

# APPENDIX

FOR

## Queen Mary Hospital Historic Reserve Landscape Development Report

14 December 2010

PETER ROUGH LANDSCAPE ARCHITECTS LTD

Peter Rough Landscape Architects Limited  
Po Box 3764  
Christchurch

Tel: 03 3663268  
Fax: 03 3778287  
Email: [tony.milne@prla.co.nz](mailto:tony.milne@prla.co.nz)

# **APPENDIX 1: Recommended Plant Lists**

## Queen Mary Hospital Historic Reserve Landscape Development Report

## Recommended Plant Lists - Exotic plants

### 1. Suitable exotic trees for succesional replacement throughout site

Scientific Name	Common Name
<i>Quercus robur</i>	English oak
<i>Quercus palustris</i>	Pin oak
<i>Ulmus minor</i>	Elm
<i>Eucalyptus spp.</i>	Gum
<i>Aesculus hippocastanum</i>	Horse chestnut
<i>Cedrus spp.</i>	Cedar
<i>Castanea sativa</i>	Sweet chestnut
<i>Malus spp.</i>	Apple
<i>Tilia Cordata</i>	Lime
<i>Prunus avium</i>	Cherry
<i>Fagus sylvatica</i>	Copper beech
<i>Liquidambar styraciflua</i>	Liquidamber

### 2. Suitable conifers for succesional replacement of shelterbelt on Western Boundary

Scientific Name	Common Name
<i>Cupressus lawsoniana</i>	Lawson cypress
<i>Cupressus leylandii</i>	Leyland cypress
<i>Pseudotsuga menziesii</i>	Douglas Fir
<i>Larix decidua</i>	Larch

### 3. Recommended exotic shrubs for addition to garden beds

Scientific Name	Common Name
<i>Azalea spp</i>	Azalea
<i>Camellia spp</i>	Camellia
<i>Deutzia spp</i>	Deutzia
<i>Paeonia spp</i>	Peonies
<i>Philadelphus spp</i>	Philadelphus
<i>Rhododendron spp</i>	Rhododendron
<i>Rosa spp.</i>	Rose

### 4. Suitable perennial plants and bulbs for woodlot areas under existing exotic trees

Scientific Name	Common Name
<i>Hyacinthoides spp</i>	Blue bell
<i>Chelidonium spp</i>	Celandine
<i>Crocus spp</i>	Crocus
<i>Galanthus spp.</i>	Snowdrop
<i>Narcissus spp</i>	Daffodil
<i>Primula spp.</i>	Primrose

## Recommended Plant Lists - Native plants

### 5. Suitable native species for riparian margin of Hospital Stream

Scientific Name	Common Name
<i>Carex buechananii</i>	Sedge
<i>Carex flagellifera</i>	Sedge
<i>Carex maorica</i>	Sedge
<i>Carex secta</i>	Sedge
<i>Carex testacea</i>	Sedge
<i>Carex trifida</i>	Sedge
<i>Carex virgata</i>	Sedge
<i>Juncus pallidus, gregiflorus, spp</i>	Rushes

### 6. Suitable native shrub species for embankments of Hospital Stream

Scientific Name	Common Name
<i>Anemanthele lessoniana</i>	Wind grass
<i>Coprosma propinqua</i>	Small leaved coprosma
<i>Coprosma robusta</i>	Karamu
<i>Coprosma virescens</i>	Green coprosma
<i>Corokia cotoneaster</i>	Korokio
<i>Hebe salicifolia</i>	Koromiko
<i>Hebe traversii</i>	Koromiko
<i>Phormium tenax</i>	Flax
<i>Teucrium parvifolium</i>	New Zealand verbena

### 7. Suitable native tree species for embankments of Hospital Stream

Scientific Name	Common Name
<i>Griselinia littoralis</i>	Broadleaf
<i>Leptospermum scoparium</i>	Manuka
<i>Nothofagus solandri</i>	Black beech
<i>Pseudowintera colorata</i>	Pepper tree
<i>Schefflera digitata</i>	Sevenfinger
<i>Sophora microphylla</i>	South Island kowhai

### 8. Recommended native plants for throughout the reserve

#### Trees

Scientific Name	Common Name
<i>Griselinia littoralis</i>	Broadleaf
<i>Hoheria angustifolia</i>	Lacebark
<i>Nothofagus spp</i>	Beech
<i>Olearia auicenniaefolia</i>	Tree daisy
<i>Olearia paniculata</i>	
<i>Pittosporum spp</i>	
<i>Plagianthus regius</i>	Ribbonwood
<i>Sophora microphylla</i>	Kowhai

### Shrubs

Scientific Name	Common Name
<i>Astelia fragrans</i>	Bush lily
<i>Brachyglottis greyii</i>	
<i>Coprosma linariifolia</i>	
<i>Coprosma propinqua</i>	Mingimingi
<i>Coprosma robusta</i>	Karamu
<i>Corokia cotoneaster</i>	New Zealand rock lily
<i>Corokia spp</i>	
<i>Cortaderia richardii</i>	Toe toe
<i>Hebe cupressoides</i>	
<i>Hebe odora</i>	
<i>Hebe 'Oratia Beauty'</i>	
<i>Hebe 'Red Edge'</i>	
<i>Hebe salicifolia</i>	Koromiko
<i>Hebe topiaria</i>	
<i>Hebe 'Wiri Mist'</i>	
<i>Leptospermum scoparium</i>	Manuka
<i>Muehlenbeckia astonii</i>	Shrubby tororaro
<i>Pachystegia insignis</i>	Rock daisy
<i>Phormium spp.</i>	Flax
<i>Sophora prostrata</i>	Prostrate kowhai

### Ground covers and low growing shrubs

Scientific Name	Common Name
<i>Coprosma cheesemanii</i>	
<i>Dianella nigra</i>	Blueberry
<i>Hebe decumbens</i>	
<i>Hebe 'Emerald Green'</i>	
<i>Libertia ixioides</i>	
<i>Libertia peregrinans</i>	
<i>Muehlenbeckia ephedroides</i>	
<i>Pimelea prostrata</i>	New Zealand daphne
<i>Podocarpus nivalis</i>	Mountain totara
<i>Scleranthus spp.</i>	

### Climbers

Scientific Name	Common Name
<i>Clematis afoliata</i>	Leafless clematis
<i>Parsonsia spp.</i>	Native jasmine

### Grasses

Scientific Name	Common Name
<i>Anemanthele lessoniana</i>	Wind grass
<i>Carex buchananii</i>	Sedge
<i>Carex comans 'Bronze'</i>	
<i>Carex comans 'Frosted Curls'</i>	
<i>Carex flagellifera</i>	Sedge
<i>Carex testacea</i>	Sedge
<i>Carex trifida</i>	Sedge
<i>Chionochloa rigida</i>	Red tussock
<i>Chionochloa rubra</i>	Snow tussock
<i>Festuca actae</i>	
<i>Festuca coxii</i>	
<i>Festuca novae-zelandiae</i>	Hard tussock
<i>Poa cita</i>	Silver tussock

# **APPENDIX 2: Arbor Master Tree Report**

## Queen Mary Hospital Historic Reserve Landscape Development Report



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November 2010



Client Address Peter Rough Landscapes

Site Address Queen Mary Historic Hospital Reserve  
Jacks Pass Rd  
Hanmer Springs

Attention Tony Milne  
Landscape Architect

Date November 2010

Prepared by Arbor Master Ltd  
PO Box 7784  
Sydenham  
Christchurch  
[simon@arbormaster.co.nz](mailto:simon@arbormaster.co.nz)  
[mark@arbormaster.co.nz](mailto:mark@arbormaster.co.nz)

Aborists Simon Street Cert Arb  
Mark Hooper Cert Arb







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## 1.0 Introduction

### Background

The following report has been commissioned by Tony Milne, Landscape Architect, Peter Rough Landscapes.

The purpose of this report is to provide an assessment of the general condition of the trees in the Queen Mary Hospital Historic Reserve and make recommendations for the immediate and on-going maintenance and development of the trees on this site.

The inspection and photographs were taken on 28<sup>th</sup> October 2010. The weather was mild and clear.

### 1.1 The Site Situation

The Queen Mary Hospital Historic Reserve is located behind the Hanmer Springs Thermal Pools Complex, with the entrance ways off Amuri Avenue and Jacks Pass Road, Hanmer Springs. A map of the site boundaries is provided by Peter Rough Landscapes.

### 1.2 Scope of the Work

Current: Inspect all trees within the Queen Mary Hospital Historic Reserve site.

Short Term: Provide a recommended tree maintenance programme to bring the grounds up to a suitable preliminary standard of care for a public reserve area within a two year period.

Long Term: Provide a recommended longer term plan for the trees of the reserve, including on-going monitoring, maintenance and re-planting.

### 1.3 Notable trees

We have identified several Notable Trees in the reserve site.

They are as follows: Four Fan Palms (Area 3); Six Sweet and Horse Chestnuts (Area 9); Avenue of Limes (Area 7); Group of Silver Birches (Area 8); One Liquid Amber (Area 3); One Cedar (Area 11).

All pruning recommendations to these Notable Trees are within the allowed works according to the Hurunui District Council Plan.

### 1.4 Format

The Reserve has been divided into numbered areas, identified on the Reserve Map. Each area has been inspected and a summary has been written about the condition of the trees within the area, followed by a schedule of recommended works for each area. Estimated



costs for immediate work and longer term maintenance recommendations have been included in the appendix. These are preliminary and after consultation more definite figures can be provided.

## 1.5 Tree Identification

The common name of each species has been used in the copy of this report. The Botanical names are listed below.

Common Name	Botanical Name
English Oak	<i>Quercus robur</i>
Pin Oak	<i>Quercus palustris</i>
Ash	<i>Fraxinus excelsior</i>
Elm	<i>Ulmus minor</i>
Gum	<i>Eucalyptus sp.</i>
Radiata Pine	<i>Pinus radiata</i>
Lawson Cypress	<i>Cupressus lawsoniana</i>
Larch	<i>Larix sp.</i>
Horse Chestnut	<i>Aesculus hippocastinum</i>
Cedar	<i>Cedrus sp.</i>
Sweet Chestnut	<i>Castanea sativa</i>
Apple	<i>Malus sp.</i>
Lime	<i>Tilia Cordata</i>
Macrocarpa	<i>Cupressus macrocarpa</i>
Rhododendron	<i>Rhododendron arboretum</i>
Cherry	<i>Prunus avium</i>
Sycamore	<i>Acer pseudo platinus</i>
Native Beech	<i>Nothofagus</i>
Copper Beech	<i>Fagus sylvatica</i>
Willow	<i>Salix alba</i>
Douglas Fir	<i>Pseudotsuga menziesil</i>
Fan Palm	<i>Trachycarpus fortune</i>
Swamp Cypress	<i>Taxodium distichum</i>
Silver Birch	<i>Betula Pendula</i>
Liquid Amber	<i>Liquid amber styraciflua</i>
Laurel	<i>Prunus laurocerasus</i>

## 1.6 Definition of Formative Prune

Within the schedule of works, we have regularly used the term formative prune. A formative prune includes removing major deadwood throughout the crown; removal of any branches that are rubbing, crossing or suppressed or may cause problems in future; and removing low-limbs overhanging driveways and footpaths where necessary.





**Queen Mary Hospital  
Historic Reserve 5.3ha**

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Produced by: [illegible]

Site Number	2018/0019
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Prepared	12/15



## 2.0 Area Reports + Schedule of Suggested Works

### Area 1

Area 1 is at the northern end of the reserve, along the boundary of Jacks Pass Rd. It also runs along the golf course boundary to the west. Area 1 features large mature Douglas Fir, Oaks, Birch, Ash and Beech. A Hospital Stream runs along the southern edge of Area 1 with smaller plantings and self-sown saplings of Cherry, Cypress and other conifers along either bank. There is a well-clipped Laurel Hedge along the Jacks Pass Rd boundary.

This area is characteristic of rustic exotic woodland. The larger specimens are generally of good vigour and form, though there is some deadwood and storm damage in most specimens. Some smaller specimens of Oak and Ash have been shaded out of growth over time.

There is one large Oak with significant storm damage to two main stems. The Native Beech in this area are healthy, though their form has been affected through storm damage. There is one dead Beech tree. Debris has accumulated on the ground from past storm damage.

### Schedule of Works: Short and Longer Term

Short Term: Remove dead Beech tree. Remove one Oak tree with two main stems damaged. Formatively prune and remove deadwood from all mature specimens. Lift and remove deadwood over the footpath adjacent to Jacks Pass Rd. Remove all fallen debris.

Longer Term: Remove smaller Oaks and Ash with poor form and vigour due to shading by larger specimens. Remove self-sown saplings along Hospital Stream. Formatively prune and remove deadwood every 4 – 5 years.

**Area 1 Photos**



Above: Example of deadwood



Above: Storm damage on Oak



Above: View from Jacks Pass Rd



Above: Example of Oak sapling with dead central stem

**Area 2**



Area 2 runs along the Jacks Pass Rd boundary and the thermal pools complex boundary. It includes a lawn area with mature specimens of Oak, Douglas Fir, Cedar, Willow and Chestnut. There is a well-clipped Laurel hedge along the boundary of Jacks Pass Rd.

There is some deadwood and storm damage to these mature specimens. The Willow in this group has significant storm damage and deadwood. It also has pockets of decay from old pruning cuts. The Sweet Chestnut in this group has some dieback and deadwood in the lower crown. There are some recent plantings of Oak and Ash which are healthy and vigorous.

### **Schedule of Works: Short and Longer Term**

Short Term: Remove large willow. Remove deadwood and storm damage from larger specimens. Remove major deadwood in large conifers in lower half of crown.

Longer Term: Formatively prune and remove deadwood every 4 – 5 years.

### **Area 2 Photos**



Above: View from Chisholm Ward



Above: Example of dead wood.



Above: Example of damaged Willow



Above: Decay in Willow



### Area 3

Area 3 is the lawn area in front of the Chisholm ward. It is visible from the Jacks Pass Rd entrance to the reserve and features several mature trees and four Fan Palms. (Notable)

The Liquid Amber (Notable) is a mature specimen with good form and vigour. There is some deadwood in the upper crown. Several smaller limbs have failed and are being held up by other limbs.

The Swamp Cypress is a mature specimen with good form and vigour. There is very little deadwood in the crown, but there are several damaged limbs.

The Copper Beech is a mature specimen. It has a full vigorous crown. This tree is of high amenity value given its good health, colour, form and visibility from Jacks Pass Rd.

The four Fan Palms (Notable) are in good health and require little maintenance.

### Schedule of Works: Short and Longer Term

Short Term: Formatively prune the three deciduous trees, including the removal of deadwood and removing or re-shaping any damaged limbs. Remove dead fronds from the Fan Palms.

Longer Term: Formatively prune and remove deadwood every 4 – 5 years.

### Area 3 Photos



Above: Copper Beech



Above: Swamp Cypress

## Area 4

Area 4 runs along the western boundary of the reserve. Hospital Stream runs through this area; the stream banks are steep but flatten out in places. The area is overgrown and the trees and shrubs have not been maintained in the past. A pedestrian walkway winds through Area 4, crossing Hospital Stream in several places. With some on-going maintenance, this walkway could become a feature of the reserve.

There are many mature specimens in this area including: Willow, Cherry, Birch, Native Beech, Pine, Larch and Cypress. There is some debris on the ground from previous storm damage.

There is a group of conifers on the western bank of the Hospital Stream that overhang the walkway. These trees are very tall and have large trunks. Walking through them gives the impression of 'walking among the giants.' This effect could be enhanced by some lifting and tidying of these trees.

There are four large willows along the eastern bank of Hospital Stream. One of these has fallen onto a large Pine creating a hazard. If these willows were removed, it would open the area up and improve the view to the other side of Hospital Stream. These willows all have a lot of storm damage and deadwood.

There are areas along the stream banks which are very steep. These cannot be easily accessed to remove vegetation. Also, removing the vegetation may encourage erosion. These areas could be left as 'eco areas'. Some areas of the stream bank can be tidied by removing the vegetation to open up the view to the opposite bank.

There are several dead spars along the stream banks. These can be made safe by felling and grouping as 'eco piles' to encourage pathogens to attack decaying timber, rather than the healthy trees.

Although this area involves the most work to make it safe and visually pleasing to the public, it also has a lot of potential to become a valuable amenity area and natural habitat for birds and wildlife. As the bank of the stream is cleared, it can be mulched and planted with native species to regenerate the stream bank with well-maintained and aesthetically pleasing specimens.

### **Schedule of Works: Short and Longer Term**

**Short Term:** Remove a least 4 large willows on eastern bank of Hospital Stream. Fell dead spars. Remove fallen willow stem. Clean up and make safe any fallen decaying logs. Lift and remove deadwood from the lower crown of all large conifers. Remove debris and old logs from near the walkway. Prune back vegetation from the walkway.

**Longer Term:** Remove smaller saplings and undergrowth along the stream bank where possible. Remove all deadwood and formatively prune all smaller trees. Clear all stream



banks where possible and re-plant with native species. Formatively prune large trees where necessary.

#### Area 4 Photos



Large Willow limb failure



Example of fallen debris



Row of large Pines adjacent walkway



Example of dead spar



Example of dead limb

## Area 5

Area 5 is a large shrub bed at the rear of the Chisholm Ward. It contains several semi-mature Native Beech and Birch Trees. It also contains some smaller plantings and saplings.

This area will form a good natural screen and barrier from the Chisholm Ward if it is to become a commercial building. The larger Beech trees and Birch Tree are of good form and vigour. The smaller plantings are in good condition but are competing for space and getting too close together.

### **Schedule of Works: Short and Longer Term**

Short Term: Formatively prune the Beech and Birch. Thin out smaller plantings and saplings retaining a good screen from building.

Longer Term: Formatively prune Beech and Birch and remove deadwood every 4 – 5 years. Thin and prune smaller plantings every 4 – 5 years.

(Note: No Photos)

## Area 6

Area 6 is an open grassed area featuring a large mature Gum tree as a focal point. Other mature species include: Chestnut, Pin Oak, Elm and Sycamore.

The Gum Tree has several damaged limbs and some dead wood. The Elm and the Sycamore also have some deadwood. There is a shrub bed in this area with Bamboo, Elm Saplings and other smaller plantings.

### Schedule of Works: Short and Longer Term

Short Term: Remove damaged limbs and major deadwood from larger specimens. Remove bamboo from shrub bed and tidy other smaller plantings.

Longer Term: Remove Chestnut under the Eucalyptus. Formatively prune and remove deadwood every 4 – 5 years.

### Area 6 Photo



Large mature Gum Tree

## Area 7

Area 7 is an avenue of Limes. (Notable) They run from the Nurses' Hostel to the Chisholm Ward either side of the roadway.

They are all mature specimens with full crowns and vigorous growth. They are of high amenity value as they form a weeping arch across the road and give a tunnel-like effect when driving or walking down the roadway. They have been formatively pruned within the last few years.

### Schedule of Works: Short and Longer Term

Short Term: No immediate works are necessary.

Longer Term: Formatively prune and remove deadwood every 4 – 5 years.

### Area 7 Photo



Avenue of Limes

## Area 8

Area 8 is a large group of Silver Birch trees. (Notable) They are over a grassed area and have good amenity value – in particular the group that form a short avenue.

Most of them show good form and vigour. However, there are some in decline as they have been shaded out by larger specimens. There is some deadwood and storm damage in several of the larger trees. Some of the smaller trees have dead central stems.

### Schedule of Works: Short and Longer Term

Short Term: Remove all deadwood and storm damage. Remove dead central stems.

Longer Term: Formatively prune and remove deadwood every 4 – 5 years.

### Area 8 Photos



Short Avenue of Silver Birch



View of mature Silver Birch

## Area 9

Area 9 is a row of alternating Horse Chestnut and Sweet Chestnut (Notable) at the rear of the Nurses' Hostel. They are all large and mature specimens with good vigour and form. There is some deadwood in the upper crown of all trees and some have minor storm damage. Several have large stubs where limbs have been removed in the past.

They are of high amenity value as they form a visibly pleasing natural backdrop to the Nurses' Hostel.

### Schedule of Works: Short and Longer Term

Short Term: Remove major deadwood and any damaged branches. Prune back stubs to suitable growth point.

Longer Term: Formatively prune and remove deadwood every 4 – 5 years.

### Area 9 Photos



View of Chestnut trunk



View of row of Chestnuts

## Area 10



Area 10 is a group of Pin Oaks adjacent to the rear of the thermal pools complex. They are large mature specimens of generally good form and vigour. There is some deadwood and storm damage to the upper crowns.

### **Schedule of Works: Short and Longer Term**

Short Term: Remove major deadwood and tidy storm damaged limbs.

Longer Term: Formatively prune and remove deadwood every 4 – 5 years.

### **Area 10 Photo**



Example of damage to Pin Oak

## Area 11

Area 11 is made up of large conifers, mainly Douglas Fir and Lawson Cypress, along the Amuri Ave boundary. There are also mature Oaks in this group and a large Cedar Tree. There are some smaller trees and shrubs along the boundary to the thermal pools complex and around the buildings.

This group is generally in good condition with good vigour and form. There is one Oak suffering from die back and with some large dead limbs. There are also several dead limbs on the Lawson Cypress.

The Cedar is of high amenity value as a focal point near the Amuri Avenue gate. It has a full healthy crown and has been pruned regularly in the past.

### **Schedule of Works: Short and Longer Term**

Short Term: Remove the Oak which is in decline. Remove any dead stems on the Cypress trees. Lift low limbs and remove major deadwood on the Conifers along the fence line. Remove major deadwood in the lower crown of the large Conifers.

Longer Term: Remove smaller plantings leaving one large Rhododendron in shrub bed near Cedar. Remove groups of conifers under the Cedar to improve the view of the Cedar. Formatively prune larger specimens and remove deadwood every 4 – 5 years.

(Area 11 Photos on following page )

Area 11 Photos



Notable Cedar



Large deadwood in Oak



Oak in decline



Large conifers along Amuri Ave

## Area 12

Area 12 is a grassed area adjacent to the Nurses' Hostel with two rows of Apple trees running parallel through it. They are fruit-bearing and locals have access to fruit from these trees.

Most of the Apple trees are in good condition, though their form could be tidied and dead wood needs to be removed. Some specimens are in decline and need to be monitored; one is dead. A maintenance programme would enhance fruit production.

### Schedule of Works: Short and Longer Term

Short Term: Remove dead tree and prune out the deadwood from the trees in decline. Reduce and re-shape the remainder.

Longer Term: Monitor trees in decline and prune every 3 years, or as required for successful fruiting.

### Area 12 Photos



Dead Apple tree

## Area 13

Area 13 is at the southern boundary of the reserve and includes a lawn and several mature tree specimens including: Oak, Cedar, Cherry, Birch, Copper Beech and Macrocarpa.

The larger trees are of good form and vigour. They are mature specimens; all have some storm damage and dead limbs within the crown. The Macrocarpa is shading and inhibiting the growth of some of the smaller species.

There is an area of smaller plantings, including Rhododendron and other large shrubs, along the road boundary. These are of good health, although they are getting to a size where they are quite congested. The larger plantings are becoming too close together.

### Schedule of Works: Short and Longer Term

Short Term: Remove major deadwood in all major specimens. Tidy and thin out the shrub bed.

Longer Term: Remove Macrocarpa to allow smaller adjacent species more light. Formatively prune and remove deadwood every 4 – 5 years.

### Area 13 Photos



View from southern boundary



Macrocarpa Tree

### 3.0 Recommendations

It is recommended that all of the short term work identified in the previous chapter is carried out in order to meet the consultant brief objective of making the reserve both safe and visibly pleasing to the public.

The short term recommendations made at this stage are the minimum amount of work required and any removals suggested are those necessary for public safety and/or tree health. We are happy to add other works to our short term plan as required by the Landscape Architects or the Council.

During the climbing, a closer visual inspection can be undertaken and if any other work is identified it could be completed immediately.

### 4.0 Conclusion

The Queen Mary Hospital Historic Reserve has many mature exotic species of trees. This is a rare and special reserve, one of the few to be found in the South Island of New Zealand. While already holding significant amenity value, with maintenance and considered development of the surrounding landscape, these trees could become an even more valuable asset to the township of Hanmer Springs and the wider Hurunui District.

The Reserve and its trees offer a unique park-like setting in the middle of town. With some work, the reserve and its trees will provide aesthetically pleasing views, as well as shade and shelter to the people of the town and visitors from other areas. The Hospital Stream and its banks also provide a wildlife habitat and opportunity to walk through that habitat and appreciate the stream and the many wonderful trees along its banks.

This project has the potential to provide the Hurunui District with a valuable natural asset for locals and visitors to appreciate for generations to come. Simon and Mark from Arbor Master Ltd have appreciated being asked for their input and would welcome the opportunity to discuss the contents of this report with interested parties.

## 4.0 Appendices

### Costings - Estimates

Area	Short Term \$	Long Term \$
1	13 000	6 900
2	18 500	4 000
3	1 800	1 600
4	28 300	13 000
5	1 400	1 600
6	5 400	3 800
7		2 200
8	4 200	1 600
9	5 200	4 500
10	9 400	5 200
11	5 600	5 800
12	2 200	1 400
13	3 600	2 600
Total	98 600	54 200
+ GST	14 790	8 130
Total	113 390	62 330

*Note: These prices are initial estimates based on the ground level appraisal on-site 28<sup>th</sup> October 2010. These could be subject to change should works required differ according to clients requests, or due to further works being carried out during further inspection during climbing.*

# **APPENDIX 3: Lucas Associates Landscape Assessment Report**

Queen Mary Hospital Historic Reserve  
Landscape Development Report





# LANDSCAPE ASSESSMENT

## Queen Mary Hospital Site, Hanmer Springs



Registered  
N Z I L A  
Landscape  
Architect



*Lucas Associates*

Prepared by **Di Lucas and Jeremy Head**  
Registered NZILA landscape architects

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# LANDSCAPE ASSESSMENT

## Queen Mary Hospital Site, Hanmer Springs

### Summary

The Queen Mary site is an important heritage landscape. The site has a long association with people from throughout New Zealand as a place of healing and nurturing. The spacious grounds of the site within the context of the broader high country landscape of the basin and mountains have always been important contributors to the identity and value of Queen Mary and of Hanmer Springs.

Historically the site was much larger, and landscape linkages and associations remain evident beyond the 15ha. remaining. The inter-relationship with the town's core and surrounds contributes to the site's significance. The site is significant as the core of a public reserve established in 1860, and an early government tourism site. As a public reserve, the springs area, town and public forestry lands were planned, developed, managed and used complementarily.

The site layout with its strong tree framework, terracing, spaces, routes and buildings, together provide the landscape character. The layout has varied significantly through time as site use has changed. The property has a long history of therapeutic use. The horticultural therapy programme of recent decades was part of this tradition. The Spiritual Garden provides a different landscape character than the rest of the site. The meaning of and associations with this garden make it of significance. Unfortunately the garden has not been retained intact.

Due to their heritage landscape significance, particular areas and characteristics of the site need to be retained in any re-development. Particular trees, tree rows and groups, as well as certain spaces, routes and spatial arrangements need to be conserved. The legibility of the series of scarps/terraces and the character of accessways contribute. Association with the town and areas formerly part of the site, such as the baths and golf course, are also sought in any redevelopment. Planning mechanisms are needed to ensure new development respects the heritage landscape character.

The Queen Mary site is important as a heritage landscape of national significance due to the combination of its social, therapeutic and aesthetic qualities that have long been enjoyed. For alongside the visual experience of this place, and its contribution to the town and district, the spiritual, healing and existential experiences are also important. The early roles of professional horticultural and landscape expertise are significant.

Considering the amenity values of the site (RMA s.7(c)), aesthetic coherence is recognised both in terms of the visual landscape but also the acoustic landscape. Pleasantness is an important characteristic of this landscape. This place has long been nationally valued for its tranquillity, being highly valued as a tranquil retreat. Cultural values have become firmly embedded and recreational values have long been recognised here. The amenity values are thus recognised of very high significance overall, and need to be maintained in any site redevelopment.

The historic heritage significance of the site has been considered under RMA s.6(f) and "*the protection of historic heritage from inappropriate subdivision, use, and development*". Our analysis identifies that particular natural and physical resources of the Queen Mary site contribute to an understanding and appreciation of not only Hanmer's, but New Zealand's history and cultures. The landscape resource of Queen

Mary derives from the development, use and association that has evolved and resulted in the site as a historic and cultural place of national significance. The landscape characteristics significantly contributing to this place have thus been identified and their retention is sought.

Highly valued by the New Zealand public, it is important that particular landscape dimensions of the Queen Mary site are publicly accessible. Allowing for continued public access and therapeutic activities is assessed as desirable for much of the site. Division into private and unrelated commercial sites, with removal of and exclusion from valued landscape qualities, would disrupt important associations with the site that are integral to the national appeal of Hanmer Springs.

The Queen Mary site has significant amenity landscape value to Hanmer township and to the wider Hanmer basin, it also has much wider heritage landscape significance. The significance and intactness of the values varies across the site. The predominantly treed character with a pleasant sequence of linked open spaces incorporating a rich cultural and built history is unique and should be retained wherever possible. With its long nurturing and healing role in the social history of New Zealand, the existential and spiritual values of the Queen May site have national significance.

As an amenity landscape, the Queen Mary site provides Hanmer with an important open space in much the same manner as Hagley Park contributes to Christchurch's urban fabric, but at an intimate scale. The role of the Queen Mary site is as a healing place, a therapeutic landscape. Any new activities that may be developed in the future within this 15ha site should respect these strong characteristics.

Circulation patterns should take into account the existing alignment of tree groups, rows and individual specimens; changes in topography; and, existing well-sited patterns of movement ingrained in the site. Public accessibility should be enabled into and through key areas of the site.

Not just particular trees require retention individually and in their contribution to an overall framework, but the integrity of certain spatial qualities and the terrace landforms, as well as some circulation patterns, need to be retained and protected from adverse effects.

Any future buildings that may be incorporated into the Queen Mary site should not be tall or of large bulk and scale. Buildings should be well modulated visually to respect the smaller scale of the modulation of the built heritage character. The tree framework should continue to form the framework and visual matrix to the site. Buildings are preferably visually contained within the treed framework, and are not dominant. The existing nature of the site where buildings are not overly tall or bulky, nor with large footprints, and are subservient to the treed and open space character, should remain as key guiding principles when decisions are being made regarding building siting, scale, design and density. Planning mechanisms need to ensure this occurs.

## **Background**

From the original 99ha. site which included the associated farm, golf course and thermal baths, the remaining Queen Mary Hospital Site is 15.3 hectares in area and is situated centrally in the Hanmer township of North Canterbury.

The Queen Mary Hospital land is owned by the Canterbury District Health Board, which has made a decision to sell the remaining site. The Board has received the Minister of Health's approval to enable the sale to proceed. The land must first be offered to Ngai Tahu who has expressed an interest in the site. The Council has also indicated it is prepared to purchase all or part of the site and has made financial provision to do so.

The Council recognises the site has a significant development potential but that it also has a series of inherent values which should be protected as part of any development process.

The Hurunui District Council has recognised that the planning framework of the Operative District Plan for the site does not adequately protect the heritage and landscape values of the site. The Council is considering its options for planning mechanisms to protect those values.

The Hurunui District Council commissioned Lucas Associates to prepare a Landscape Assessment for the whole of the Queen Mary Hospital site. A built heritage assessment has been commissioned separately.

## **Scope**

The brief for the landscape assessment involves:

- Identification of the key landscape features and characteristics, which contribute to the integrity, essence and history of the Queen Mary Site.
- To identify and map where appropriate the landscape values of the Queen Mary site which contribute to the village atmosphere and coherence of Hanmer township.
- To provide a landscape assessment identifying which components of the site should be protected and managed in the context of future development proposals for the Queen Mary grounds.
- To identify in the report types of development use and subdivision that would be inappropriate for the site as a whole or parts of the site.
- To provide recommendations relating to those landscape features which should be protected under section 6 and section 7 of the Resource Management Act 1991 under the District Plan.

## **Approach**

The assessment recognises that landscape is both a physical and a perceived resource and that both aspects need to be addressed. With a 120 year history of varied use, the Queen Mary Hospital site is identified as an historic site. For many historic sites, landscape experience relies not only on what is immediately visible, but also on knowledge, interpretation, imagination and the meaning that these portray.

An historic landscape can be experienced:

- from within an historic site;
- the vicinity of, but outside, an historic site(s);
- well beyond the historic site(s), whether the experience is;

- visual – the sites are part of the overall or distant visual landscape;
- spiritual;
- existential – the sites' known existence is valued whether or not actually seen or visited.

Conservation of historic landscape values involves, not trying to freeze a place in time, but allowing the life forces of nature and culture to go on expressing themselves. The genius of the place matters because it is the source of those life forces.<sup>1</sup>

Items and spaces within the site, their origins and roles, as well as relationships with the landscape beyond, are considered.

The landscape assessment is addressed with particular consideration of Resource Management Act s.6(f) regarding historic heritage and s.7(c) regarding amenity values.

### **Historic Role**

To analyse a landscape is to understand its purpose. What were the activities that shaped the place? From rediscovery of the springs in 1859, a creation of the Hanmer Springs Reserve in 1860, the purpose of the site has changed over the years. Buildings and spaces have been developed and re-developed, linkages and circulation have changed. The extent of the site has varied. Some understanding of the rationale behind the resultant structure of the landscape is needed for any assessment to be undertaken and recommendations made. The parallel report of the heritage assessment is providing a comprehensive history of the site, and I will not duplicate this material.

The Queen Mary Hospital site, along with the adjoining Hanmer Springs Thermal Pools site, has an early history focussed on thermal baths. The purpose of the hospital site was for a long time very closely associated with the thermal properties of the location. The historic and spatial relationship between the site and the thermal pools needs to be considered in any proposal for development of the site and expansion of the pools.

A 2 ha. area was enclosed around the springs with a macrocarpa windbreak and the first bathhouse was built in 1883.

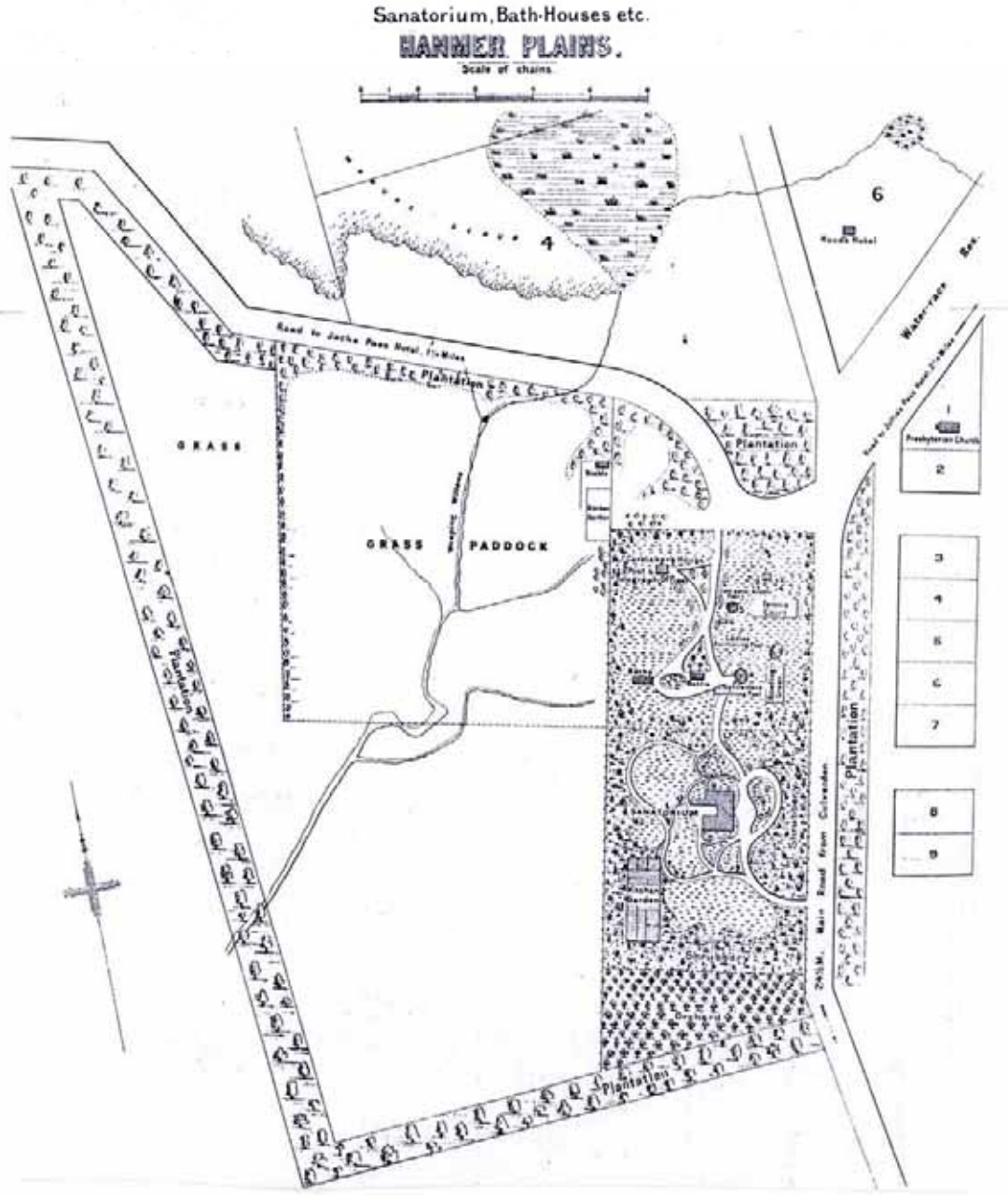
*As noted in "Hanmer – The South Island Sanatorium", "Hanmer, nestling near the far end of its inland basin, must have seemed, in the 1890s, like an oasis to coach passengers who had travelled across the wide plains." As was the intent of a spa, it was to provide a small, unstressful world. And, "If Hanmer had been planned by a landscape designer, its scale and proportions could not have been improved. Surrounded by hills but with the expanse of the Hanmer Plain on one side to prevent any sense of claustrophobia, the town has a special atmosphere, secluded from the pressures of city life."*

The history of the Queen Mary Hospital site as a sanatorium, known as The Spa, and then health resort, recognised not only the association with the thermal springs, but also the spaciousness and climate of this high country location. The design of the complex related to an 'open air' sanatoria concept to encourage patients to experience lots of fresh air and sunshine. The way the buildings and spaces are laid out is a response to this concept.

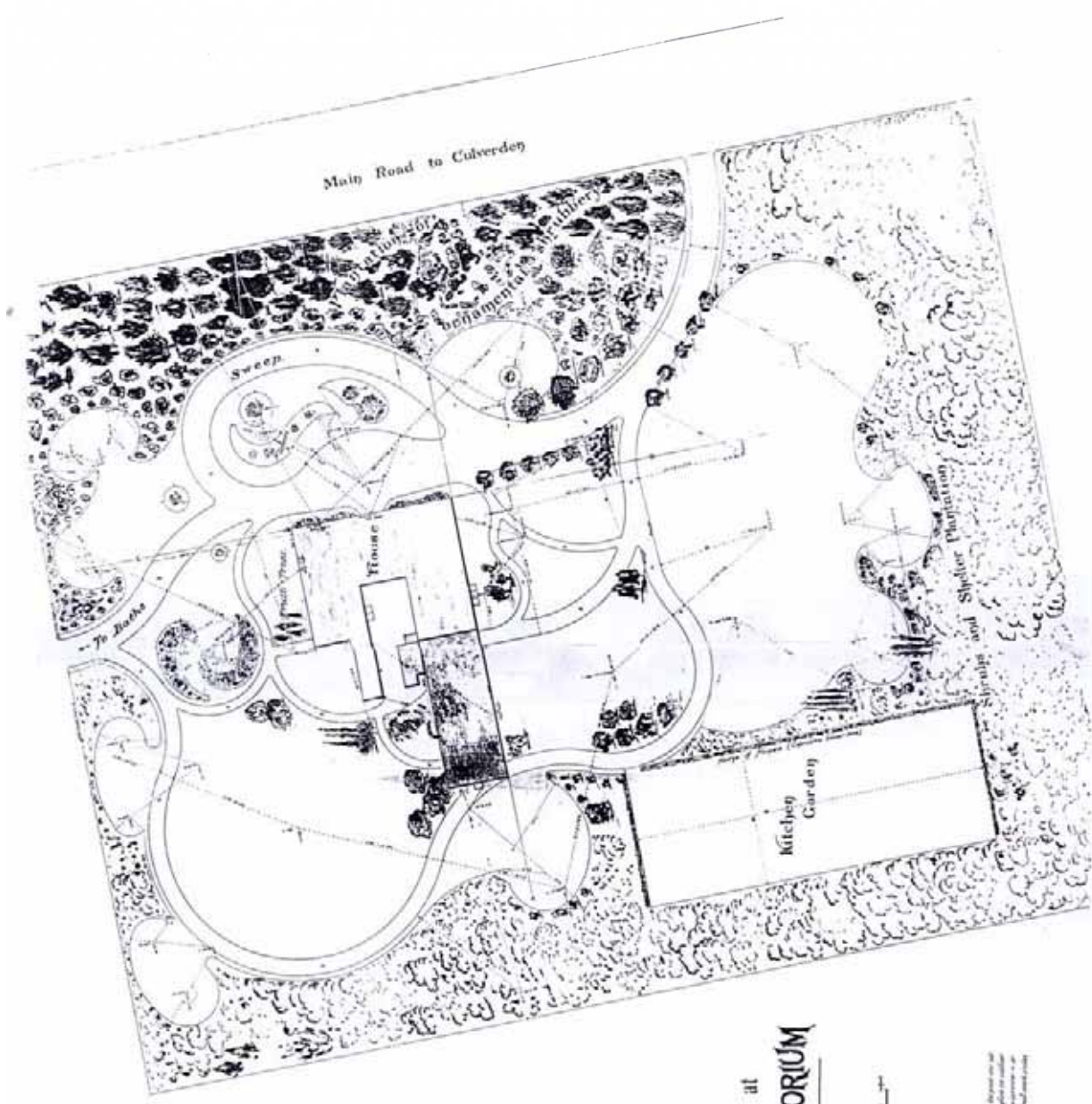
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<sup>1</sup> Lucas, Di. 1993. *Vegetation Management in the Historic Landscape*. Research report.

A plan of the site dated around 1898 (see below) shows the extent of the immediate grounds and the associated farmland, all surrounded by a plantation strip. The band of trees along what is now Amuri Avenue is shown as part of the framework planting to the site. The original entrance off Amuri Avenue to the former Sanatorium is shown amidst gardens, with the orchard below in the south-east corner.



Plan of the Hanmer Sanatorium and Bath Houses. At this time there was a total of 14 baths available and accommodation for 16-18 people. c1898.  
 Source: Appendix to the Journals of the House of Representatives, 1898 vol.1, C1, p111. Negative 1438



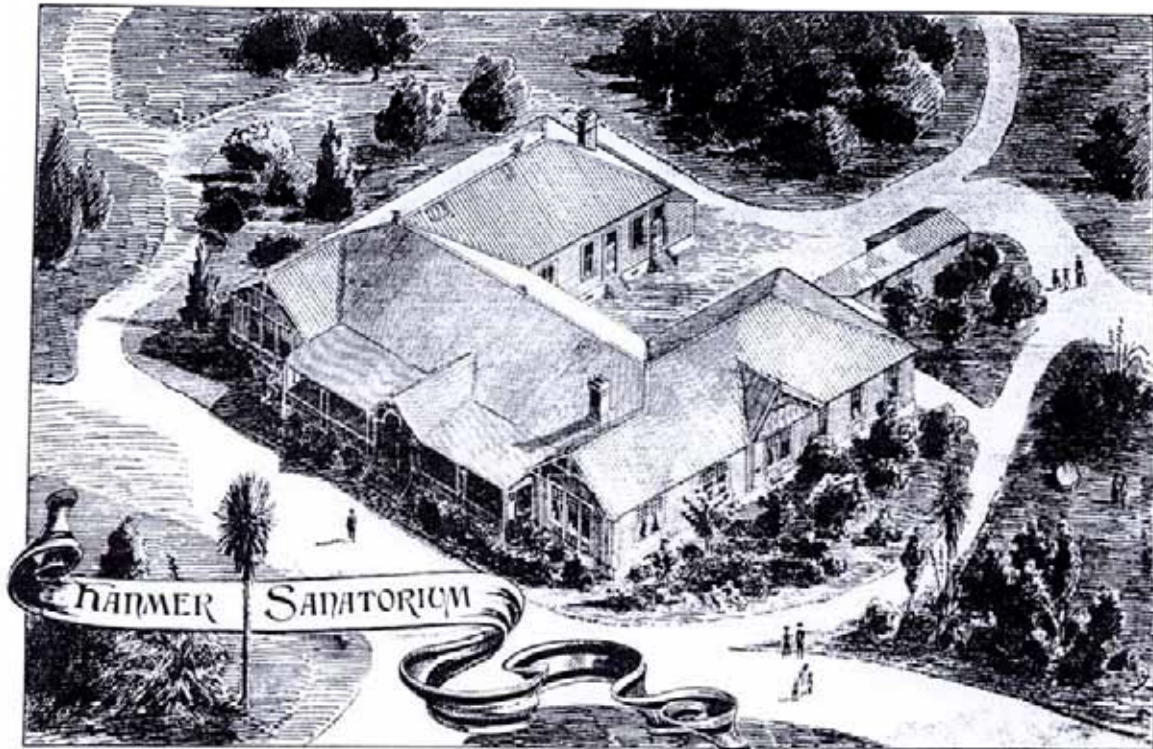
Plan by  
**Working Plan**  
 for  
 laying out the grounds at  
**HANMER SANATORIUM**



Note: The plan is made on a scale of 1/4" = 100 feet. The plan is made on a scale of 1/4" = 100 feet. The plan is made on a scale of 1/4" = 100 feet. The plan is made on a scale of 1/4" = 100 feet.



A drawing of the Sanatorium a decade after establishment shows an informal layout of gardens and lawns around the U-shaped building (see below). Plantings included native plants such as cabbage trees and flax.



*The Hanmer Sanatorium which was opened 9<sup>th</sup> December 1877 and burnt to the ground in 1914. For the season ending 31<sup>st</sup> march 1898 there were 1474 visitors who indulged in 11436 baths. c1898. Source: Appendix to the Journals 1898 vol.1, C1, p111. Negative 1437*

The thermal springs, baths and other recreational facilities are shown in the plan in a fenced area north of the Sanatorium, in the area of the pools complex today. There was a connecting drive or walk between the Sanatorium and the baths area. The two areas appear to have been closely inter-related.

From Jacks Pass Road there was an entrance to the baths area. A tree framework around yard spaces, the Stable and Kitchen Garden were located where the existing main entrance and the Chisholm building are now. Weeping willows were noted alongside the creek that now forms the site's western boundary.

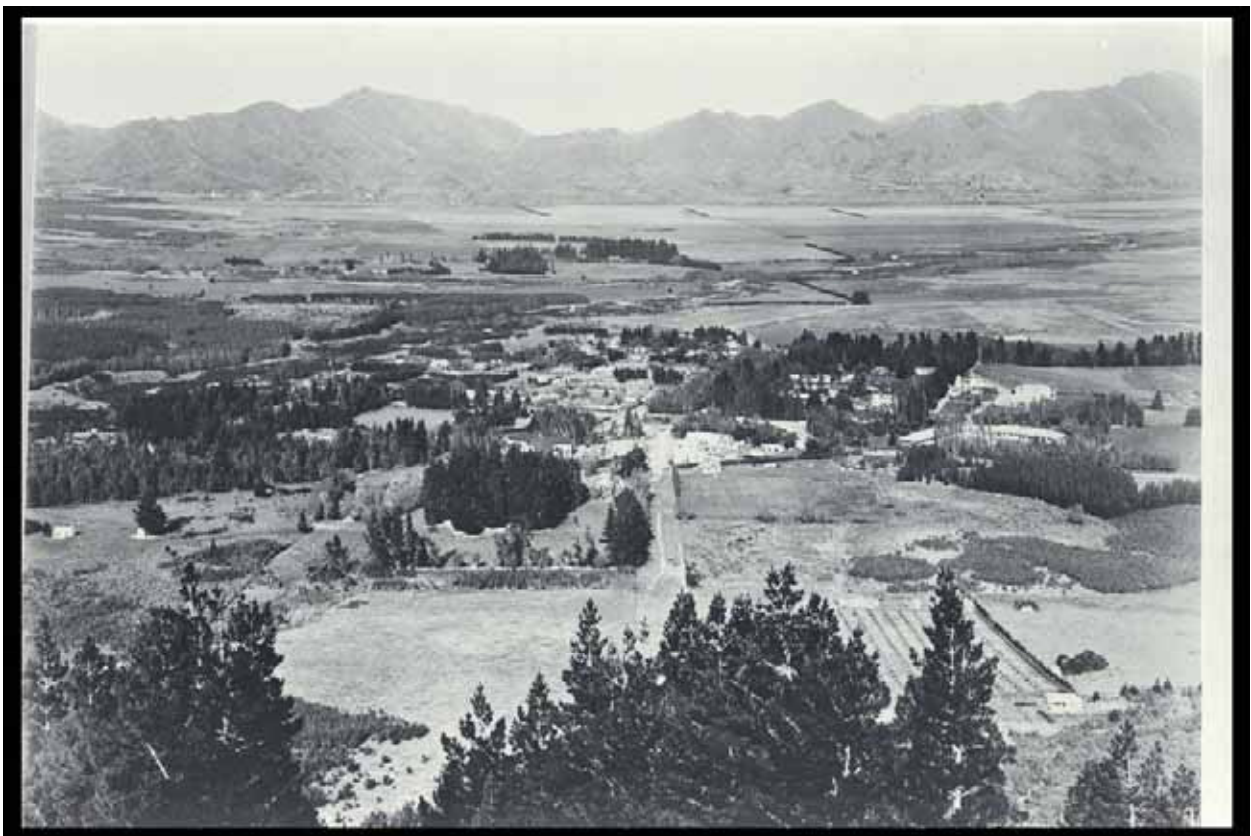
In 1900, when a third bathhouse was built, the 2 ha. garden was extended to 5 ha *"and the settlement looked less bleak on the otherwise treeless plain. A croquet lawn was laid down and there were attractive walks through lawns and trees."*<sup>2</sup>

After being taken over by the Tourist Department in 1901, the teahouse surrounded by a verandah was constructed and became very popular. This classic indoor-outdoor building was relocated a decade ago and incorporated with the redevelopment of the public pools. A 1904 photo from Conical Hill (see overleaf) shows how well developed the tree framework was a full century ago. This tree cover formed the visible and sheltered core of Hanmer. The photo shows the greater extent of development and tree plantings from that shown in the c1898 plan. A decade later a winter photo shows the grandeur of the tree plantings by 1914 (see overleaf – top image).

<sup>2</sup> Ian Rockel. 1986. page 69



*A winter's day in Hanmer, c1914. At left is the original bathhouse, with the men's swimming pool at right. The ironwork fence beyond the family group surrounds the No.5 spring. Alexander Turnbull Library*



*A view of Hanmer Springs with the Amuri Ranges in the background taken from Conical Hill. The roof of the lodge can be seen near the centre and the Queen Mary Hospital completed in 1916 is surrounded by trees a little to the right. C1930's. Canterbury Public Library*

The site was taken over by the Department of Health in 1921. The Queen Mary Hospital has long been a place for the treatment and care of returned soldiers and addicts, particularly those individuals dependent on alcohol and drugs, as well as caring for their family members. The hospital had 55 beds, taking some 850 patients each year from throughout New Zealand. With a substantial proportion of Maori patients, the hospital became an innovator and model for culturally appropriate treatment. Holistic treatment concepts were offered, and spiritual principles were an essential and integral part of treatment and recovery. Hence the grounds and context landscape to the hospital have always been an integral part of the function of the place.

Queen Mary Hospital was considered unique among addiction treatment centres in having its *"rambling 20 acre grounds and gardens and its setting within the township of Hanmer springs."* The place has long had *"Renown for its therapeutic pools, forests and spectacular alpine scenery"*.<sup>3</sup> The environment was recognised as a major factor in patients achieving holistic health.

The gardens with their substantial tree framework within the alpine setting have long been a core attribute of the Queen Mary site, and a core attribute to the town of Hanmer. Hanmer is considered a haven of clear mountain air and a quiet unhurried pace of life. These attributes were nurtured at the hospital site. Located on the main street of the town, the Queen Mary Hospital site is an integral part of the character of Hanmer.

The most recent change to the character of the grounds was the development of the Spiritual Garden near the south-eastern corner of the site (within the original orchard area). Proposed in 1988, with development begun in 1989, it was intended that the Spiritual Garden take 100 years to evolve and mature.

Head gardener and horticultural therapist Roger Simpson, an exponent of environmental art, sought to tie the spiritual area with contemporary concerns for conservation. With plantings in Hanmer primarily exotic, Roger considered the spiritual area an opportunity to plant and maintain a conservation forest of native trees with beneficial effects for the soil and micro-organisms beneath the surface. *"He wanted to include species from around New Zealand that would be familiar to patients from all over the country, and which would reflect the national/pan-tribal nature of Queen Mary Hospital as an organisation."*<sup>4</sup>

*"He also saw the garden as a long-term repository for rare genetic native plant material and enlisted the support of the Department of Plant and Microbial Sciences at the University of Canterbury, the Department of Conservation as well as the Royal Horticultural Society."*

Earthworks and native plantings were undertaken and sculpture developed. Sculpture has been created by patients as well as by professional sculptors through a QEII Arts Council programme. Some remain intact. The resultant garden has been utilised as a tool for teaching, for therapeutic purposes, by enabling people to connect with the land.

The purpose and development of the Spiritual Garden has been documented by Penny Mahy.

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<sup>3</sup> Penny Mahy, *The Spiritual Garden*. 1993. page 7.

<sup>4</sup> *Ibid.* page 12.

## **Geomorphological Context**

Hanmer township is located on the upper slope of a large old dissected fan with its source in the mountains to the north. The Queen Mary hospital site is likewise situated on this fan. Typical features of the upper fan complex is the gently undulating nature of the terrain, formed over many years by small streams working their way over the ground surface. Much of the undulating topography has no doubt been removed during ongoing development, south of the Chisholm wing amongst the silver birch copse fault warping is evident.

The Chatterton River located to the west of the township has over time eroded down into its own fan structure as the river has swept backwards and forwards across the surface depositing younger aged alluvial soils. Evidence of this can be seen in the terraced nature of the lower parts of the Queen Mary site. Some of these terraces are quite pronounced.

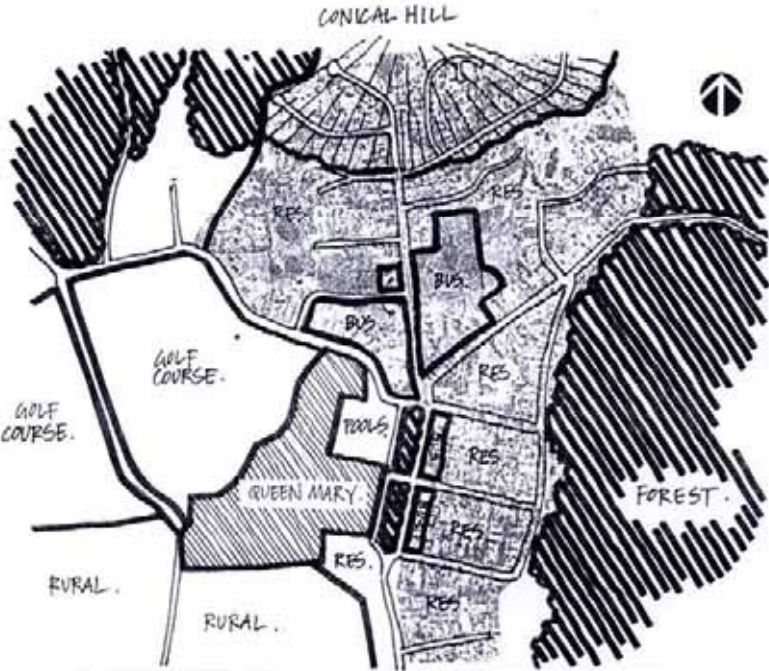
Another small (but obviously swift at times) stream located on the boundary between the Queen Mary site and the golf course (formally part of the site) has substantially cut down into the fan surface and alluvial terrace surfaces lower down to the south of the site. This aggressive incising will continue unabated as the general Hanmer landscape is rising, the stream is trying to maintain a base level.

## **The site in the greater landscape of Hanmer township and beyond**

The Queen Mary site is located in a prime position between the main town centre, the thermal pools and the golf course. It's location is central to the tourist hub. The established iconic oak copse on the Amuri Avenue central median, and the substantial mixed deciduous and evergreen tree planting along the stream between the site and the golf course, serve to contain the site within a strong treed framework. To the north on Jacks Pass Road and to the south, a substantial treed boundary also encompasses the site. When approaching Hanmer from the south, the Queen Mary site's large tree framework / shelterbelt on its southern boundary helps to strongly contain and define the area.

The position of the Queen Mary site (and the golf course and farm) has largely kept Hanmer township 'contained' between it and the forest to the east. The built Hanmer has been prevented from expanding out to the west, the Queen Mary site and golf course acting as a pleasant wooded transition to the open rural farm land beyond (see diagram overleaf).

Hanmer has largely remained a small well-contained hamlet. Lately however, some town expansion down onto the lower fan slope/terrace riser has resulted in a kind of 'ribbon' development that has eroded the element of surprise one used to get as you crested the last rise and 'arrived' entering the sheltering treed influence of Amuri Avenue.



To the north of the Queen Mary site the main commercial/shopping centre is situated. This has been sited in a practical position, located at the juncture of several main roads and close to the thermal pools. The Queen Mary site has more of a relationship with this commercial aspect of Hanmer including the pools rather than with the residential which is situated more on the hills beyond to the north and out to the east and northeast toward Hanmer forest.



## **Rationale**

For the purposes of this assessment, a division of the site into four identity areas has been used. This division has been based on the identification of four quite distinct landscape character types within the site (see **map 1 'Identity Areas'** overleaf). These four areas comprise:

### **identity area 1**

- The top terrace from Jacks Pass Road to the south end of the nurses hostel including the Chisholm wing. This area has the highest quality and most tree cover.

### **identity area 2**

- The second and third terraces down where the Rutherford block and Spiritual Garden are located

### **identity area 3**

- The last remnant of the Queen Mary Hospital farm located on the lowest terrace

### **identity area 4**

- The relatively open area to the east bounded by Amuri Avenue including the Soldiers' Block

This division has been generally based on topography (level change), tree cover and quality of the tree cover, existing building grouping and the associated spaces 'commanded' by the buildings, and their containment.

Area 4 has been further analysed as 4a (Soldiers' Block area) and 4b (the remainder).

On the map overleaf (see **map 2 'Notable landscape features'** overleaf), shown cross-hatched, is the location of the scheduled notable trees, tree groups and landscape features that are shown in the Hurunui District Plan – 19 August 2003 and also, the landscape features that this report recommends are also given consideration (shown outlined). These are listed at the end of this report.

## **Observations and recommendations (for all identity areas)**

The variety in the topography of the site is an important landscape attribute and its legibility should be maintained. Any future development should respect this gently undulating fan and terraced landform that the Queen Mary site comprises. Future built development should not ignore this. Buildings should be sited either on the top of a terrace or on the next level down. If they straddle two different levels, they should do so in a very deliberate way that accentuates the change in level – for example stepping the roof down in sympathy with the topography. Sloping terrace risers should not be smoothed out, nor excavated into and retained by vertical faces. They should not have fill added to them changing their profile or direction, nor have areas removed confusing the natural patterns present.

The variation in the topography of the site, tree framework and substantial tree cover, and the scale of spaces, are important landscape attributes that should be respected in terms of future building scale. From the site analysis, where it is appropriate for building to occur, a 10m maximum height is recommended. This will allow for substantial development opportunities, but will also protect the scale of the existing treed framework. In some areas, re-building or infill of spaces is not recommended.

The human scale of the site, the people-friendliness of the spatial, planting and building character, is an important landscape attribute. The valued built character has important indoor-outdoor and human-scale attributes. Maintaining a spatial and scale balance is vital to protecting the well-established ambience – visual, heritage and other - that the Queen Mary site contains, and that is crucial be retained to help visually contain and absorb any new development. Buildings taller than 10m will begin to compete with the adjacent treed character, visually reducing the scale of the surrounding plantings, an essential element in the site. Similarly, bulky, bland buildings with large footprints e.g. warehouses, would be entirely out of character with both the current small-scale built fabric of Hanmer and also with the current built fabric of the Queen Mary site. The buildings at present are of a scale that allows for large areas of open space around them, they are well buffered from the boundaries of the site and have an internal siting pattern.

There are generally substantial tree plantings around the buildings and to the edges of the site, giving the existing buildings a setting and giving the site a well-balanced ratio of built to non-built. When viewed from the slopes above Hanmer, the overall look of the Queen Mary site is of a well-treed, highly natural setting. Any additional buildings with large footprints such as warehouse type developments and bulk-materials outlets would change the current character of the site from an intimate natural state to an overly imposing built, stark, hard, and less people-friendly character. The site could take on the appearance of an industrial park rather than maintaining a current garden park setting in conjunction with sensitive, well-designed and well-sited built development.

The sealed vehicular routes through the site currently have a soft non-engineered quality to them. This should be retained and used as a design cue when designing roading and sealed areas. The typical character is of a sealed accessway running out seamlessly into the mown grass. The roadways are not wide. They do not dominate the planted or built character. Industrial looking poured kerbs and channels (classical engineered solutions) now seen around the newer and re-developed parts of Hanmer township have no place here amongst this quiet historic character. Thoughtful design and detailing needs to be prioritised here so as not to draw the eye from the natural pleasant character. There is subtlety here in the gentle undulations of the ground plane. This could easily be ignored with less than sensitive roadway design.

To implement the recommendations above, a careful tree assessment should be done to itemise the trees to be added to the protected tree schedule. This will be critical to ensure that the mature park-like setting and character is retained and to ensure that any new buildings, especially those of an intense/clustered nature, are well sited amongst an existing tree framework.

A heritage architect and landscape architect should have a roll on an assessment panel with regards to considering any new buildings proposed. It is important that any contemporary architecture respects the existing historic buildings that may be retained. This does not mean that the style of any new buildings should mimic an older style. A set of design guidelines/principles is proposed (see attachment 6) which recommend departures from the current rules as per the District Plan. Scale and form will need particular attention.

A materials and colour palette for any existing and new buildings needs to be developed in conjunction with a heritage architect and landscape architect to ensure that any new

buildings are constructed and finished in colours that will be complementary to the nuances of the site and also to Hanmer village itself.

The juxtaposition of buildings and planting in the Queen Mary site has a distinct quality. Buildings sit amongst a botanical garden-like setting of large mixed deciduous and evergreen 'quality' trees whether individual specimens or groups and copses. Generally there has been an avoidance of the usual practice of planting fussy shrubby type plantings around the bases of buildings. The planting pattern is bold and honest in scale with, and complemented by, broad expanses of lawn. The larger buildings appear to sit comfortably on these expanses of lawn or surrounded by hard paved areas for practicality.

**The division into four identity areas provides a basis for analysis and is suggested as a mechanism to recognise the landscape differences across the site. The objective of this is to generate a level of individuality in the proposed planning policies and rules to respect the nuances and variations in character in this complex and varied site.**

### **Top Terrace (identity area 1)**

This part of the site features the Chisholm wing (A) and the old nurses' hostel (B). It is on the uppermost level, possibly the original fan surface untouched by the Chatterton River. The main entrance is located here off Jacks Pass Road. It sets the scene for the rest of the experiences to be found on the site.

#### *Key landscape features and characteristics:*

- Extensive mixed mature tree planting including the boundary planting to Jacks Pass Road (1,2), the streamside planting (28) and the extensive birch copse between the Chisholm wing and the nurses' hostel (9).
- The Chisholm wing and associated open space (main lawn - 5)
- The lime avenue between the Chisholm wing and the nurses hostel (10)
- Integrity of the relationship between built and planted character
- Pleasant scale where open space is complemented with substantial groups of trees
- Buildings are well nestled into a planted matrix.
- The intactness of the era is well preserved (built and planted)

#### *Contribution to the township:*

- Extensive tree presence and framework, providing a strong backdrop to the pools complex and links with similar large tree plantings on the golf course.
- Easy visual access into the area featuring the picturesque Chisholm wing, a strong identity with Hanmer.
- Relatively unbuilt, open, grassed and well-treed setting.

The frontage to Jacks Pass Road has a formal clipped laurel hedge sweeping around to the main street-friendly entrance off Jacks Pass Road (1). This feeling of enclosure and containment of the site should be maintained. The area should not be opened up to the streetscape at this point. The hedge form provides a very pleasant formal contrast to the mixture of type, form and colour of trees within the site (2). These trees at this point should also be retained as they contribute a pleasant aesthetic to the largely built opposite side of Jacks Pass Road. These large trees would also provide some southerly shelter to the light commercial part of Hanmer to the north.



Beyond this boundary planting and back toward the north boundary to the pools complex lie a copse of primarily oaks (3). There are also some other trees of curiosity value (e.g. swamp cypress) that should be retained as they contribute to the mixed treed character of the site. The predominantly oak copse is of value in that it provides some level of separation to the thermal pools and a connection to the Amuri Avenue median planting (4). It also provides a good tree backdrop to the Chisholm wing. If these trees were removed or reduced, any vertical increase of the thermal pools complex would not be buffered and would appear to over-top and dominate the grounded architectural character of the Chisholm building.

The Chisholm wing (A) is currently listed as a historic building in the Hurunui District Plan. This unique building is highly important to the Queen Mary site. In conjunction with its treed setting and open lawn space to the north-west, the character of the built and natural environment has evolved as one, leaving a strong and clear picture now, of what was originally intended when the area was first developed. This combination of the built and the natural element leaves us with a very clear window into the past. The Chisholm wing acts as the focal point to this unique space and as such should not be removed or have its character substantially altered.

The large open lawn area to the north-west of the Chisholm wing should be retained as clear open space from the verandah to the stream boundary (5). This open lawned character is very much a component of the Chisholm wing, making 'sense' of the open arm 'welcome' to the sunny north-west side. The Chisholm wing 'commands' this space. This space should not be cluttered with any buildings or parking as it would severely compromise its well-mannered and well-balanced ratio of built to green space. Any additional trees and planting should likewise be very carefully considered.

At present the landscape fronting the Chisholm wing has a comfortable irregularity. There are a line of 4 fan palms that cross from one corner of the building to the other (6). These should be protected and retained for their integrity, layout and as an example of the variety of tree types found on the Queen Mary site. The alignment of the driveway has importance in that the space is free of obvious areas set aside for carparking (7). People were dropped off at the central entranceway, and the vehicle would then leave, allowing the space to once again be quiet and largely natural in character. This identity should be retained and in future, any carparking areas if required should be carefully sited so as not to compromise the fabric of the frontage to this historic building.

The existing 'quiet' character of the frontage to the Chisholm wing would be destroyed with the development of carparking areas usually characterised by expanses of reflective hard surfacing (or loose metal), signage and the inherent clutter of vehicles. The space would cease to be used as it was originally intended. The building was purpose designed to open out to and connect with nature, with unobstructed views across lawns to trees and the mountains beyond. The peaceful ambience would be irretrievably lost if replaced with noise and visual clutter encroaching from the Hanmer township and beyond.

Behind the Chisholm wing to the south and to the north of the nurses hostel (B) is an open area punctuated with an extensive stand of silver birches laid out in a rough double avenue crossing from east to west (8). There are other large trees present such as a eucalypt, English beech, chestnut and a weeping elm (9). These should all be retained as they provide a good backdrop to the Chisholm wing to the south, provide some shelter and would provide a measure of screening to any taller development that

might eventuate toward the nurses hostel area if this building were to be removed/replaced. The tree species will mature differently, however, the trees here appear to have been laid out quite carefully and this needs to be taken into account as part of the cultural heritage. The silver birch avenue appears to 'go somewhere.' This could be used as an opportunity in the future to dictate the direction a path may take or provide a strong edge to any built development adjacent to the south.

There is a strong avenue of limes that extends from the south of the Chisholm wing down to the nurses' hostel (10). This avenue is particularly good in that it is healthy, the trees are well spaced and the growth is even. This avenue should be retained in its entirety, and used to dictate where an access (pedestrian and/or vehicular) could be sited. The avenue also provides a strong buffer to the thermal pools complex. Between the tree avenue and the west boundary of the pools is an open lawn area (11). Part of this area might be targeted for for a future pools expansion. We strongly recommend that this expansion, if it should occur, should head southwards and not encroach into this open space. The avenue of limes has a spatial meaning straddling the roadway that bisects this mown lawn open space. Any encroachment into this space with pools-type development would unduly compromise the ratio and balance of tree form to open space that the lime avenue presently generates.

The vista looking northwards down the lime avenue to the rear of the Chisholm wing terminates in a poorly resolved addition to the building (12). This focus should be carefully handled with respect to any further development or restoration of the building.

The avenue of limes (10) provide some visual screening and buffering to the existing industrial looking and 'wild' hydroslide aspect of the pools visible rising up some height above the top of the fenceline. There could be some sort of easy open connection along this boundary to the pools complex, where visitors could move from the pools environment into the more passive park-like environment inside the Queen Mary site.

There is a good opportunity here to allow for change in the use of the Queen Mary site from the existing (private) to a more public scenario. The existing open spaces and tree plantings across this part of the Queen Mary site connecting the thermal pools to the golf course should be retained intact. The character of the area should not change to a built character. The retention of this existing park-like character will provide a good check and balance to a possible future increased built character to the identity areas 2,3,and 4. This green 'heart' to the Queen Mary site could be seen as akin in nature to Christchurch's Hagley Park, and could give Hanmer a central, quiet space, a 'breather' away from the hubbub of the inevitable vehicular domination that can occur in the township during peak tourism times. The silver birch avenue mentioned earlier could form some sort of link from the pools down to the stream.

To the west side of the nurses hostel is an open lawn area with a sequence of alternating horse and spanish chestnut trees (13). These should be retained as they are of a grand scale and provide a strong link down to and increase the presence of the stream, giving the area a pleasant informality. To the east side of the nurses hostel, there is another copse of limes (14) that should be retained as they provide an element of separation to the east and to the Soldiers' Block (C). This small group of large deciduous trees could also provide a sense of enclosure, separation and setting to any built development that may occur on the site of the nurses' hostel. The site of the nurses' hostel is at the end of the first terrace that dips down sharply just to the south of

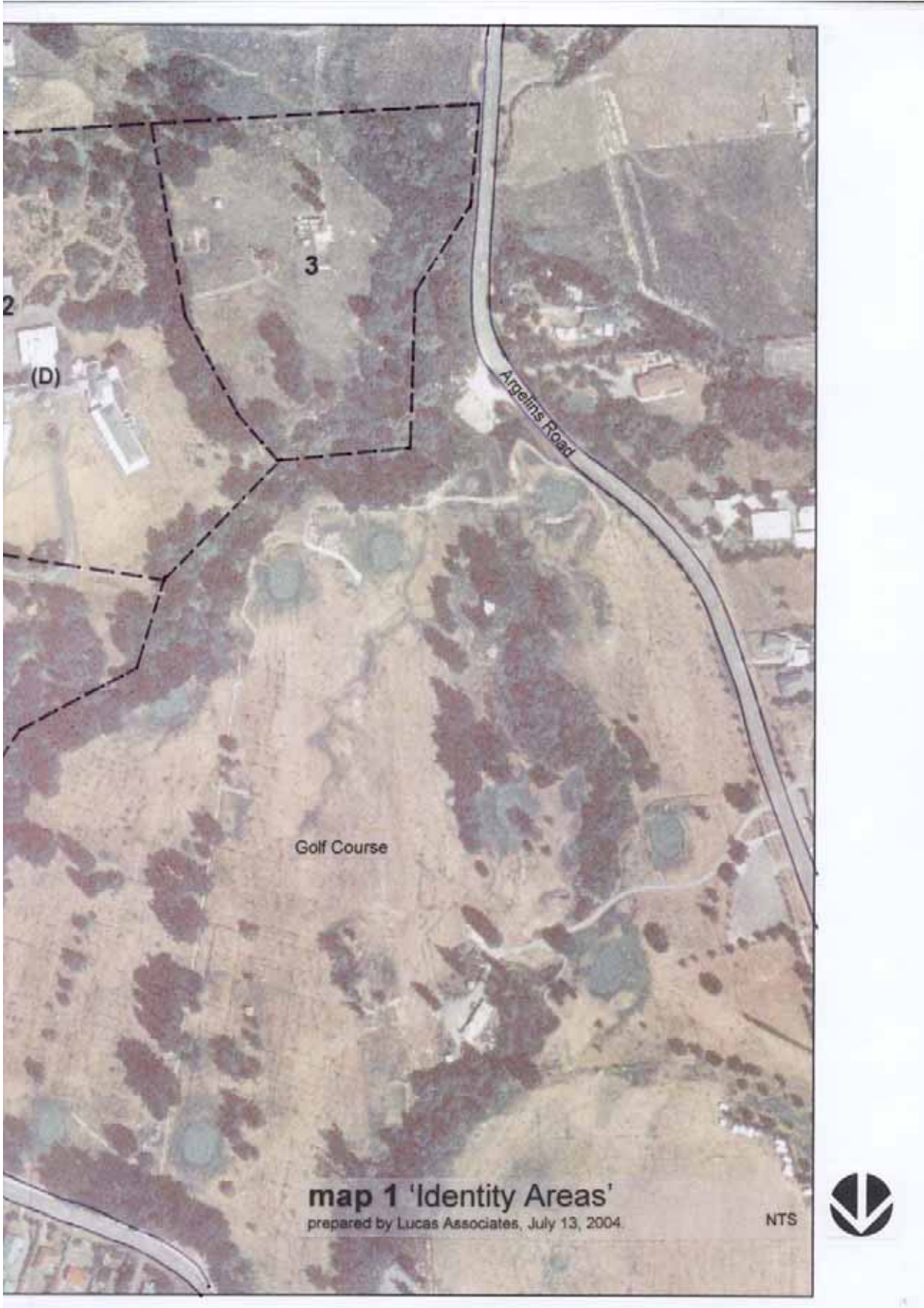
the building (15). This terrace edge should be retained in its integrity and used as a physical cue to define a sub-site zone change.

*Landscape protection recommendations summary:*

**Identity Area 1** should be retained in its spacious garden or park-like character, for passive recreation use and incorporate some sort of public walkway link providing a possible connection from the thermal pools to the golf course.

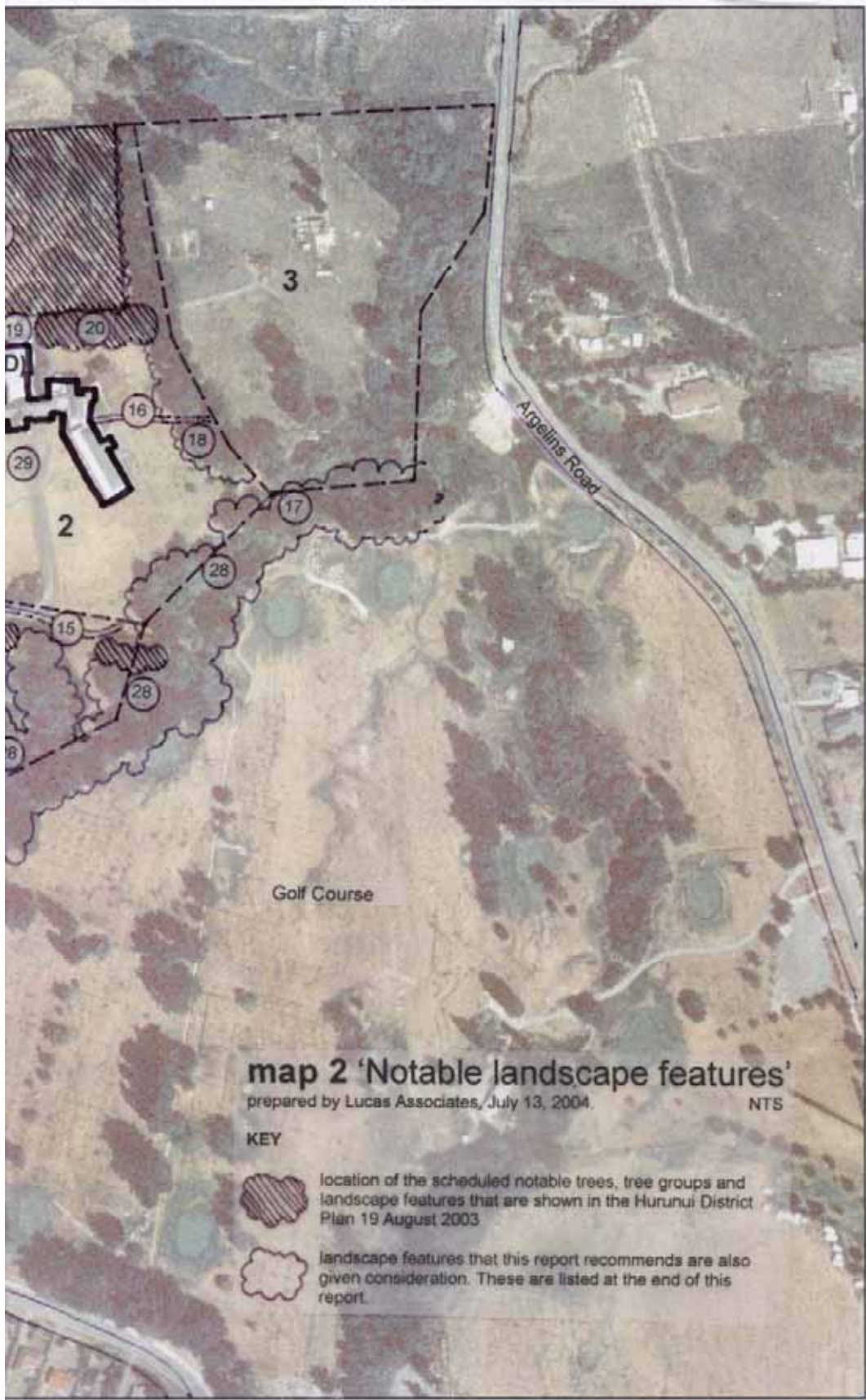
**Map 1 'Identity Areas  
and  
Map 2 'Notable Landscape Features'  
over**





Map 1







## **Second and third Terrace (identity area 2)**

This part of the site features the Rutherford block (D) and Spiritual Garden. It comprises two distinctly lower terrace levels.

### *Key landscape features and characteristics:*

- Distinct terrace risers.
- The Rutherford block and associated 'front lawn' (29)
- The Spiritual Garden (21)
- shelterbelt planting (18,22)

### *Contribution to the township:*

- Shelterbelt framework, providing containment to the south and west (18, 22).
- The native Spiritual Garden, culturally important with regards to the rehabilitation of past patients of Queen Mary hospital and its identity with Hanmer (21).

This identity area features two terrace risers, one of which drops down sharply 2-3m (16). This latter area is largely open and treeless apart from toward the stream boundary. The Rutherford block (D) is central to the space and, like the older Chisholm wing to the north, commands the space with open 'arms' to the north-west. In this case though, the area of land compared to the building is much larger and far more open. It does not give the same comfortable human scale and feel of enclosure (29). The building is newer in style, and lacks the charm of the Chisholm wing, having a far more traditional 'hospital' appearance and aura. On this lower terrace level the stream swings away and down to the west to a much lower terrace level terminating the dramatic treed character (17). The remaining planting that forms the shelterbelt (18) between the Rutherford block and identity area 3 is more rural and utilitarian in character comprising pine with an incongruous patch of small flowering cherry trees between it and the Rutherford building. The pine shelterbelt is worthy of retention as it will provide some shelter and visual break from one landuse to another. The shelterbelt system is also part of the culture of the site to provide protection for patients and staff when they were often outdoors (18).

The highest terrace riser is a clear steep sharp slope with the Rutherford block straddling it stepping down the slope (16). This level is formed where the Chatterton River presumably cut across on an angle, as there is a steady climb up the driveway to the east toward a small cluster of buildings (19). Along this driveway is a fine line of Spanish chestnut (20) which is worthy of retention, leading westwards down to a curious gap in the shelter belt and out to the lower rural part of the Queen Mary site. This line of trees could provide definition to a future well-used vehicular accessway.

To the south lies the Spiritual Garden (21). The land here falls gradually down to the southern boundary of the site. The native planted Spiritual Garden comes as somewhat of a surprise after all the tall mixed deciduous tree plantings elsewhere. For this reason alone it should be retained. But, this garden more importantly has a historic connection with the patients of Queen Mary and should be retained, maintained, and enhanced. The various sculptures dotted about throughout should likewise be retained in respect of the people who formed and sited them. The area has been laid out physically and spiritually as a continuum through time and this should be respected. This area looks out to the south of the site to the rural land. Views out through and under the pine shelterbelt should be retained and enhanced where possible with judicious pruning and

limbing up of the trees (22). It is from this point that the site's location in the wider Hanmer basin can be best appreciated, with unimpeded views across to the bounding ranges to the south and west. This area should be left largely intact and could form an interesting node on a future formed walkway system. In time, as this native garden matures (it is only approximately 10 years old at present), it will in itself form a mosaic of open and enclosed spaces to retreat to. It will also form a handy buffer to the south and south-west winds for any development to the north.

*Landscape protection recommendations (in summary):*

- The Spiritual Garden (including the sculptures) should be retained and enhanced.
- The distinctive terrace risers should be retained and be clearly legible.
- The shelterbelts to the south and west should be retained

**Bottom Terrace (identity area 3)**

The area out to the west of the shelterbelt and bounded by Argelins Road is lower in topography and was not assessed during our visit apart from a cursory look. This area appeared to be relatively low lying and at present has a poorly managed rural character, apparently used intermittently for grazing purposes. Site development may also be limited by seismic vulnerability.

**East Side (identity area 4)**

The east side of the site can be defined as the area east of an imaginary line that extends southwards and in line with the west boundary to the pools complex.

*Key landscape features and characteristics:*

- Extensive mature mixed tree planting along the Amuri Avenue boundary.
- The Soldiers' Block and mature cedar tree located at the east end
- The occasional mature tree inside the open part of the area
- The shelterbelt planting to the south

*Contribution to the township:*

- Extensive tree belt along Amuri Avenue, helping to provide a strong sense of arrival to Hanmer.

Apart from the substantial mixed tree planting (26) along the east boundary of the Queen Mary site with Amuri Avenue, the area between this imaginary line and Amuri Avenue lacks any strong definition or individual character. It is relatively open, dipping reasonably constantly to the south boundary (23). It is loosely contained to the south by a rural character shelterbelt (24). Inside and to the north of this area, there is an internal scattering of buildings and trees of varying sizes.

The main focal point to this area is the old timber Soldiers' Block (C) at the north end adjacent to the south boundary of the thermal pools. The Soldiers' Block is the largest timber clad building on the Queen Mary site. It is designed as a purpose-built hospital with an interesting and unusual open-plan octagonal ward layout at either end. This building should be retained. Along with the Chisholm wing and nurses hostel buildings in area 1, the Soldiers' Block provides the historical connection to the past in this part of the site. There is considerable opportunity here to incorporate the Soldiers' Block

building into part of the pools' expansion. The Soldiers' Block could be potentially restored and retrofitted as providing for retail, commercial, or accommodation activities with links to the main street and the pools activities. It would be desirable for any pools expansion or any other business development, to be southwards rather than westwards, as this will pose far less of a threat to any substantial existing vegetation and park-like open spaces in identity area 1. This potential link would also reinstate a historical association between the Soldiers' Block and the thermal baths. Early landscape architect Alfred Buxton was involved in the design associated with this complex (Appendix 3).

This area is located close to Amuri Avenue, the main street of Hanmer, and has an existing major vehicle access/exit point (25). The area does not overlook many residential properties, and has enough trees planted toward the Amuri Avenue boundary to screen/buffer any future built development.

The recommendation here would be to retain the boundary planting to the south and inside to the north of this element, and to keep worthy specimen trees to ultimately appear interspersed through any new built development. To the east the boundary is thickly planted and should be mostly retained (26). There is an option to judiciously thin out and prune to open up some glimpses into the site. The character of this planting along Amuri Avenue should be carefully assessed before making any changes as it forms an integral part of the experience of arriving in the treed character of Hanmer and being focussed past it to the more open 'lightened' planting outside the pools complex itself. To the north of this planted strip is a small entry to the Queen Mary site past a handsome old cedar (27) located at the east end of the Soldiers' Block. This tree should be retained and cleared around, making the Soldiers' Block more visually accessible - possibly creating a better-defined alternative entry to the pools, incorporating the historic building.

### **Stream and planting (associated with identity areas 1,2 & 3) (28)**

The eclectic mix of tree and shrub planting that loosely follows the stream for its entire length as it defines the west boundary to the site should be largely retained in full (there is the occasional sprawling willow that could be removed). The planting here follows 'bold moves' in terms of planting layout, trees have been planted in strong clumps and drifts. This confident layout has proven very effective, and has not been kept confined to the stream edge. The form of the tree planting in places steps out some way (20m) from the edge of the top of the bank and onto the open lawned areas. This planting should also be retained as it contributes to the grandeur of the stream as an occasionally powerful force. The depth at which the stream has incised needs to be balanced by the tall stature vegetation nearby or it could appear quite daunting. The streamside tree planting/spacings could accommodate a very pleasant future walkway link and destination. This element is a strong asset to the Queen Mary site and should be adequately protected.



The frontage to Jacks Pass Road has a formal clipped laurel hedge sweeping around to the main street-friendly entrance off Jacks Pass Road (1). This feeling of enclosure and containment of the site should be maintained. (Identify area 1)



A predominantly oak copse (3), valuable in that it provides some level of separation to the thermal pools and a connection to the Amuri Avenue median planting (4). It also provides a good tree backdrop to the Chisholm wing (A). (Identify area 1)



Queen Mary Hospital has long had "Renown for its therapeutic pools, forests and spectacular alpine scenery". The environment was recognised as a major factor in patients achieving holistic health.



To the south of the Chisholm wing (A) a silver birch avenue (6) appears to 'go somewhere'. This could be used as an opportunity in the future to dictate the direction a path may take.



*Avenue of limes (10) that extend from the south of the Chisholm wing (A) down to the nurses' hostel (B). (Identity area 1)*



*The industrial looking and 'wild' hydroslide aspect of the pools visible rising up some height above the top of the fence line. This has a negative effect on the character and ambience of the Queen Mary site. (Identity area 1)*



*To the west side of the nurses hostel (B) is an open lawn area with a sequence of alternating horse and spanish chestnut trees (13). These should be retained as they are of a grand scale and provide a strong link down to and increase the presence of the stream, giving the area a pleasant informality. (Identity area 1)*



*Additional vehicular paving should be low key and non-engineered looking with 'soft' edges with seal grading smoothly to lawn, avoiding any visible and highly contrasting kerb and channel construction. (Identity area 1)*



*Any future development should respect the gently undulating form and terraced landform that the Queen Mary site comprises. (Identity area 2)*



*A fine line of Spanish chestnut (20) worthy of retention, leading westwards down to a curious gap in the shelter belt and out to the lower rural part of the Queen Mary site. This line of trees could provide definition to a future well used vehicular accessway. (Identity area 2)*



*The native-planted spiritual garden (21) should be retained, maintained, and enhanced. This garden has a historic connection with the patients of Queen Mary Hospital (Identity area 2)*



*The main focal point to this area is the old timber Soldiers Block (C) at the north end adjacent to the south boundary of the thermal pools. The Soldiers Block is the largest timber clad building on the Queen Mary site. (Identity area 4)*

## SITE REDEVELOPMENT

In any redevelopment of areas of the Queen Mary site consideration of the overall landscape, amenity and heritage character and significance needs to be considered. Therefore planning mechanisms are required to ensure that this is undertaken effectively.

### Option 1 (preferred)

- No permitted activities. All development required to be vetted by an assessment panel. Panel to include registered heritage architect and registered landscape architect.

### Option 2

#### DESIGN GUIDELINES/PRINCIPLES

Where redevelopment of the site is to be undertaken, the rules presently written in the District Plan are generally satisfactory, with the following suggested amendments and additions specific to the Queen Mary site:

- Maximum building height to be lowered from 15m to 10m.
- Bulk, scale and modulation rules and assessment criteria need to be added.
- Maximum site coverage – 35% of the site.
- Signage rules need to be added regarding size, form and colour.
- Include from B4.2.3, clause (f) with the following changes in text;  
“*Building* frontage: no waste pipe, drain vents and/or soil stacks shall be visible against the wall of a building as seen from *public areas*”
- Refine B4.2.3, clause (h) to read;  
*Locally* occurring boulders or large stones.  
and;
- Include ‘Onduline’ as roof and wall cladding. Include strawbale as a possible construction option.
- Vehicular paving should be low key and non-engineered looking with ‘soft’ edges with seal grading smoothly to lawn, avoiding any visible and highly contrasting kerb and channel construction.

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## SCHEDULE OF NOTABLE TREES/TREE GROUPS

and comments from Hurunui District Plan Appendix A7.1 – schedule of significant natural areas from **map 2 'Notable landscape features'**  
(the numbers following in brackets refer to the numbers on **map 2**)

T33	4 fan palms <i>"quite rare for this part of NZ"</i> (6)
T34	4 pin oaks
T35	5 lindens <i>"very good specimens"</i>
T36	6 sweet and horse chestnuts <i>"very good specimens form a semi-circle"</i> (13)
T39	avenue of lindens (10)
T40	block of mixed trees <i>"form an avenue with the avenue oaks"</i> (26)
T41	4 fan palms
T43	cedar of Lebanon <i>"quite rare, especially good specimen"</i>
T47	group of silver birches <i>"Dingle Dell"</i> (8)
T50	liquidambar <i>"plaque – very good specimen"</i>
T51	magnolia tree
T53	monkey puzzle
T54	monkey puzzle
T56	park-like area <i>"oaks, sequoia, weeping elm, Colorado white pine"</i> (3)
T57	snake-bark maple <i>"plaque"</i>
T60	Spiritual Garden (needs protection) <i>"includes specially propagated trees &amp; works of art"</i> (21)
T61	10 sweet chestnuts <i>"used for propagation because of straightness"</i> (20)
T123	lime tree <i>"near entry to Spiritual Gardens"</i>
T124	Douglas fir <i>"girth 4.2m and 1.5m. Beautiful specimen and landmark in setting"</i>
T125	avenue of limes
T126	oaks
T127	sweet chestnut

## SUMMARY LIST OF LANDSCAPE FEATURES NEEDING PROTECTION/RETENTION

1. Formal clipped laurel hedge boundary on Jacks Pass Road.
2. Mixture of type, form and colour of trees within the site in this area.
3. Copse of primarily oaks.
4. Amuri Avenue median planting.
5. Large open lawn area to the northwest of the Chisholm wing.
6. Line of 4 fan palms that cross from one corner of the Chisholm wing to the other.
7. Alignment of the driveway with space free of obvious areas for carparking.
8. Stand of silver birches laid out in a rough double avenue.
9. Group of large trees - eucalypt, english beeches, chestnuts and weeping elm.
10. Avenue of limes.
11. Open lawn area.
13. Open lawn area with a sequence of alternating horse and Spanish chestnuts.
14. Rows of oaks and limes.
15. Terrace.
16. Terrace risers.
19. Shelterbelt.
20. Line of Spanish chestnuts.
21. Spiritual Garden.
22. Views out through and under the pine shelterbelt.
24. Shelterbelt.
26. Boundary planting.
27. Cedar of Lebanon located at the east end of the Soldiers' Block.
28. Stream and planting (associated with identity areas 1,2 & 3)
29. Open space to the northwest of Rutherford Block.
30. Avenue of limes on terrace riser
31. Right angle of oaks



## EVALUATION OF LANDSCAPE AS HERITAGE

The landscape reflects the cumulative effects of physical and cultural processes (New Zealand Institute of Landscape Architects, Statement of Philosophy). Landscape can be described as the sum total of the characteristics, both natural and resulting from human occupancy, that distinguish a certain area of the earth's surface from other areas.

Landscape heritage describes landscapes, which demonstrate a range of natural and cultural factors which are considered to be of sufficient significance for them to be retained for present and future generations. A particular landscape considered to have heritage value may be called a heritage landscape.

From consideration of landscape criteria already developed to address outstanding natural landscapes, along with research on landscape heritage criteria (Jan Schapper, *Criteria for the Evaluation of Landscape as Heritage*. Landscape Australia 1993 4:344-347 ), I suggest that heritage landscape criteria include:

- Aesthetic value
- Historic value
- Tangata whenua value
- Archaeological value
- Natural science value, including geomorphic and ecological value
- Social value
- Symbolic value

“Social value was found to include ethnological and anthropological value, educational value, recreational and tourism value, associational links with a community or cultural group, customs of way of life.” (Schapper, p.346)

Developed by the World Heritage Committee, the three types and definitions most commonly used to identify those landscapes of heritage significance are:

1. **Designed Landscapes** - those designed and created intentionally by man. (e.g. Botanical Gardens).
2. **Organically Evolved Landscapes** - where "social, economic, administrative and/or religious imperatives have created landscape form by association with and in response to its natural environment..."  
Two sub categories a. Relict (of Fossil) landscape. b. Continuing landscape (e.g. Hagley Park)
3. **Associative Cultural Landscape** - These have "powerful religious, artistic or cultural associations of the natural element rather than the material cultural evidence." (e.g. Tongariro National Park volcanoes)

## APPENDIX 2

### **HANMER RESERVE**

Hanmer Springs Reserve was created in 1860 through the Provincial Government legislation of Nelson/Marlborough. This is one of the earliest pieces of land reserved for "public reserve" status.

Edward Stafford as Superintendent (and a Chartist) passed laws for this province which were the forerunner to the Public Domain Act of 1860 which set up a high status series of large reserves across the country.

The thermal resources were protected from private influences and this idea was to find a revival in early 1880s, when Robert Graham the pioneer tourist operator from Auckland, threatened the Crown's authority with increasing high status lands (for the Tourist market) that would pass to the status of our first National Parks. The Public Domains Act and its reforms were used to protect these first designations.

In terms of NZ history, the reserve at Hanmer is very important. The spatial designation has some interesting heritage values. It changed through time from the initial large rectangle.

(Refer reports by T. E. Pearson regarding management of the Hanmer Springs Reserve lands through 1898-1906)

## APPENDIX 3

### WHO DESIGNED THE QUEEN MARY SITE?

The earliest landscape plan for the Queen Mary property is dated at about 1898 (see page 6). New Zealand Archives also hold detailed implementation plans of a similar age.

As a government reserve, it would be expected that government officers would have been variously involved in the planning and design of the Queen Mary site. Edward Stafford was the Superintendent of the Province passed the law, which secured the land as a public reserve. I understand he had just visited Britain, and then New York whilst Central Park was under construction, and was very interested in the role of public parks<sup>5</sup>. The 1881 Lands and Survey map shows the first survey of the Springs, showing the area to be developed.

In 1883 the Government instructed Mr Kitson, inspecting surveyor of Christchurch, to move to Hanmer and *“to begin rendering the springs available and suitable for the public.”* As well as construct the buildings, he was to enclose the 5 acres with a fence. In 1884 the land was levelled, *“laid down in grass and a border of ornamental trees will be planted round it.”*<sup>6</sup> In the 1880s the tourist operators were active, and this is significant as an early government tourism site.

Appointed Government Forester in 1896, Henry Matthews may have been involved in the layout and development of the site. Matthews was the son of a Dunedin nurseryman and an experienced native plant collector, discoverer and contributor to knowledge. He had taken over the family business in 1880. Following his appointment he established government nurseries that supplied the major exotic plantations.

A couple of years after his appointment Matthews was given responsibility for Public Domains – including those of Rotorua, Te Aroha and Queenstown as well as of Hanmer Springs. No plans by Matthews have yet been identified for any site.<sup>7</sup> Matthews employed T.E.Pearson who may be considered a contender, but the layout plan is not considered to be his draughting style. Perhaps instead it was a private landscape consultant who prepared the 1898 plan and laid out the site.

Born 1872, Alfred William Buxton emigrated from England with his parents in 1886. They settled in Christchurch and he was apprenticed to Thomas Abbott, Christchurch's leading nurseryman until his death in 1895. Abbott's 17-acre nursery was located in St Albans. As well as nursery production of some 300, 000 trees and shrubs, plus herbaceous plants, Abbott was involved in the design and implementation of gardens and pleasure grounds. In 1893 Buxton acquired an acre of land. After Thomas Abbott's death, Alfred Buxton established his own firm. By 1896 Thomas Abbott's eldest son, Thomas G Abbott, joined Buxton's new firm.

In 1899 Buxton issued his first nursery catalogue with an 'Art Nouveau' cover and an introduction to intending purchasers: *“We have much pleasure in presenting this catalogue to our numerous customers, thanking them for past favours and*

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<sup>5</sup> John Adam, pers.comm, 2004.

<sup>6</sup> Lyttelton Times, 11 July 1884.

<sup>7</sup> John Adam, pers.com. 2004

*endeavouring to merit increasing support from them through their kind assistance by recommendation.”*

The inside back cover highlights the preference for landscape work. Rupert Tipples' primary biography of Buxton stated that *“The only information on the business prior to 1900 comes from the first catalogue.”* Alfred Buxton was involved in the development of the Queen Mary site. The date at which this began is unclear.

Landscape gardening was claimed to be a speciality of Buxton's new business and involved two types of work. The layout out of gardens and grounds, for which plans and specifications were provided on request, and a gardening service for keeping gardens in order. By 1902 some thirty persons were employed in this work and over forty gardens and grounds were “in hand”. (Tipples page 30).

Thelma Strongman reported (p.141) that, by 1916, in rural Canterbury *“many people engaged a Christchurch landscape architect, A. W. Buxton, to lay out their new estates and gardens.”*

The *Cyclopaedia of New Zealand* describes this landscape work thus:  
*“Many of the most beautiful and picturesque gardens in Christchurch and throughout the country have been laid out with the greatest taste by Mr Buxton .....(Tipples p.30 (Cyclopaedia of New Zealand, Volume IV, pp.334-5)*

Tipples suggests *“The rapid growth in interest in landscaping among the country fraternity may have been stimulated by Buxton's taking a stand at the 1898 Agricultural and Pastoral Society's November Show. One of the earliest known Buxton designed gardens in the rural part of the province was that of Leslie hills, landscaped for Duncan Rutherford about 1900.”* (Tipples p.30). Thelma Strongman noted that a new house was built there in 1900 and *“Alfred Buxton, a noted Christchurch landscape designer, was called in to draw up a plan for the grounds.”* Tipples found *“no others could be dated definitely before that time.”*

However it was Duncan Rutherford who was so influential in and supportive of the development of the Queen Mary Hospital, and of other facilities in and around Hanmer Springs. In 1902 he built the Hall and 1903 the Conical Hill Track. The Hanmer Lodge was leased to Duncan Rutherford in 1907. When war was declared, Rutherford was one of the first to realise the necessity of immediate action to ensure sufficient supplies for soldiers. To this end, he was active in fund-raising and donated very generously. Rutherford realised Hanmer's suitability for the rest essential for returned soldiers and to this end offered The Lodge in 1915 to the Government as a hospital for returned men. As the war dragged on he formed a committee to assist in managing the farms of servicemen who had been sent abroad. In 1917 Rutherford arranged and paid for the addition of the verandah to the Queen Mary Soldiers Block. He was also instrumental in having a tennis court and croquet lawn built in the hospital grounds for patients. Possibly Duncan Rutherford was responsible for getting Alfred Buxton involved at the Queen Mary site.

Strongman states *“At the turn of the century Canterbury produced some of the most influential and successful garden designers of the early days. His name was Alfred Buxton and it soon became very fashionable in Christchurch and Canterbury to have one's garden designed by him. ... The landscape work was carried out under signed*

*contract, with the design for the potential client carefully drawn up and hand coloured with water colours. Some consider that the plans were an art form in themselves.*

*Alfred Buxton usually designed his gardens with curving forms within which he was often able to introduce both informal and formal elements – and he was not above adding a touch of grandeur here and there when he thought it was warranted. Many of the gardens were enclosed within a boundary plantation of closely spaced “forest trees”. Another Buxton hallmark was the entrance drive, curved so that where possible a house was revealed gradually or even at the last moment... “ (pp. 165-9) “After the contracts were signed, the gardens were sometimes maintained for up to a year to ensure customer satisfaction.”*

In 1922 Buxton’s nursery business moved to Belfast, but it closed during the slump. *“Alfred Buxton then concentrated on landscape design. In the mid 1920s he commissioned the Wellington photographer R. P. Moore to take wide panoramic photographs of the gardens he had designed in Canterbury.”* This portfolio includes 2 photographs of the Queen Mary site, centred on the Soldiers’ Block. (below)



Alfred Buxton was elected a Christchurch City Councillor in 1901. In 1902, Buxton relocated the business from St Albans to Wilsons Road, St Martins and established Opawa Nurseries to undertake “*landscape gardening, nursery gardening and asphaltting.*” (Tipples p. 34) The 1905/6 catalogue has a photograph of 50 men on the staff.

The 1909 catalogue stated “*Get rid of that notion that anything will do for the Garden. The Outdoor department deserves the thought and knowledge of the skilled Landscape Architect just as much as the Indoor Apartment that of the Builder’s Architect. We have the knowledge and experience, and are able to make the best use of the Natural features of Your grounds.*” Another point stressed was the need for landscape clients to consult Buxtons before building because the possibilities of so many houses were spoiled by the house being in the wrong position. (Tipples, p.48)

Tipples research in the 1980s found “*the landscaping activities known commence at approximately the same time as Edgar Taylor began to work for the Company.*” As well as many private estates through the years, Buxton’s 1912 list of projects included the School for the Deaf at Sumner. Tipples suggests the lists emphasis on farm gardens may be merely a reflection of which gardens have survived the ravages of time.

Plans for one property have been analysed regarding plant types used by Buxton. “*The most common types of trees were New Zealand natives*” Of the 289 in one planting plan, 115 were cabbage trees.

The draughtsman and nursery manager for A W Buxton Ltd from 1906 to 1926 was Edgar Taylor. Tipples reports that Edgar Taylor was pursued by Buxton for sometime before he agreed to work for him. Taylor’s father was the Curator of the Christchurch Botanic Gardens, having trained under his father who had been head gardener to the

Duke of Bedford at Woburn Abbey; at Chatsworth under Joseph Paxton; studied at Kew Gardens; Terrace and Pleasure Gardener for the Earl of Harewood at Harewood House; Superintendent for Baron de Rothschild at Tring Park, after which he practised on his own account for six years, landscape gardening, before coming to be Curator in Christchurch. Young Edgar Taylor was employed in the Botanic Gardens under his father from an early age. As well as training in plant cultivation and general estate work, he was trained in drawing and mensuration. After his father retired in 1907, Edgar Taylor worked for some months in the Forestry Department at Hanmer. Buxton sought to recruit Taylor before, and successfully after, this period in Hanmer.

From Alfred Buxton's point of view, Taylor would have been a very useful addition to his range of skilled staff. Up until 1906 Buxton's plans were draughted by Charlie Hyde who oversaw the jobbing gardening and ran the Seed Shop. Edgar Taylor was appointed Draughtsman for A W Buxton Ltd in 1908 following time on the Landscape staff, and studying architecture at night school. He was later awarded prizes from the NZ Institute of Architects and Canterbury Society of Arts him a Diploma of Garden/Landscape Design.

For the Macfarlane property of Achray at Rotheram, Edgar Taylor prepared his plan No. 10. This used the characteristic serpentine curves of the picturesque landscape style of John Claudius Loudon, popular in the first half of the 1800s. Taylor's other plans exhibited more of the contemporary arts and crafts movement. (Tipples p.58)

Tipples identified (p.48) how Alfred Buxton would travel around rural areas and visit landholders and explain why shelter and windbreaks were necessary. The out of town implementation team included Edgar Taylor, John Frank Ridder and a Mr Painter. Ridder joined Buxton's in the early 1900s and was appointed him foreman Landscape Gardener on both North and South Island projects.

Tipples identified that Alfred Buxton as a garden designer passed through four discernible phases. The first was up until 1906 when Edgar Taylor was employed. The second was whilst Taylor was draughtsman and landscape manager from 1906 to the early 1920s, when son Trevor Buxton took over some of the landscape reins from Alfred, until Trevor left in 1932. The final phase is when Trevor was no longer involved, except for draughting projects such as Government House in Wellington. Trevor Buxton was initially a pupil of Edgar Taylor, and attended the School of art at Canterbury College. His first known plan to be completed was in 1923, plan No. 232 for a farm down on the Waitaki at Ikawai. Trevor obtained a National Diploma of Horticulture in 1935, but there was no landscape design component. In 1934 Alfred Buxton successfully proposed the Institute of Horticulture offer a National Diploma of Landscape Architecture, however it was never taken up by the Institute. (Tipples p. 137) Trevor left his father's firm in 1932, preparing landscape designs of his own through until 1948.

After 1932, Alfred Buxton's design work has been fully attributed to him. (Tipples p. 138) Reportedly "His garden designs were still of the formal Edwardian kind, but were now richer in spatial terms. His Eskvale (Koponga) garden, at Ranfurly, is a gem of an early Renaissance layout. (it) has generated a warm microclimate and an inviting 'sense of place', a garden to be enjoyed, a pergola to be savoured, to sit in and to move through. The garden has human scale and proportion, and the walls and pergola columns are of smooth river boulders whose soft tones almost merge with the foliage.

As stated by Tipples (p.135) “we know little of Alfred Buxton’s landscaping prior to Edgar Taylor joining A W Buxton Limited in 1906. The only gardens for which many details are available are those built for his uncle in St. Albans (Rotorua) and at Leslie Hills. Upon those we have to base our assessment of Alfred Buxton’s initial landscape designs.” (*The Century Book of Gardening*. The Country Life Library, George Newnes Limited, Southampton Row, London. First edition 1900. pp.30-2) We do know that he had no particular landscape education as he had left school at the age of fourteen. He was apprenticed to Thomas Abbott and that apprenticeship and any earlier experiences of spectacular gardens in England must have been the design foundation on which he built. But the foundations are uncertain. William Robinson had attacked some of them in his book *The English Flower Garden* published in 1883. Those characteristics repudiated included carpet bedding, topiary, and rustic pergolas. Also Robinson attacked those parts of garden design which were the work of the architect such as Paxton’s landscape setting in Sydenham for a permanent home for the Crystal Palace. (Jane Brown. 1986. *The English Garden in our time – from Gertrude Jekyll to Geoffrey Jellicoe*. Antique Collector’s Club, Woodbridge, Suffolk, pp.40-1.) When Alfred Buxton became aware of these criticisms of accepted styles we do not know, but the extensive rustic work at Leslie Hills, Wharanui and Achray does not seem to be repeated in later years. (Tipples p.135)

Tipples was unable to identify the degree to which Taylor and Buxton each contributed to the design of a project – “it is not precisely clear where the boundary was, and how much freedom Taylor was allowed.” (Tipples p.135)

Edgar Taylor left Buxton’s in 1926. It was that year that a series of photographs were taken of Buxton gardens by Manners of Wellington, and a collection of large format prints was used for display purposes. A photo of the Queen Mary garden is in this collection, now held by Alfred Buxton’s grandson Andrew. A copy from the 3 foot by 1 foot original is included (page 37).

Rupert Tipples devotes Chapter 12 to “TO KEEP OR NOT TO KEEP, IS THAT THE QUESTION?” He begins with the example of the destruction of the 1916 A W Buxton garden through the motorway extension through Porirua. “While certain shrubs were saved they represent only a trifle compared to the loss of the historic landscape and the loss of the social environment of some of the people of that time.” (Tipples p.143)

The New Zealand Historic Places Trust activities include the identification and recording of historic gardens. For some sites questions arise as to which garden should be restored or maintained – the original layout or some later layout, or some combination of the gardens of different periods.

Tipples states that an historic garden has been defined as “an architectural and floral composition which is of interest to the public from both an historical and an artistic point of view.” (Max Bourke. *How will my garden grow? A philosophy for the restoration of historic gardens*. Journal of Garden History, 1983, 3, 1: 50)

In his classification of Buxton gardens for conservation, Tipples includes some public urban gardens and a rural institution garden.

The UK Garden History Society, which surveyed the historic gardens of Britain, identifies “Gardens, parks, designed landscapes, designed grounds and places of recreation are of historic interest when:

- a) ... they illustrate some aspects of the history of such places or of the history of gardening or horticulture. In this respect they may provide examples of the work of a particular designer, or have features of a particular period or of a particular style.
- b) ... they have significant historic associations with perhaps a particular person or event.
- c) ... they have a group value of buildings, and the group value is of historic interest or when they provide the setting for a building of historic interest.” (Tom Wright 1982. *Large Gardens and Parks – Maintenance, Management and Design*. Granada Publishing Ltd, St Albans, Herts. p.128)

In 1989 Rupert Tipples reported that in New Zealand there was no statutory provision for the listing of gardens of historic interest. Tipples asked (p.146) “*Do gardens designed by Alfred William Buxton himself, or by one of his companies, meet these definitions or their New Zealand equivalents? As stated by Ron Flook, they do, then we have gardens which merit conservation*”. (endnote 384 re. Australian ICOMOS definitions for conservation, restoration and preservation)

Mona Vale is an example of a Buxton-designed garden developed as a private residence, now public and belonging to Christchurch City. Rotorua, in Rossall Street Christchurch, was identified by Tipples in 1989 as the oldest surviving Buxton garden. He notes a feature of surviving old gardens is the dominance of the mature trees.

Tipples noted that “*While conducting the study, I became aware of the standing of Alfred Buxton in communities where I had not expected him to be known. His standing made me think about some form of permanent memorial to his inspired efforts and those of his staff. What memorial could be better than the preservation of some of the finest examples of his work.*”

Further research is required to ascertain the specific roles of the key professionals who designed and developed the early Queen Mary site.

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- Thanks to John Adam, Rupert Tipples, Rosemary Ensor, Roger Simpson, Robert Crawford, Ron Flook, Graeme Densem, Macmillan Brown Library, Pam Wilson, Robyn Burgess, Archives New Zealand, Roland Foster, Michael Jones.



## THE CONCEPT OF THERAPEUTIC LANDSCAPE – AN INTERNATIONAL CONTEXT

Therapeutic landscapes are useful in the healing and recovery of illness as well as in the maintenance of health and well-being. Therapeutic landscapes are those reputed for having an enduring reputation for achieving physical, mental and spiritual healing (Gesler, 1993. *Therapeutic Landscapes: Theory and a case study of Epidauros, Greece*. Environment and Planning D: Society and Space 11:171-89) Whether such landscapes are associated with healing or maintenance of health and well-being, they generally have an affinity or a strong sense of place to those experiencing them.

Sense of place defines the identity, significance, meaning, intention, and felt value given to a place, often a result of experiencing it over time. A place is thus experienced without deliberate and self-conscious reflection, but is full of significance. The subjective experiential knowledge that give such places significance, meaning and felt value, that bond between people and place or “setting”, includes non-visual senses such as the smell, hearing, touch and taste of such places.

Authentic places, caring therapeutic environments with a strong sense of place, are usually achieved through a long-standing relationship with the environmental, individual and societal factors of a certain place. People bring to a place their own experiences. The authenticity of a landscape contributes to a landscape’s therapeutic effect. Through personal attachment to place, a person acquires a sense of belonging and purpose, which give meaning to his or her life. This affiliation with place is often experienced as a sense of being comfortable, familiar and “really me”.

From the University of Michigan, Kaplan and Kaplan have documented extensive research on people’s perceptions or and preferences for nature and naturalness, and the importance of vegetation in the restorative environment. (*The Experience of Nature: a psychological perspective*, Rachel Kaplan and Stephen Kaplan, 1989. Cambridge University Press. Ch.6 “The Restorative Environment”)

*“When pressures have built to a critical point people say they have “to get away from it all” or “to escape”. These expressions suggest the need for a change of venue, but they ignore the fact that where one is headed may be as important as where one is coming from.”* (p.177) The Kaplans examine the qualities that characterise a restorative environment and to explore the psychological benefits that such environments make possible. What makes an environment serve a restorative function for a frazzled, hassled, worn-out, or irritable individual?

Restorative settings are often described as being “in a whole other world”. The surrounding environment has been identified as important in achieving a restorative experience. The distinctiveness and separateness of the experience from the workaday environment may be as important as the literal distance. Even a relatively small natural environment can contain certain physical features that help make it vast conceptually. Also, for a feeling of extent, an interrelatedness of immediately perceived elements can constitute a portion of a larger whole. There can be a sense of connectedness between what one is experiencing and what one knows of the world as a whole. More important than size is the sense that there might be more to explore than is immediately evident.

The Kaplans have identified the value of such restorative settings. Aesthetic natural environments give pleasure, they are satisfying to experience. People can “clear their heads”. Such settings support human functioning. They provide a context in which people can manage information effectively. They permit people to move about and to explore with comfort and confidence. Such environments foster the recovery from mental fatigue. They permit tired individuals to regain effective functioning.

The Kaplan’s have identified the final level of restorativeness that is demanding on the quality of the environment and the duration required. A deeply restorative experience is likely to include reflections on one’s life, on one’s priorities and possibilities, on one’s actions and one’s goals. Perhaps the “sacred grove” mentioned by the ancient philosophers is indeed the ideal setting for carrying out this important reflective activity.

The relationship of people and the natural environment spans from the pragmatic to the spiritual. On the pragmatic side is the array of health benefits, both mental and physical, that result from restorative experiences. There may also be a substantial impact on what are called human errors, which result when mental fatigue leads to reduced attentiveness and to clouded judgement.

On the spiritual side is the remarkable sense of feeling “at one”, a feeling that often occurs in natural environments. The lofty spiritual domain and the mundane practical aspects may have much in common. In the context of the natural environment these themes converge to a remarkable degree.

*The Kaplans conclude “As psychologists we have heard but little about gardens, about foliage, about forests and farmland. But our research in this area has brought us in touch with a broad range of individuals for whom these are salient and even, in their own terms, life-saving concerns. Perhaps it is time to recognise this resource officially for what it is, time for governments and mental health professionals and economists to acknowledge what many others have already figured out. It is rare to find an opportunity for such diverse and substantial benefits available at so modest a cost. Perhaps this resource for enhancing health, happiness, and wholeness has been neglected long enough.” (p.198)*

*The Kaplans found that ‘What appears as vacant land on the land-use map in the planning office is often regarded as a treasured patch of natural environment at the local level. The value that the public at large tends to place on nature, however, extends well beyond the local. Benefits are also derived from natural areas that can be visited or seen in passing. There can even be substantial satisfaction from “knowing that it is there”.’*

*They identified the importance of scenery as a natural and psychological resource; the potential power of wilderness, both in a literal and in potential to tramp and camp; they then identify that “nearby nature and gardens deserve far more standing than they are usually accorded. Viewed as amenity, nature may be readily replaced by some greater technological achievement. Viewed as an essential bond between humans and other living things, the natural environment has no substitutes.” (pp.203-4)*

The idea of a healing garden is both ancient and modern. Healing refers to the beneficial process that promotes overall well-being. The idea that access to nature could assist in healing was all but lost last century. Rather than healing gardens, landscape works came to be seen as mere decoration to offset health care buildings.

Research has identified that gardens provide an important healing or therapeutic role in relief of physical symptoms, stress reduction, and, an improvement in an overall sense of well-being.<sup>8</sup> Garden elements that stimulate healing have been identified – trees, vegetation, greenery, also grass, water, sky, rocks, flowers, birds).

Given the choice, high proportions of stressed (but not necessarily medically ill) people select natural or designed outdoor settings to find solace, and to evoke a calmer and more balanced mood. The research identifies that those elements that the general public associates with a garden – green, growing things – are exactly what people seek in order to destress outdoors in a medical setting. Specifically designed healing gardens are now being constructed in some existing and new hospitals internationally. Queen Mary Hospital provided such a resource.

Recommendations for hospital garden design at the end of the 18<sup>th</sup> century are very similar to more recent research findings on the healing benefits of a view onto vegetation for patients recovering from surgery (Ulrich, 1984).

*“A hospital should lie open, not be encased in high walls. The garden should be directly connected with the hospital, or even more so, surround it. Because a view from the window into blooming and happy scenes will invigorate the patient, also a nearby garden encourages a patient to take a walk ..... The plantings, therefore, should wind along dry paths, which offer benches and chair .... A hospital garden should have everything to enjoy nature and to promote a healthy life. It should help forget weakness and worries, and encourage a positive outlook .... The spaces between could have beautiful lawns and colorful flower beds ..... happy waterfalls could reach your ear through shadowy bushes. Many plants with strengthening aromas could be grouped together. Many singing birds will be attracted to the shade, peace and freedom. And their songs will rejoice many weak hearts”* (Hirschfield late 18<sup>th</sup> century)

In the seventeenth and eighteenth centuries, the dual emergence of scientific medicine and Romanticism fortuitously combined to encourage the re-emergence of usable outdoor spaces in hospitals. Scientific medicine prompted pavilion hospitals with outdoor spaces between wards. The rise of Romanticism prompted a reconsideration of the role of nature in bodily and spiritual restoration. Outdoor spaces began to be viewed again as an intrinsic component of the healing environment.

The public health reformer Florence Nightingale was enthusiastic about the new hospital planning of the 19<sup>th</sup> century – *“Second only to fresh air ... I should be inclined to rank light in importance for the sick. Direct sunlight, not only daylight, is necessary for speedy recovery .... I mention from experience, as quite perceptible in promoting recovery, the being able to see out of a window, instead of looking against a dead wall; the bright colors of flowers; the being able to read in bed by the light of the window close to the bed-head. It is generally said the effect is upon the mind. Perhaps so, but it is not less so upon the body on that account”*

By the end of the 19<sup>th</sup> and beginning of the 20<sup>th</sup> centuries, there were rows of beds out on sun porches and roofs. At this time there was a dramatic change in the treatment of psychiatric patients and in the design of psychiatric hospitals. Psychological nurturance began to replace physical punishment as the core of treatment. New asylums were laid out with peripheral grounds and plantings to protect the patients from curious onlookers; landscape vistas were created to provide therapeutic experiences; and grounds

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<sup>8</sup> Marcus, Clare Cooper and Marni Barnes. *Healing Gardens. Therapeutic Benefits and Design Recommendations*. 1999. Wiley, New York. Introduction.

maintenance, gardening, and farming became intrinsic components of the therapeutic regime (Warner, 1994. pp. 30-37)

Marcus and Barnes (1999) surveyed acute care hospitals in the United States and were disappointed to find that *“the hospital garden in the late twentieth century had become an invisible and ignored amenity, and awareness of its possible restorative benefits had been lost in the world of high-tech machines, high-cost drugs, and increased medical specialization.”* However there has been a significant shift in public opinion toward people taking care of one’s own health. People experiencing stress are well aware that spending time in nature has a healing effect.

Part of the significant paradigm shift is the interest in healing and sanctuary gardens in both residential and healthcare settings. It is an appropriate time to reconsider the therapeutic value of nature and gardens in medical facilities.

**Psychiatric Hospitals** by Naomi Alena Sachs. (Ch.6. **HEALING GARDENS** in *Therapeutic Benefits and Design Recommendations*. Clare Cooper Marcus and Marni Barnes, 1999, John Wiley & Sons, New York.

A brief overview provides a context for the character of the Queen Mary Hospital site as it has been developed over more than a century. Naomi Sachs reviewed outdoor spaces in psychiatric healthcare facilities, including freestanding hospitals where the grounds are at least several acres. She found (p.235) that the structure and character of the outdoor space in mental health facilities is often connected to the time period in which the institution was built; and, the way that it is used presently and has been used in the past is usually linked to broader social and medical trends in psychiatric care.

Through case study analysis she identified facilities with exemplary outdoor spaces, in particular examples of hospitals built in the late eighteenth through the early nineteenth centuries with grounds designed in the pastoral English style. She also reviewed clinical empirical research providing indicators about the use of outdoor space by both patients and staff.

In Europe, *‘The idea of the outdoors as restorative is not new or even modern. People’s connections with and use of both “natural” and designed environments for physical, mental and spiritual well-being has been well-documented. This notion of “nature as healer” has waxed and waned over the centuries, as has the institutionalised use of the outdoors as a therapeutic component of healthcare. Less common has been the deliberate use of the outdoors for the amelioration and/or cure of mental illness. The degree to which the outdoors is utilized by psychiatric care facilities as a therapeutic tool has fluctuated, usually in connection with the broader cultural zeitgeist. As early as the fifteenth century, physicians included outdoor recreation as a distinct part of a planned therapeutic programme. Again, in the mid eighteenth to the early nineteenth century, outdoor spaces were highly valued for improving the mental health of psychiatric patients, and hospitals were designed for easy access to the surrounding grounds. Windows were directed outward, gardens were planted, and farming programs were implemented in order to allow patients’ contact with the natural environment around them. In the twentieth century, scientific advances in healthcare, as well as complex interaction of sociocultural and economic forces, have led to the neglect and even denial of the outdoors as part of a therapeutic milieu. Generally, the value of the outdoors as salubrious for people with psychiatric problems has been seen as strongest*

*when two ideologies are present: when psychiatric care is focused on the patient as a unique individual, so that the quality of the patient's total social and physical environment is viewed as important to his or her well-being: and when the natural environment is seen as something favorable for the physical and mental well-being for all people. At the present time we are in another "upswing", in which gardens and nature are once again being seen as not only beneficial, but essential for the health of people, particularly those suffering from psychiatric and other illnesses.'*

*'The European Romantic Movement of the eighteenth century was the gestation period for much of that century's hospital reform. The therapeutic connection between medicine and the outdoors coincided with the revival of pastoralism; gardens (and nature in general) came to be thought of once more as places of bodily and spiritual restoration. Romanticism was "an all-pervasive cultural movement that sought to unite human emotions with morality and nature,"<sup>9</sup>; and much like the Renaissance of the fifteenth century, this movement had a profound impact on almost every aspect of life – including science, education, art, and medicine – in Europe at that time.'*

Sachs describes institutions built in Europe from the 1790s that embodied the trends of the Romantic movement, one asylum taking the form of a country hospital with gardens planted in the open English landscape style, another located for fine views out in all directions. A 1785 French instruction book stipulated pure air and water, promenades of trees to give the patients some sense of freedom yet protect them from the sun, and, several groups of buildings only one story high. The redesign of one institution involved several separate outdoor areas for a particular mental affliction – *"The melancholy were to console themselves among the trees of the central garden, while the senile could walk around the periphery under the lindens"*<sup>10</sup> In other institutions of the time, patients were in locked cells. Innovations in both the physical environment and in treatment were copied everywhere throughout Europe and psychiatric care institutions changed from prisons to hospitals. Farming, gardening and daily walks outside became part of the "moral treatment" programmes *"to resocialise the patient by creating a social and physical environment that would allow his or her own resources for reasonable behaviour to reassert themselves."*<sup>11</sup>

In Britain in 1847 there was a call for a change in design, *"The external aspect of an asylum should be more cheerful than imposing, more resembling a well-built hospital than a place of seclusion and imprisonment. It should be surrounded by gardens and a farm."* (Conolly 1847<sup>12</sup>) A pamphlet in 1870 instructed there should be at least one acre for every four patients, to allow agricultural employment, exercise and recreation, and this land was to be in the sun. British institutions built then provided open space for exercise, recreation, gardening and farming.

Similarly the United States built psychiatric hospitals during the mid 1800s with grounds designed in the English landscape style, with rolling hills, groves of trees, paths throughout, and formal, more intimate gardens closer to the buildings. This reflected not only the European hospital trends but also the larger trend in the States toward parklike English landscape. During this time their first landscape architect, Frederick Law

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<sup>9</sup> (Warner, S. B. 1955., "Restorative Gardens: Recovering Some Human Wisdom For Modern Design" Unpublished report p.25)

<sup>10</sup> Thompson, J.D. and G Goldin. 1975. *The Hospital: A Social and Architectural History*. New Haven, CT: Yale University Press.

<sup>11</sup> Sachs page 239.

<sup>12</sup> Taylor, J. 1991. *Hospital and Asylum Architecture in England, 1840-1914: Building for Healthcare*. London: Mansell Publishing Limited.

Olmsted contended that “*pastoral park scenery, with a gracefully undulating greensward and scattered groves of trees, was a powerful antidote to the stress and artificiality of urban life.*” He felt strongly that such scenery promoted a sense of tranquillity. Grounds for hundreds of hospitals and asylums were designed, 150 years later some remain in operation with their extensive grounds based on the English pastoral model, still enjoyed by in- and out-patients as well as staff. An Iowa development in 1871 “*involved patients in the therapeutic planting of native trees and shrubs on the asylum grounds*”.<sup>13</sup>

Sachs records (page 244) the increased use of occupational therapy, including horticultural therapy, in both mental and general care hospitals as a positive aftermath of World War I in Europe and the United States. Programmes included farming and gardening. Hospitals added gardening to their occupational therapy programmes, with the intent that veterans would “*turn their thoughts from their experiences of destruction toward acts of creation*”<sup>14</sup>

By World War II the process of paying attention to all aspects of the patient’s hospital environment had become a well-respected form of treatment. Sachs identified (page 245) that ironically, newer American hospitals were then turning further away from an architecture that allowed for this type of patient care. Also, that change in American medicine strongly influenced the way outdoor space came to be excluded from patient care. She identified that “*Moral treatment (which was environmentally and behaviourally based) and the importance of the patient’s physical environment – both in and out of doors – receded into the background.*” From the 1960s the belief that mental illness was a physical disease led to the conclusion it could be cured with medicine and science. Occupational therapy was seen as ineffective. The importance of experiential therapy and patients’ relationship to their environment diminished significantly.

In parallel there was the emergence of environmental psychology and this has fostered interest in outdoor space as part of the therapeutic environment. Whilst now accepted in theory by healthcare professionals, as noted by Sachs (page 247), outdoor space in newer institutions is often utilised only if there is money left over or a donor specifies such a project. She identified that “*This ignorance of the potential of the outdoor spaces is partially due to the dearth of research and scientific evidence “proving” that such design would positively affect both patient and staff quality of life; it is also due to the scattered nature of the information that does exist.*”

## LITERATURE REVIEW

Literature on the use of outdoor space as a therapeutic tool in psychiatric care is scarce. Within the fields of environmental psychology and environmental design, there have been numerous academic studies by researchers documenting the salutary psychological effects of nature and the outdoors on human beings, as well as studies of people’s preferences for specific outdoor environments. However the majority focuses on people from “the general population”, not on those with mental or even physical disabilities (Sachs, p. 249).

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<sup>13</sup> Tishler, W.H. (Ed.) 1989. *American Landscape Architecture: Designers and Places*. Washington, DC: The Preservation Press.

<sup>14</sup> Warner, 1955. *Restorative Gardens: Recovering Some Human Wisdom For Modern Design*. Unpublished report. p.59.

However as identified by Sachs, in recent years the idea of nature as therapy has been recognised, and even embraced, by people outside of the fields of horticultural therapy and environmental design. Designs for “healing gardens” have been publicised in landscape architecture, popular garden design, and even more mainstream magazines and newspapers. She identifies that many hospital administrators are currently requesting designs for such healing gardens for their outdoor spaces, roofs and courtyards.

Sachs analyses examples including **Butler Hospital**, Rhode Island, a small, private mental healthcare facility on 110 acres. She notes ‘*The grounds are still characterized by the English or “parklike” landscape in which they were originally designed, with rolling lawns and groves of trees interconnected by streets and pathways leading to the various outlying buildings. Natural woodlands border much of the grounds. Many of the original buildings still stand on the campus, some dating to the mid and late 1800s.*’ The comprehensive programmes held on the Butler Hospital campus include the Alcohol and Drug Treatment Services. Designed by an architect-psychiatrist, the hospital was developed from farmland in 1844 and the design of both the buildings and the land surrounding the facility was seen as an essential component of the restorative treatment of the hospital’s patients. The “*patients would gaze out on the surrounding countryside: In every direction the eye rests on dense groves which give to the landscape an air of retirement and repose exceedingly appropriate to the character of the establishment.*” As occupational therapy, patients grew fruits and vegetables and raised dairy cattle for milk production, for the hospital and for sale beyond. This work “*furnishes employment to the patients which, in promoting the bodily and mental health, is of incalculable value.*” (Sachs p.253). The landscape architect H.W.S. Cleveland was hired in 1859 to improve the grounds. A greenhouse was constructed and flowers grown “in such luxuriant profusion that patients have been attracted to it during the year as to a delightful resort. Indeed it would be difficult to overestimate the value of this addition to our resources of treatment, so large a factor has it been in cheering the sick and promoting welfare.” A stable was also built, from which patients were taken on carriage rides around the grounds and countryside. Physical and recreational therapy were considered key tools to resocialize patients.

During the years 1895-1912, the Olmsted sons were employed as landscape architects for the hospital, providing topographic and planting plans for both old and new areas. A 1944 brochure stated “*in these days of rapid transportation and the development of machinery for every task, we tend to neglect the natural interests and beauties all about us and to concentrate on events and activities that cause tension and at times almost confusion, it can easily be understood why a quiet walk in the country with the appreciation and knowledge of natural beauties can help one to relax, turn one’s thoughts outward, and produce a calm and an interest that is most health-giving. With this new appreciation and understanding of natural beauties and their development and utilization, many patients will return to their homes with an added vocational resource which will help them to keep well with an improved pattern of life.*”

Sachs records that Butler Hospital retains much of its original pastoral grounds. Most of the grounds, including the main entrance, are not fenced or guarded in. “*The sense of separation is obtained through the distance from the neighbours and the thick screen of natural woodlands.*”

“*Clients from the Intensive Treatment Unit, who are often lacking in concentration and slowed down or disoriented due to medication, go outside for walks more than other*

*groups. Going outside, even just for a walk or to sit on a bench, may be particularly important for these patients, since many of the other more rigorous activities are difficult or impossible.*

*The secluded pastoral setting, with its wide open green spaces bordered by tall trees, creates a space that feels open and free, yet t the same time sheltered and safe”.*

*For staff, “the hospital’s outdoor spaces and scenery provide a restorative environment that reduces stress and adds to their quality of life. ... We do something outside every day. It’s like a little vacation. Its wonderful to work in a place that is so beautiful that you actually want to stay after your work day is over! It’s unbelievable what a difference it makes – out of all the places I’ve interned, t5his is by far the greatest.”*

*“The beauty of the grounds and the opportunity to use the grounds for outdoor activity enables staff to cope with the high stress of the work: ‘It’s an emotionally draining job, so it’s nice to get out and away from what’s going on inside – you feel much more balanced after being outside.” (Sachs p.258) Most staff enjoy the pastoral views and peaceful atmosphere.*

Sachs states that Butler Hospital is a good example or a late nineteenth century mental hospital: The main and auxiliary buildings stand on a large piece of property, slightly removed from downtown, which has been landscapes in the English pastoral style. According to Sachs, patients, staff, and visitors alike reportedly enjoy and benefit from the naturalistic setting and the opportunities for outdoor activity.

**The Retreat**, York, England is a 200-year old psychiatric facility, including treatment for substance abuse. The philosophy for The Retreat embraces spiritual values as a part of life.

*“We believe that spiritual values at The Retreat should find expression above all in respect for each person as a spiritual being. It is not enough to balance the chemicals in the blood-stream, it is not enough to address the emotional needs of patients and their families, it is not enough to share information and decisions with patients as they are able – though all these things may be good and necessary. We have to work with the hunger for meaning, the in-built sense of direction and the qualities of hope, fortitude and compassion, which each can bring to bear on their own problems and those of others. .... We believe that beauty and peacefulness are important.”<sup>15</sup>*

The 38 acre extensive grounds of The Retreat provide a large dose of “beauty and peacefulness” and there is public open space on three sides. Whilst benefiting from a sense of separation and protection provided by the treed boundary, there are views out to pastoral countryside with lines of limes, chestnuts and beeches. The farming component has gone. The gardens are primarily used for strolling, and provide a restful view for the less mobile.

Whilst patient involvement in the grounds decreased through last century, return to a program of participatory gardening and a purpose built horticultural therapy unit in 1990, with an organic garden for occupational therapy and casual use planned (Sachs, 1999, p. 281). Sachs identified that the established gardens at The Retreat convey an element of rooted timelessness and history.

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<sup>15</sup> Britton, Rachael. 1995. *Spiritual Values of The Retreat* The Retreat Annual Report, York, UK, pp.30-31.



Interviewing some patients, two teenage girls reported to Sachs that they used the garden almost every day, each on her own, one on a special route the other exploring “nooks and crannies”. They also have rooms overlooking the gardens. Comments such as “a garden makes it worth living” and “flowers give me hope” indicate how a garden augments these patients’ more traditional therapeutic treatment. They also describe a room that looks out at a brick wall, saying “Everyone on the ward hates that room, we all talk about how we would go crazy if we had that room.” A patient assisted in regularly accessing the garden said it made all the difference in her recovery – *“I would not have begun to get well.”*

A medical centre in **Blackthorn, Kent** (UK) includes a 22 acre Garden Project initiated in 1991. The project provides rehabilitation through work for people with various mental and physical conditions that have not responded to conventional medical approaches. The Project includes:

- A quiet flower garden with trees, lawns, and benches used by patients and members of the community, and for fund-raising events.
- A greenhouse and shade-house where house and garden plants are raised for sale.
- Extensive vegetable gardens.
- A café serving daily vegetarian lunches of organic produce raised in the gardens to staff, patients and neighbourhood.
- A kitchen where the meals are cooked and bread baked for sale in the community.
- A craft hut.

Everything in the garden is used. The garden has three main objectives:

- To provide rehabilitation and community support for people who have not responded to other treatments;
- To create an environment which encourages social integration and cultural activity; and,
- To encourage all the various disciplines involved in community care and mental healthcare to meet and work together more effectively and efficiently. (1995)

Individuals referred to the Medical centre are taken on as co-workers, not patients or clients. The Garden Project *“aims to restore, through work, a sense of usefulness and meaning, rebuild confidence and self-esteem, and to emphasize the strong and healthy side of the coworker, rather than just focusing on their illness”*.

At the **Homewood Health Centre** in Guelph, Ontario, Canada, a psychiatric hospital established in 1883, the landscape has large blocks of second growth forest framing open lawn areas, planting beds and specimen trees. Reduced maintenance have changed the character and user opportunities over time. Much has become virtually inaccessible outside of the well-used pathways.

From master planning in 1996, research projects have sought to:

- Assess the existing use of the grounds by patients and staff through surveys and structured behavioural observations;
- Understand patients’ behavioural and visual preferences using a custom-designed computer survey;
- Develop a “special places” map of the site based on patient and staff interviews and mapping exercises; and,
- Link patients’ expected experiences while viewing a video with physical qualities of the special places in order to create a planning and design framework applicable to the entire site.

The “special places” identified by staff and patients were mostly vegetated settings, often with unusual physical forms or spatial qualities. Groves of trees and stream walks were valued, and a place under a particular tree was identified by a number as making them feel relaxed and comfortable, even peaceful. One of the most significant locations was a circle of cedars 15 metres in diameter. Sachs notes (p.300) *“Many patients described this area as spiritual and groups of patients would often hold “healing” ceremonies within the circle.”*

*“It was evident that many patients had deep and personal attachments to specific settings based on their individual experiences. Many places that might have been overlooked or deemed common by the investigators, such as individual trees within a woodlot, were identified by patients and staff as places meriting recognition in planning and design.”* From researching people’s responses to the settings, and using the existing substantial literature on person-environment interactions, the site re-designers were able to develop principles for creating places for experiences based on a better understanding of the experiences derived from places. Setting diversity was identified to be essential to allow patients, visitors and staff to select those settings that best meet their perceived behavioural and experiential needs.

The Queen Mary Hospital had been closed for some years by the time of our assessment. There were no staff or patients present on to interview regarding the range of landscape values of the site, however patients’ accounts have been read<sup>16</sup>, some spoken to, and former staff contacted - *“the village, the hospital and the surroundings is a lovely peaceful place.” “I have been here only a few days, but already I fully appreciate the air of spirituality of the hospital environs that I had heard so much about. I can see how this serene atmosphere has provided the perfect setting for the recuperation of the ill.”*<sup>17</sup> *“We came to believe that a power greater than ourselves could restore us to sanity.”* Without spiritual awareness *“recovery from alcoholism is considered virtually impossible”*.<sup>18</sup>

The Queen Mary staff recognised the role of horticulture in healing. Former head gardener Roger Simpson (1988 – 1993) was instrumental in developing The Spiritual Garden, deliberately locating it along the faultline, and including plant material from around the country. Environmental art was used to take people on a creative journey.<sup>19</sup>

Horticultural programmes varied over time at Queen Mary, varying from “work therapy” to “fun” to full “horticultural therapy”. Patients assisted in kitchen gardens, flower gardens, gathering leaves and other grounds’ maintenance. Barrows of flowers regularly filled the hospital rooms.

A horticultural therapy programme was developed involving the whole site as it was considered very important to enable patients to have a relationship with the earth, to become “grounded”, to heal. From international experience with addiction treatment, there was recognition of the use of gardens therapeutically. The focus became about the land and the spirit, and The Spiritual Garden grew from that. A full therapeutic

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<sup>16</sup> *One Day at a Time. A New Zealand alcoholic’s journey to recovery.* Hans Petrovic. Collins. 1990.

<sup>17</sup> *ibid.* page 15.

<sup>18</sup> *ibid.* page 18.

<sup>19</sup> Roger Simpson. pers.com. October 2004.

horticulture programme was operated during Simpson's term. Simpson revised the gardens' layout according to maintenance budgets.<sup>20</sup>

A garden can be healing and restorative through the aesthetics of nature, the beauty and enticement to go outdoors. A garden can be valuable to look out at. A garden can also be healing for people actively engaged in creating and maintaining it.

Research into landscape preferences suggests that the way that residents and staff have variously valued the landscape of Queen Mary is useful in assessing landscape values that may be worthy of retention and are appropriate for public use of the site.

If areas of the Queen Mary Hospital site are retained for public and/or holistic healthcare activities, then identified therapeutic landscape values might be protected and managed to continue in this therapeutic role.

*Therapeutic Landscapes. The Dynamic Between Place and Wellness.* Ed. Allison Williams. University Press of America. 1999.

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<sup>20</sup> Roger Simpson. pers.com. October 2004.





*Lucas Associates*

Prepared by **Di Lucas and Jeremy Head**  
Registered NZILA landscape architects

Marokapara  
351 Manchester Street  
Otautahi Christchurch  
tel. (03) 365 0789  
fax. (03) 365 0798

[theteam@lucas-associates.co.nz](mailto:theteam@lucas-associates.co.nz)  
[www.lucas-associates.co.nz](http://www.lucas-associates.co.nz)

## **APPENDIX 4: Historic Images**

### Queen Mary Hospital Historic Reserve Landscape Development Report

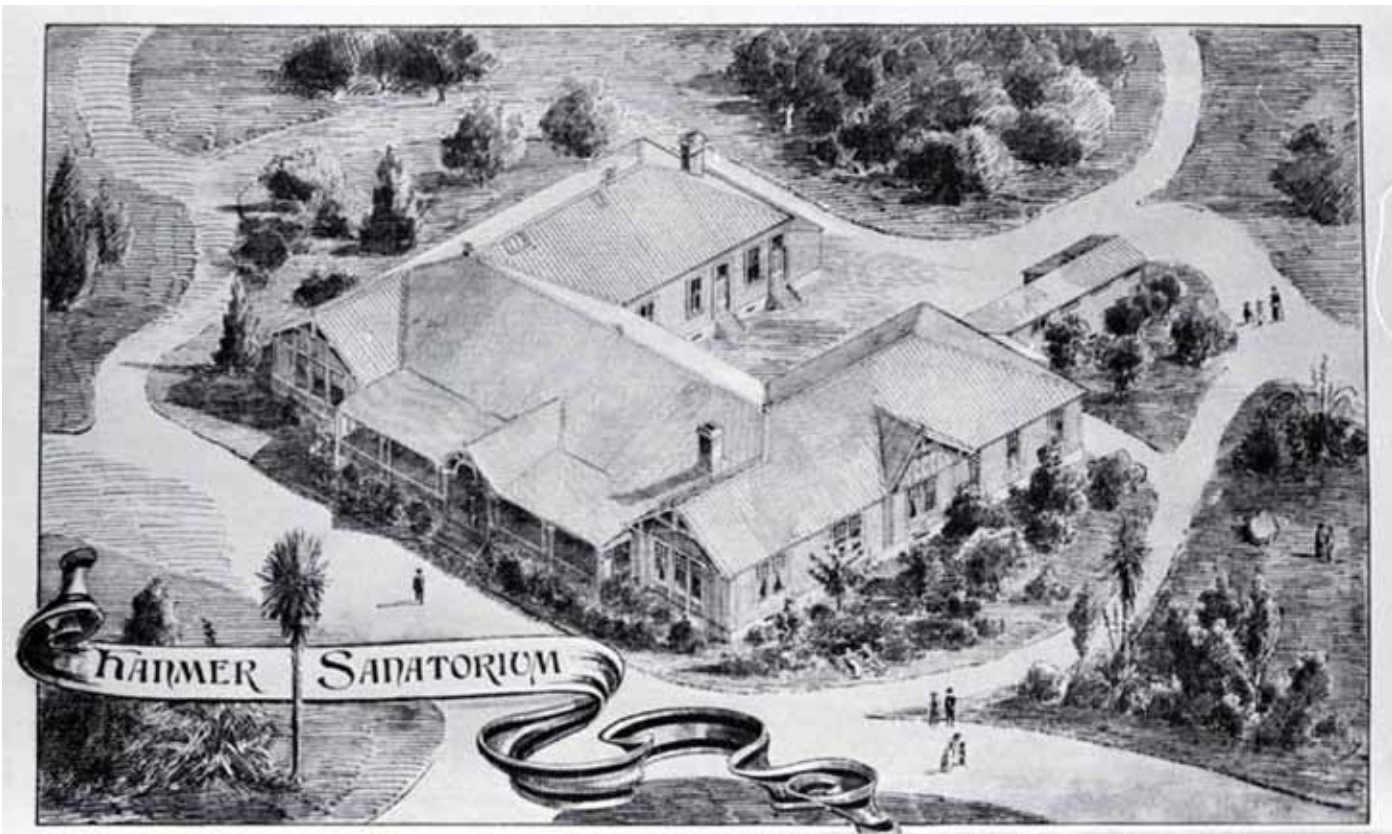


FIGURE 1: Sanatorium/Spa in c.1898. Source: Appendix to the Journals 1898, vol 1, C1, p 111. Negative. As sourced from the Opus International Consultants Heritage Assessment

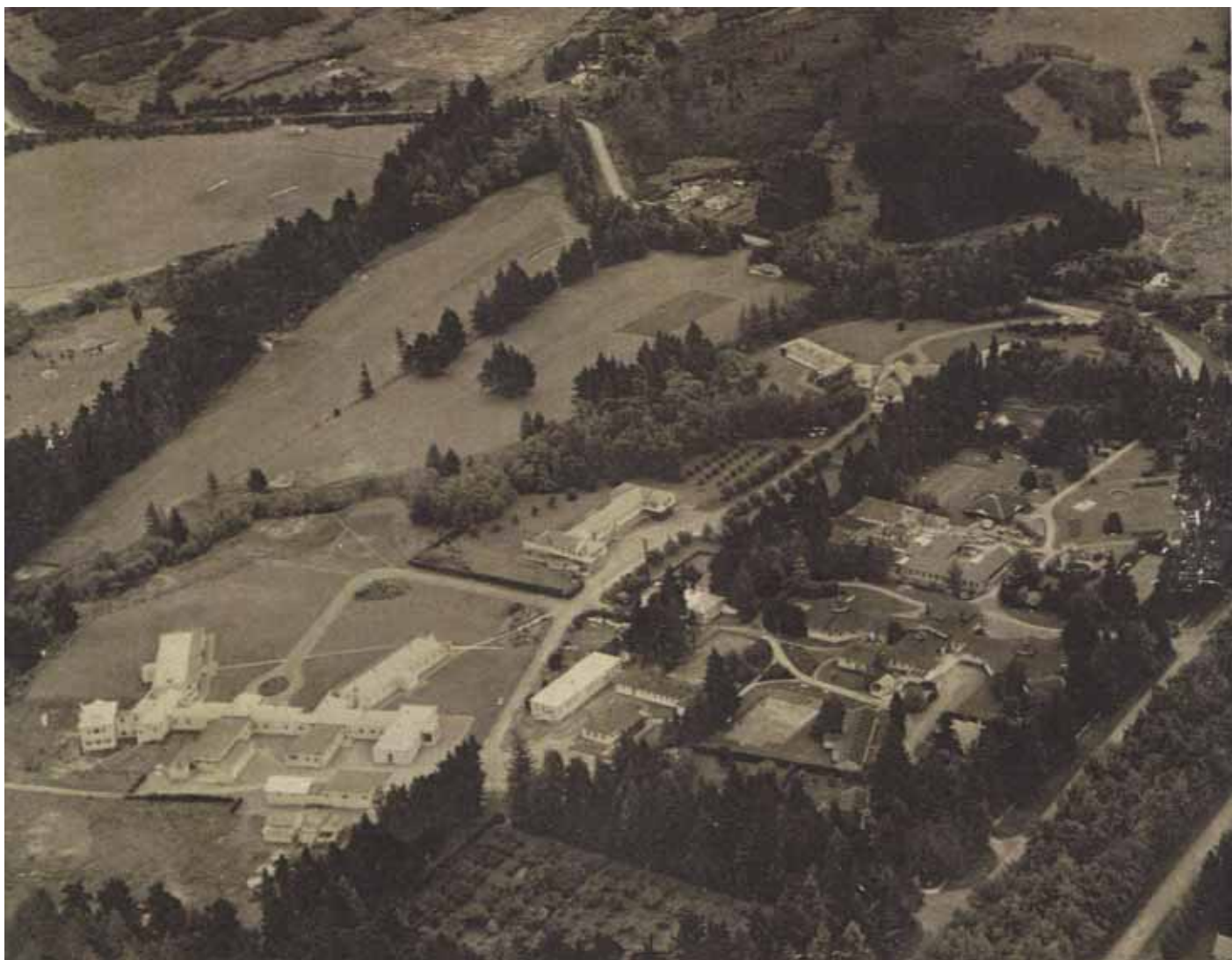


FIGURE 2: Aerial Photograph 'Queen Mary Hospital' 1946. Source: Archives New Zealand