

Submission to CCC LTCCP

06/05/04

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I do not wish to speak to my submission at the hearing

Reference Part 1, page 29 Proposed Major New Initiatives

New Civic Offices Building

The City Council has proposed expenditure of \$54m on a new Civic Office complex. I believe that a redevelopment involving the current building and site within a larger Civic Precinct is an alternative as outlined below.

EXISTING CIVIC OFFICES BUILDING

The former Millers Building (1935 –1938) is important architecturally as one of the few large commercial structures of the period in Christchurch. It is not in the Art Deco / Stripped Classical predominant commercial style of its contemporaries, the State Fire Insurance building and Hereford Street Post Office. The absence of decoration, clarity of structure and expression of materials marks this as an important early Modern Movement building nationally. The Council have recognised this with a Group 2 listing in the City Plan.

Some of the stated problems with the existing building are –

Overcrowding

Poor circulation

Leaky windows

Lack of iconic status

Inadequate servicing

LOCATION

An examination of other potential buildings sites - Victoria Square, Cathedral Square, Turners and Growers, King Edward Barracks, Postal Centre, Christchurch Women's Hospital show that the main advantages in staying in the current location are -

Proximity to a developing area within the framework of ongoing Council initiatives-

Central City Revitalisation Project, Turners and Growers, Lichfield Lanes, High Street rejuvenation

Direct participation and leadership in initiatives above

Council ownership of properties within the area

Strong transport links to buses at the Exchange and the pedestrian lanes;
Struthers and Kivers

PROPOSAL

Redevelop current building within a restored exterior heritage fabric. This maintains the benefits of a large floor plate with plentiful perimeter glazing with the leaking eliminated

Comprehensive intervention to non heritage critical interior: earthquake strengthening, new services and reordering of the circulation

Relocation of staff to other buildings within an expanded civic precinct. This would require the purchase of buildings, heritage or otherwise, to north in Lichfield Street. The precinct might also move west into Colombo Street