providing educational and recreational facilities. The club is still operating to this day, albeit from a different location.

It was designed with two lettable office suites occupying the front of the ground floor (giving the club a way of generating income), one initially occupied by a solicitor, the other as a dental surgery, with the whole of the upper floor occupied by the Cavendish Club.

Ironically, the original building was designed to be built in reinforced concrete (said to be the first time it would have been used in a building in Ashburton), but it was instead built from brick, as the council of the day 'found that the specifications conflicted with the Borough building laws.' (*Ashburton Guardian*, 25 March 1936).

While we acknowledge this building is not currently protected as a scheduled item on the council's heritage list, it does have significant heritage value and could feasibly be included on the updated schedule of heritage items currently being reviewed as part of the council's District Plan Review process.

In a recent conservation report for Pioneer Hall (located a couple of doors down from Cavendish Chambers and retained and integrated into the design of the new library and civic centre), Heritage Architect Clare Kelly highlighted the historical significance of the relationship between Pioneer Hall, Cavendish Chambers and the nearby Plunket building (Victoria St) "Collectively these buildings give form to Ashburton women's early twentieth century quest for a place in public life.; [giving] "formal expression to early twentieth century New Zealand women's struggle for emancipation." (Kelly, Conservation Report (2019).



The opening of Gisborne's Peel Street Bridge, 24 November 1923. Tairāwhiti Museum

Gisborne's bridge celebrates its centenary

Heritage Tairāwhiti is celebrating the centenary of the Peel Street Bridge with a guided tour in early December of all three city bridges that cross the Taruheru, Waimata and Turanganui

rivers. The Peel Street Bridge – a visible emblem of local growth, civic pride and optimism in the borough's future – opened to the public on 24 November 1923 amid great fanfare. *Continued page 10*

Member Organisations of HPA

- Cargill's Castle Trust, Dunedin
- Historic Places Auckland
- Tamaki Makaurau
- Heritage Tairāwhiti
- HP Hawke's Bay
- Heritage Taranaki Inc
- Whanganui Regional Heritage Trust
- HP Manawatu-Horowhenua
- HP Wellington
- HP Canterbury
- HP Mid Canterbury
- Taonga Tū Heritage Bay of Plenty

Associate Members

- Christchurch Civic Trust
- Civic Trust Auckland
- Remuera Heritage Inc
- Patea Historical Society
- Heritage Wairarapa
- Kinder House Society
- Point Chevalier Social Enterprise Trust
- Sth Canterbury Historical Society
- Timaru Civic Trust

Toomath's left to decay before damaged by fire

Historic Places Wellington is deeply saddened and frustrated to learn that yet another heritage building in Wellington has been badly damaged by fire.

The heritage listed building, known as the Toomath's Buildings, and located at 43-45 Ghuznee Street, was decades past deadline for earthquake strengthening. The owners had been taken to court by Wellington City Council, which had put resource and goodwill into providing

consented solutions to the owners for appropriate redevelopment.

Despite being given every opportunity to develop the building, it was years overdue for sympathetic re-purposing and redevelopment into a new multi storey use.

Historic Places Wellington chair Felicity Wong understood that a local developer interested in heritage buildings twice made offers to the current owners to buy the building with a view to renovating and redeveloping.

"However, the current owners refused to engage and instead chose to litigate the council and leave the building empty and decaying. This chain of events, in which the owners were given multiple opportunities to sell or redevelop the site makes today's fire even more devastating as it was avoidable and preventable.

"We don't yet know the cause of the fire but if the building was being properly cared for, it would be a different story. It is demolition by neglect – plain and simple," she said.

Several heritage listed buildings have fallen victim to fires in recent

years. 128 Abel Smith Street, owned by the Lebanese Society, abandoned and empty burned down in August 2020 and, earlier in 2023, the sawtooth building in Shelly Bay burned down, an event the Police described as 'suspicious'. As part of the recently cancelled development of Shelly Bay, The Wellington Company agreed with Council to restore the sawtooth building, a promise it later reneged on, despite it being a key commercial term of the wider project, including the sale and lease of council-owned land.

"Owners of buildings like the Toomath's Buildings need to act as civilised custodians of the city's built heritage and get out of the way by selling their properties to responsible owners who care for them.

"It's a convenient act of land banking when owners abandon buildings, leaving them to rot or burn down – forcing the public and other building owners to deal with the consequences. For years, the public has had to walk through shipping containers placed in front of the building as a safety measure, which takes up car parks, is a blight on the area's amenity value and affects nearby business and building owners.

"It isn't fair, and now due to neglect we have lost a wonderful heritage building with important architectural and cultural value – all on the eve of the October Wellington Heritage Festival.



Toomath's Building, Ghuznee Street, Wellington

Gisborne turned out in force to celebrate new bridge

From page 9

Colourful bunting adorned the bridge, which crosses the Taruheru River in the centre of Gisborne. Peel Street was gaily decorated with flags, balloons and streamers, and shops were festooned with coloured lights at night in a 'fairyland' scene to be remembered. And the town turned out in force to celebrate this important stage in its maturity.

Mayor George Wildish and the official party boarded a tram, bound for the Ormond Road terminus, and were followed by Gisborne's city band, the fire brigade, and a procession of cars.

The new bridge – listed Category 2 with HNZPT because of its role in the development of Gisborne's transport and communications systems, and the development of Whataupoko and Mangapapa suburbs– replaced the

1881 wooden Taruheru Bridge, which had an up-swinging span allowing tall boats to travel upriver.

Peel Street Bridge was designed by borough engineer John A. MacDonald and built by contractor Fred Goodman, associated with building Auckland's Grafton Road Bridge.

The 420 foot long, 40 foot wide Peel St Bridge was built in nine spans using reinforced concrete girders resting on octagonal piles. A single line of rails ran down the middle of the roadway. The bridge had 10 piers, each 35 feet wide, supported on concrete piles, 16 of which were driven under each pier, the whole structure needing just over 160 octagonal piles. The bridge was calculated to allow the heaviest double-deck tramcar to pass over it. A powerful and attractive light was placed on each of the 10 piers each side

of the roadway. The bridge contained 285 tons of steel reinforcement, 1000 tons of cement, and 3800 cubic yards of gravel and sand. Telegraph and telephone wires, water, and gas mains were carried underneath. The bridge has been altered over the years. The gas-fuelled lamp standards were removed, tram rails buried under the current bridge surface, and, in 1977, the original concrete hand-rails removed. These were replaced with galvanised steel rails that run between the original concrete pillars to increase visibility for motorists and reduce the dead load on the bridge.

MacDonald and Goodman were also responsible for the Gladstone Road Bridge, 1925; and the Railway Bridge across the Turanganui River, 1929. Goodman was construction contractor for the Tolaga Bay Wharf, 1926-29.

Voice of HERITAGE President's report for year to 30 June 2023

By HPA President Elizabeth Pishief

The year until June 2023 has two parts. I will outline relevant activities before becoming President in November 2022.

In July 2021, when the government released the Natural and Built Environments Bill - Exposure Draft requiring submissions to be made by 4 August, we chaired a joint working group including members of our MOs, ICOMOS NZ and New Zealand Archaeological Association, enabling us to share resources, expertise and more importantly co-ordinated submissions.

When the proposed Bill was released in December, we reinstated this working group, meeting virtually on 19 December and weekly from 9 to 30 January 2023. Immediate past president James Blackburne ably coordinated our submission. Pamela Dziwulska and I made our submission to the Select Committee in March by Zoom. Huge thanks to all who worked on the submission. Thanks to ICOMOS NZ and NZAA for collaborating with us on the submission and sharing theirs. The Natural and Built Environment Act and Spatial Planning Act were passed into law on 23 August 2023.

MEMBER ORGANISATIONS & GROWTH

Engaging with potential new members has been an ongoing focus. It is pleasing to have three new Associates – Point Chevalier Social Enterprise Trust, Christchurch Civic Trust, John Kinder House Society – and, since June 2023, new MOs – Cargill's Castle Trust and Taonga Tū Heritage BoP. Full list on page 9.

The Executive will continue to network with external groups and look to grow the organisation as we see this as being critical to HPA's existence and the building of a strong independent voice for heritage in New Zealand.

We are planning a November 2024 conference in Napier for community heritage groups, major focus on getting more organisations to join HPA.

WEBSITES

Thanks to Helen Craig for her sterling work undertaking the redevelopment of the old website and development of the Blue Plaque website. She has put in hours and hours of voluntary work on our behalf. Each MO has a local page on our website. Please use these regularly. *Blue Plaques*

This dedicated website is progressing

well with nine Blue Plaques being installed in the past year. Visit <https://www.blueplaques.nz/> HPA website <https://historicplacesaotearoa.nz/>

COMMUNICATIONS

HNZPT again provided funding to help us publish four newsletters over the year. Thank you HNZPT for your continued support of the work we do supporting HPA and for the \$6000 in funding for the coming year's newsletters. We are extremely grateful to Denis Pilkington and Sheridan Gundry for their work in finding articles and editing the newsletter to such a high standard. Without Denis's great work, we would probably be unable to afford to produce the newsletter.

Thanks to all who contributed to the past year's newsletters. It's incredible to see your work. Sharing this is important and we encourage you to continue doing so with the wider membership. All issues are available on our website: <https://historicplacesaotearoa.nz/news-events/oculus-newsletters>

We continue to share Oculus with people and organisations outside HPA's database including HNZPT, MCH, ministers and opposition party heritage spokespeople, and with prospective members ... to entice them to join.

We welcome feedback on Oculus and whether there are other people likely to benefit from receiving the newsletter. Please share it within your networks.

The quarterly chairs' catch-up, led by Felicity Wong, strengthens mutual understanding between different and widespread organisations. I encourage all chairs to join in, even if briefly.

HERITAGE NEW ZEALAND and HERITAGE NETWORKING

HNZPT, ICOMOS NZ, NZAA and HPA continue to have regular productive joint monthly meetings, via Zoom. These help us keep up to date with each other's activities. The meetings between HPA, ICOMOS, NZAA, the DOC Heritage Team and senior staff from the MCH have become irregular although we had a useful meeting with Ministry for the Environment staff where we provided input into developing the National Policy Statement on Cultural Heritage.

The release of The Policy for Government Management of Cultural Heritage Places is pleasing. This directs

state sector agencies how to conserve cultural heritage places in their care and manage them efficiently by ensuring heritage is identified and considered at key points during the property management life cycle. Published in December 2022, it came into effect from 1 February 2023.

JOINT HPA ICOMOS CONFERENCE

Last year's successful conference in Auckland was attended by about 90 delegates from heritage groups and experts from across New Zealand and representatives from government departments. I thank conference organiser Philip Hartley (and team).

NATIONAL CONFERENCE

We have been discussing a national conference for some time. The question of funding has been fraught. We had hoped to have a conference with HNZPT, ICOMOS and other professional organisations. HNZPT's planned conference in Christchurch in 2022 was delayed. A national conference under the auspices of HNZPT before 2026 in unlikely.

When HPHawke's Bay offered to host a conference for community heritage groups in Napier next year as part of the celebrations commemorating 150 years of local government in Napier, I, as President, thought this an excellent solution. We are in the initial stages of planning. The focus of this conference will be on community heritage and encouraging all the diverse heritage groups and organisation in New Zealand to come together and to join HPA. We have fortunately received a substantial grant towards this from the Awheronui Charitable Trust. I am grateful to Helen Geary and her fellow trustees for generously assisting us in this. To be a voice for heritage in New Zealand we need a large membership.

APPRECIATION & ACKNOWLEDGEMENT

Thanks to Gillian Creighton our meeting secretary and Jo MacLean. Without their time and support, it would be very difficult to function.

Huge thanks to Denis Pilkington for his work for the executive and HPA. He is relentless in efforts to keep the wheels of the organisation rolling. Thanks to James Blackburne for mentoring me through this last year, and to the Executive. I know it can be frustrating at times, but your support is most definitely appreciated.

For the love of Auckland's St James Theatre

By Audrey Van Ryn and Allan Matson

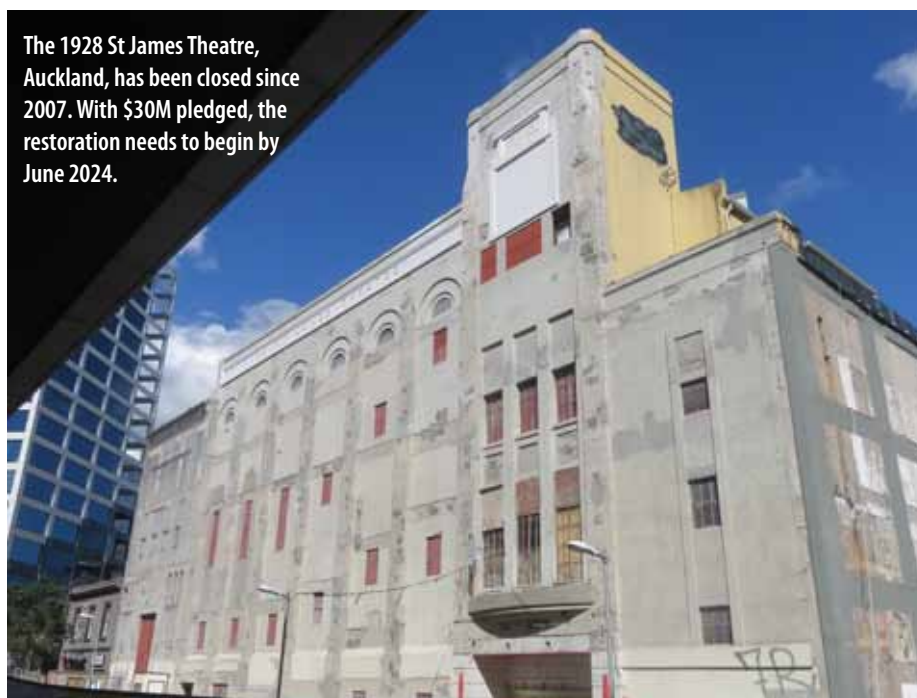
The Auckland Heritage Festival is held over two weeks in September to October each year and attracts around 150 events, ranging from exhibitions and films to talks and walks.

Civic Trust Auckland (CTA) has participated for many years, our events including a debate with the moot "There is adequate protection for heritage;" two open days at Scott Homestead, a heritage building in the north of Auckland that CTA restored in the 1970s; and a presentation about heritage pubs in the Queen's Ferry Hotel in Vulcan Lane.

The festival theme for 2023 was Peace, Love and Protest. CTA entered an event called For Love of the St James, a tour of the St James Theatre, built in 1928, due to undergo much needed restoration and earthquake strengthening work to reinstate it as a venue for the performing arts.

A Category 1 building located opposite the central library and with its other face on Queen Street, the theatre's architect, Henry Eli White, also designed Wellington's and Sydney's St James theatres. Auckland's theatre, closed since 2007, has seen many famous performers, such as Laurence Olivier, Vivien Leigh and Ralph Richardson.

In July this year, Auckland Council and central government each pledged \$15M towards the project. The mayor said restoration needed to begin before 1 June 2024. Of the 162 people who expressed interest in the 24 September tour of the theatre during Auckland Heritage Festival, just 59 were able to



The 1928 St James Theatre, Auckland, has been closed since 2007. With \$30M pledged, the restoration needs to begin by June 2024.

participate in two separate 45-minute tours. CTA president Allan Matson led the tour as building owner Steve Bielby was overseas at the time. Steve had earlier shown Allan the points of interest and where the public could go.

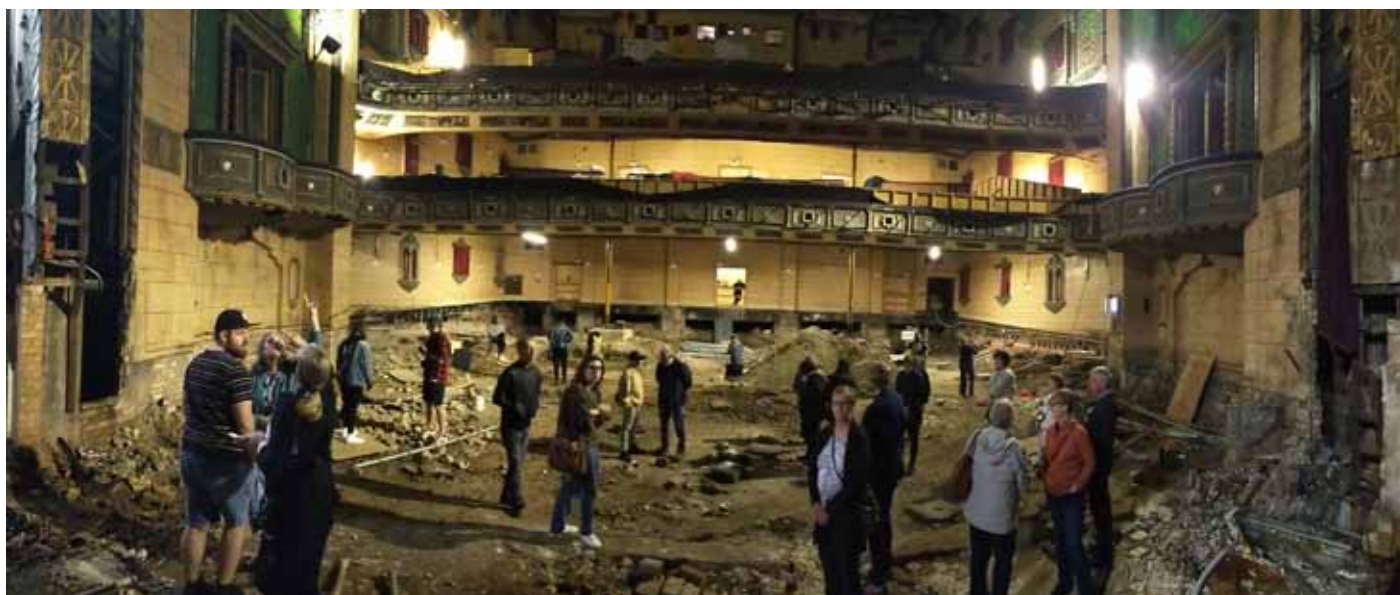
The two groups went up the grand marble staircase to the first floor and down into the stalls area. They were shown the 1928 chair sat upon by Queen Elizabeth II or the Duke of Edinburgh, the opera boxes originally in white and gold leaf, and heard the story of two statues stolen off their bases, which are planned to be replaced. They saw where the projection room and the Nibblenook were located, and had the chance to walk along a cobblestone path dating back to the 1850s.

The public as well as heritage groups have, over several decades, called for the theatre's restoration, and CTA has submitted on annual plans and local board plans for several years in support of this.

Bob Kerridge, whose father Sir Robert Kerridge was a previous owner of the theatre, formed the lobby group the St James Saviours in 2010, which has over 7,000 supporters on Facebook.

Following on from a long list of former mayors and politicians in support of the project, Central Auckland current MP, Chlöe Swarbrick is also a strong supporter of the theatre.

It is hoped more tours will be organised to cater for the people who missed out during the festival.



Civic Trust Auckland led a tour Inside the St James Theatre as part of the Auckland Heritage Festival.