

CHRISTCHURCH HOSPITAL STAGE 1 REDEVELOPMENT: AN ARCHAEOLOGICAL ASSESSMENT

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INTRODUCTION

Due to earthquake damage to the Christchurch Hospital, the Canterbury District Health Board (CDHB) are proposing to redevelop parts of the Christchurch Hospital complex (Figures 1 and 2). Stage 1 involves the construction of a new building in the northwest corner of the site, a two-level car park deck at the west end of the site (on Riccarton Avenue) and possibly an outpatients building on the 'St Andrews' triangle site. Initial discussions with the New Zealand Historic Places Trust (NZHPT) revealed the possibility that archaeological sites could be found during this work. As such, Warren and Mahoney commissioned this desk-based archaeological assessment of Stage 1 of the proposed works. This assessment has been prepared in accordance with NZHPT guidelines on preparing archaeological assessments.

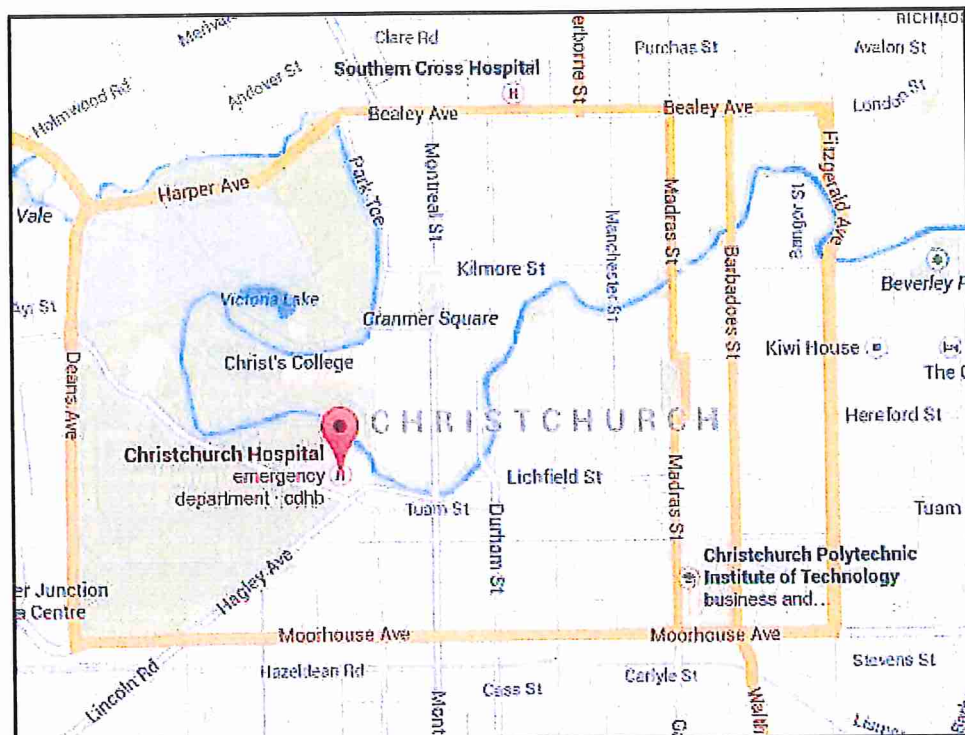


Figure 1. Central Christchurch, showing the location of Christchurch Hospital. Image: Google Earth.

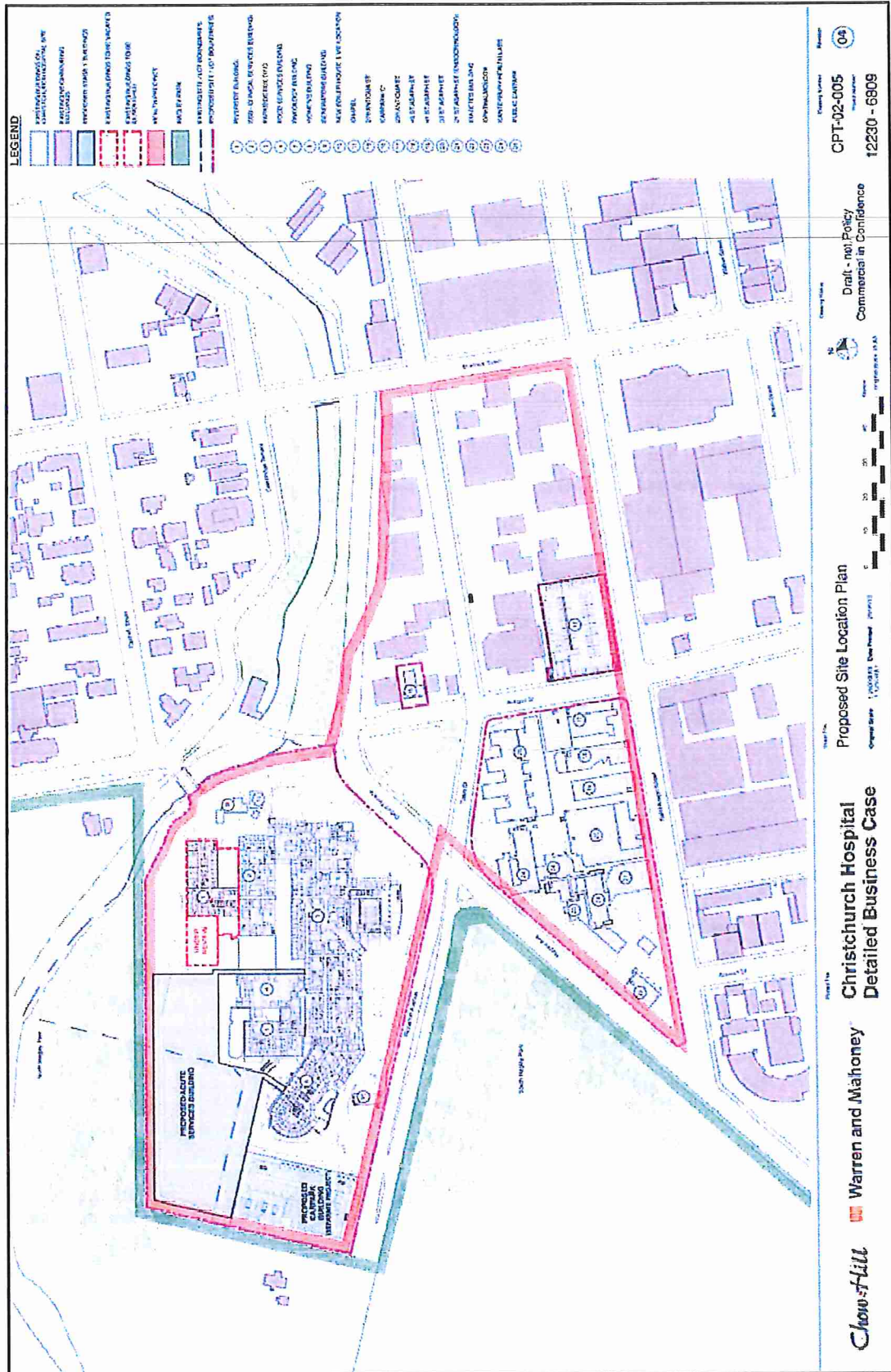


Figure 3. Christchurch Hospital, showing Stage 1 of the proposed redevelopment. Image supplied by Warren and Mahoney.

Project outline

Figure 4 shows the existing and proposed new legal boundaries of the main part of the hospital complex (the area bounded by Riccarton Avenue, Oxford Terrace, the Avon River and the Christchurch Botanic Gardens). It is proposed to erect new buildings on the areas described as Part Reserve 24 (CT CB464/210) and Area A on Figure 4.

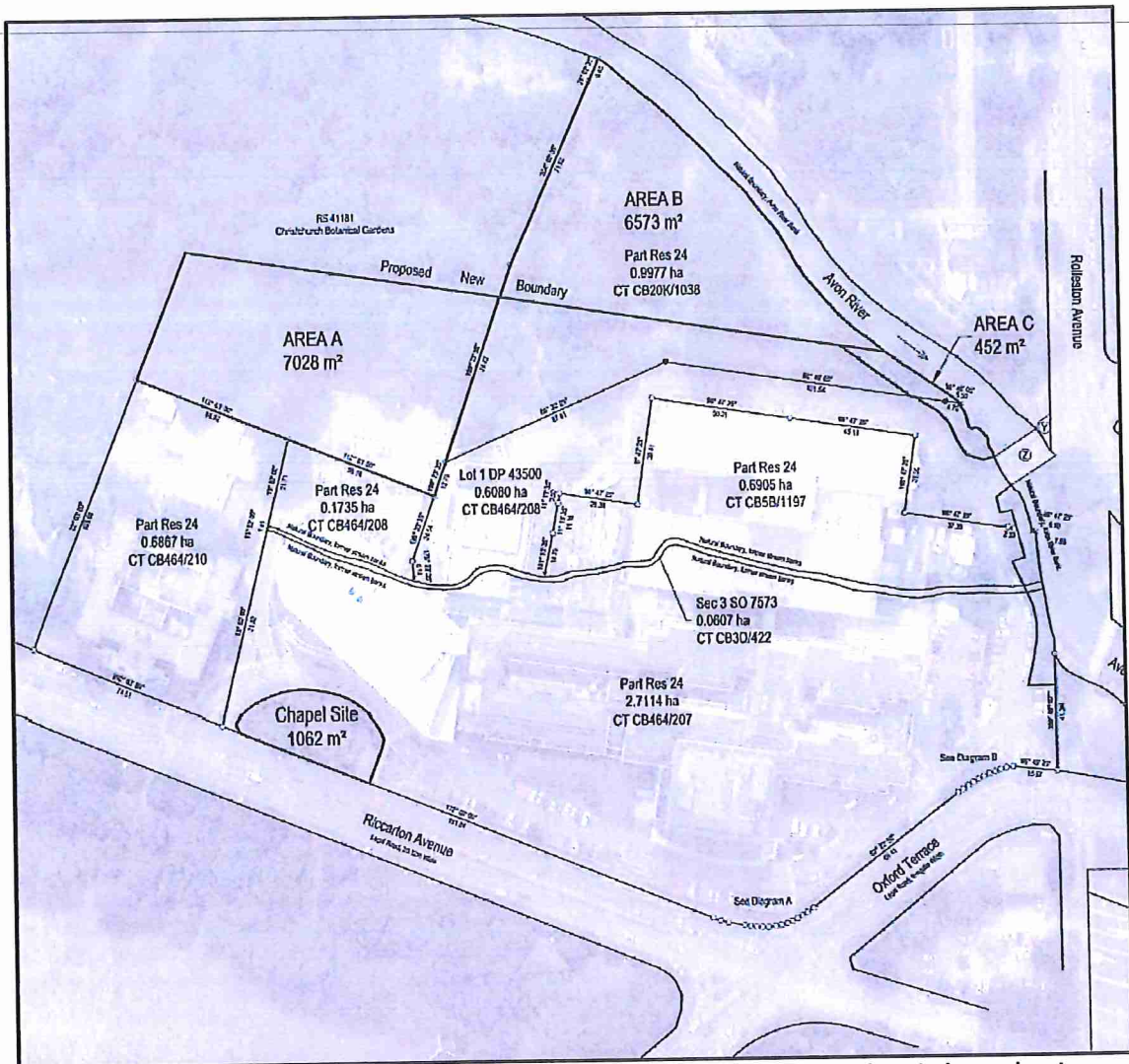


Figure 4. The existing and proposed new legal boundaries of the main part of the hospital complex. Image: Fox & Associates.

At this stage, no detailed plans of the development works are available. The proposed works, however, will require the removal of three existing buildings on the west side of the site: the outpatients building, the oral health building and Te Whare Mahana (Figure 5). One building on the St Andrews triangle will also need to be removed, if a new outpatients block is built there. Excavation for the foundations for the new buildings will then be required. The extent of these earthworks is not known.

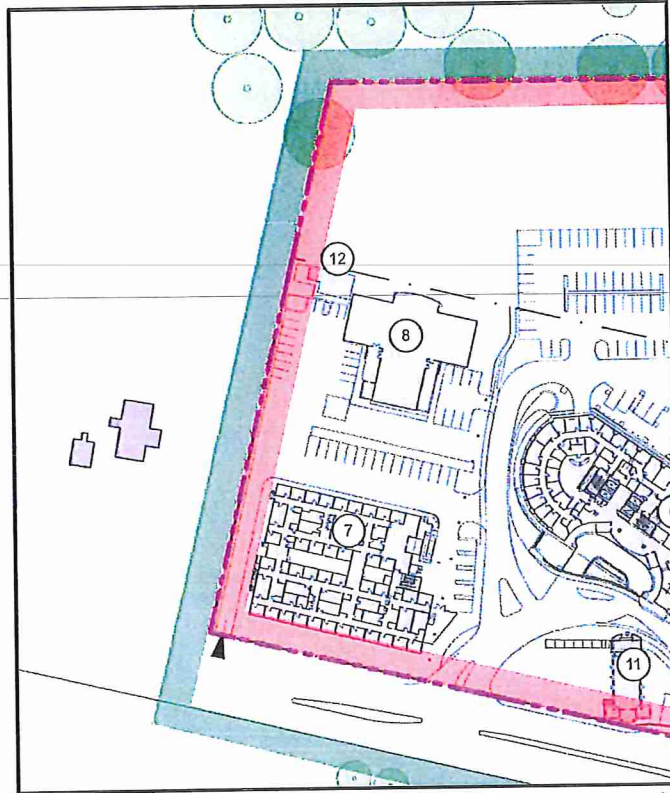


Figure 5. Buildings 7 (the outpatients building), 8 (the oral health building) and 12 (Te Whare Mahana) will be removed to make way for two new buildings.

STATUTORY REQUIREMENTS

The Historic Places Act 1993 provides protection for archaeological sites and is administered by the New Zealand Historic Places Trust. Under section 2 of the Act, an archaeological site is defined as:

“...any place in New Zealand that –

Either –

- (a) was associated with human activity that occurred before 1900; or
- (b) is the site of the wreck of any vessel where that wreck occurred before 1900; and
- (c) Is or may be able through investigation by archaeological methods to provide evidence relating to the history of New Zealand.”

Under the Canterbury Earthquake (Historic Places Act) Order 2010, the Canterbury Archaeological Officer is able to issue emergency authorities to destroy, damage or modify an archaeological site within three working days of receiving the application. The emergency authority can be exercised the day after it is granted.

METHODOLOGY

No site visit was undertaken. The history of the affected areas was researched using a variety of readily available secondary sources, including Druett’s *Exotic Intruders*, Lamb’s *Birds, Beasts and Fishes* and *Hospital on the Avon*. Historic plans were made available by the New Zealand Historic Places Trust and others were sourced from Landonline. Archsite was also searched for relevant archaeological information.

PHYSICAL ENVIRONMENT

Christchurch Hospital is located on the south bank of the Avon River. To its north and east are the Christchurch Botanic Gardens, to the south is Hagley Park and to the southeast and east is Christchurch's central business district.

HISTORICAL BACKGROUND

The Avon River has long been a site of significance to Māori in the Canterbury region. The river provided a transport network through the swamps of what is now Christchurch. As well as being a navigable waterway, the river was also an important source of food (water fowl and freshwater fish) and other resources, such as raupō. Two pā or villages are known to have existed within central Christchurch, both on the banks of the Avon. One is the Puari pā, located on the northwest corner of Cambridge Terrace and Hereford Street, and the other is Tuatahi pā, in the Kilmore Street, Cambridge Terrace, Oxford Terrace and Barbadoes Street area. In the 19th century, koiwi (human remains) were found at the former, and also near the modern YMCA building, not that distant from the Christchurch Hospital.

The post-1850 history of the area affected by the proposed redevelopment is comprised of a number of strands: that of the hospital itself, the Canterbury Acclimatisation Society, and St Andrew's Presbyterian Church.

Christchurch Hospital

Edward Jollie's 1850 survey of Christchurch placed the city's public hospital on a section that would eventually become home to the Canterbury Provincial Council buildings. No hospital buildings were ever erected on this section, with the first public hospital being established in Lyttelton. The hospital operated there until the late 1850s, when land was surveyed out of the 'Government Domain' for the public hospital (Wilson 2005: 269). This remains the site of many of the hospital's buildings today.

The first hospital buildings were built in the early 1860s (Figure 6). These were timber buildings, and were soon added to, and the complex had been expanded significantly by 1877 (Figure 7). Development of the site continued throughout the years, with numerous additions as the hospital and the population it served expanded. From 1975, the entire hospital was rebuilt, and no 19th century buildings remain standing (Wilson 2005: 268-269).

Figure 7 indicates that the hospital grounds included the area on the northern side of the stream between the hospital and the Avon River. This area was still part of the hospital grounds in 1958 and remain so today, a reserve "set aside in trust for the purpose of pleasure-gardens and recreation-grounds for the use of inmates of the Christchurch Hospital" (Barnett 1962, LINZ 1980).

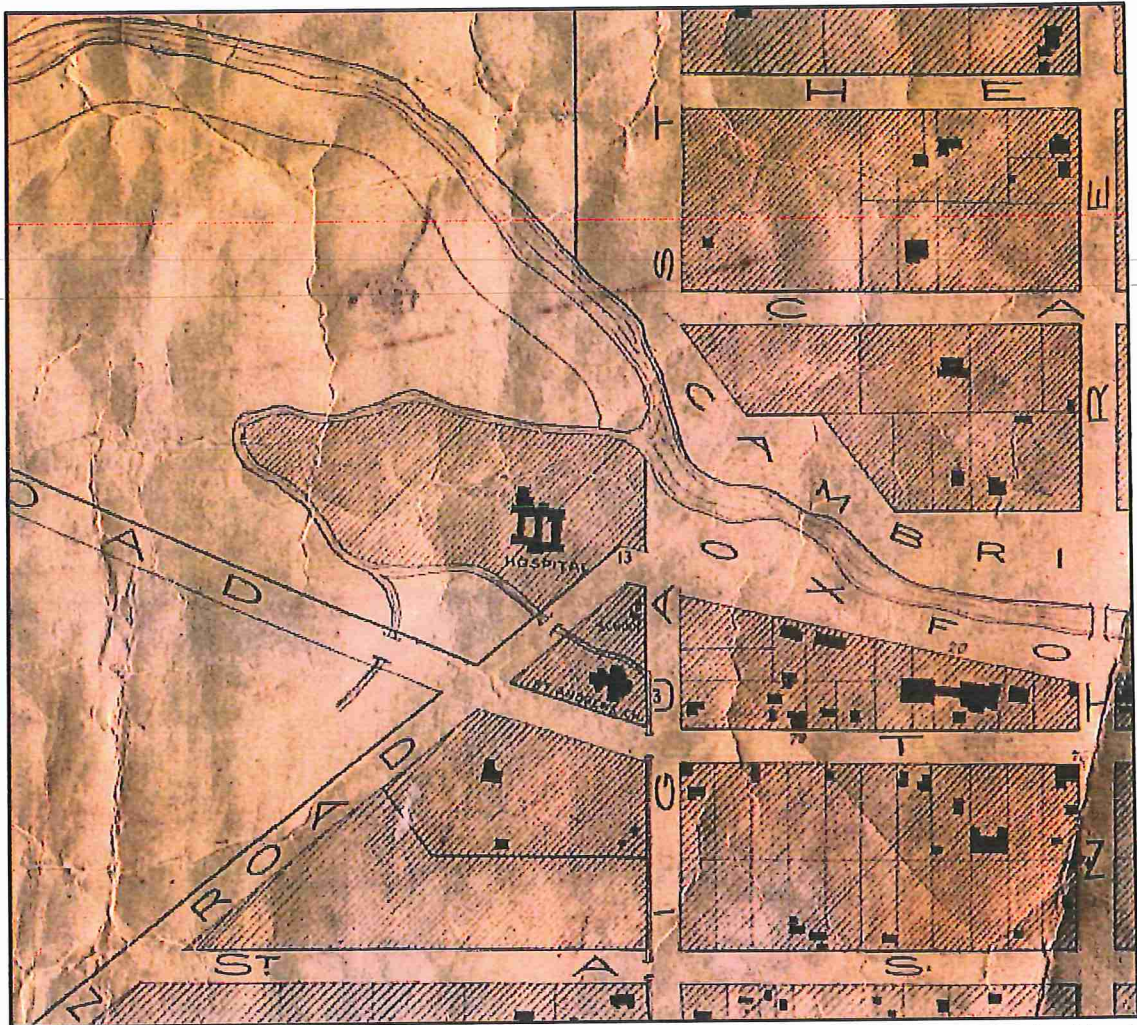


Figure 6. The hospital, 1862. Note also the presence of St Andrew's church and school on a triangle of land to the southeast. Image: detail of Fooks's map of central Christchurch, Alexander Turnbull Library.

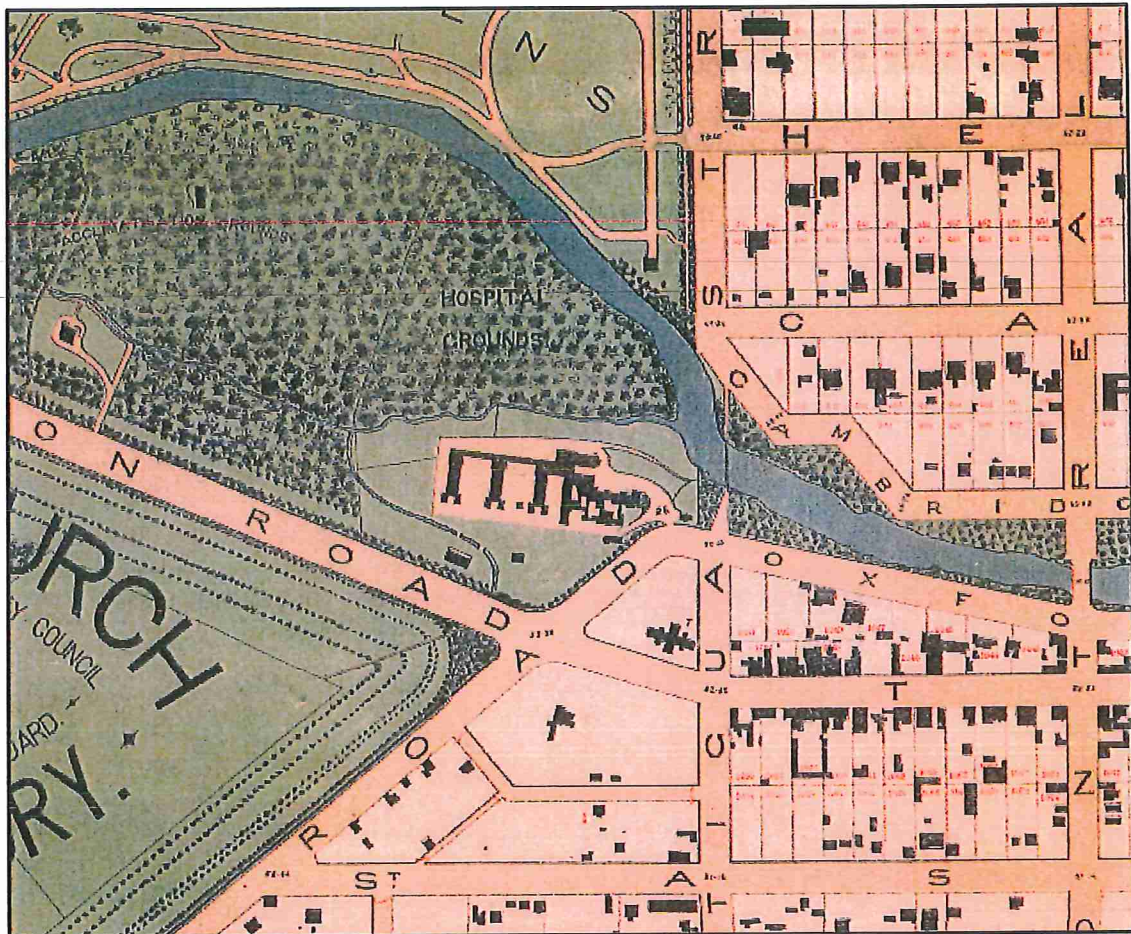


Figure 7. The hospital, 1877. Note the 'hospital grounds' between the stream to the north of the hospital buildings and the Avon River. Image: detail of Strouts's map of central Christchurch, Alexander Turnbull Library.

Acclimatisation grounds (Part Reserve 24 & part of Area A; Figure 4)

The 'acclimatisation grounds' shown in Figure 7 were set aside for what was then the Canterbury Acclimatisation Society in 1864 (it later became the North Canterbury Acclimatisation Society), when the newly formed society was granted the lease of 4 acres of land in the Government Domain, between the hospital and the Avon River. A cottage was built for the curator not long after this (this is visible in Figure 7) and various facilities established on the site (Druett 1993: 90). By 1888, the society had 16 ponds in their ground, along with a number of water races, which acted as nurseries for young fish (Lamb 1964: 122). A variety of animals were housed at the grounds over the years, including a bear, an emu, deer and a wide array of fish and birds (Druett 1993: 90).

A plan of the site drawn in 1913 shows numerous buildings and features, including fences, a drain, an aviary, various races for hatching fish, two hatcheries, an aquarium, two bird sanctuaries, a house and some sheds (Figure 8). In the late 1920s, part of this land was incorporated into the hospital grounds and part of that land (the southern trout races, those closest to Riccarton Avenue on Figure 8) became the site of the nurses' home (Figure 9). At the same time, the Canterbury Acclimatisation Society moved its operations to Greenpark (Lamb 1964: 125). The nurses' home was demolished in the early 2000s and this part of the site is now home to the outpatients building.

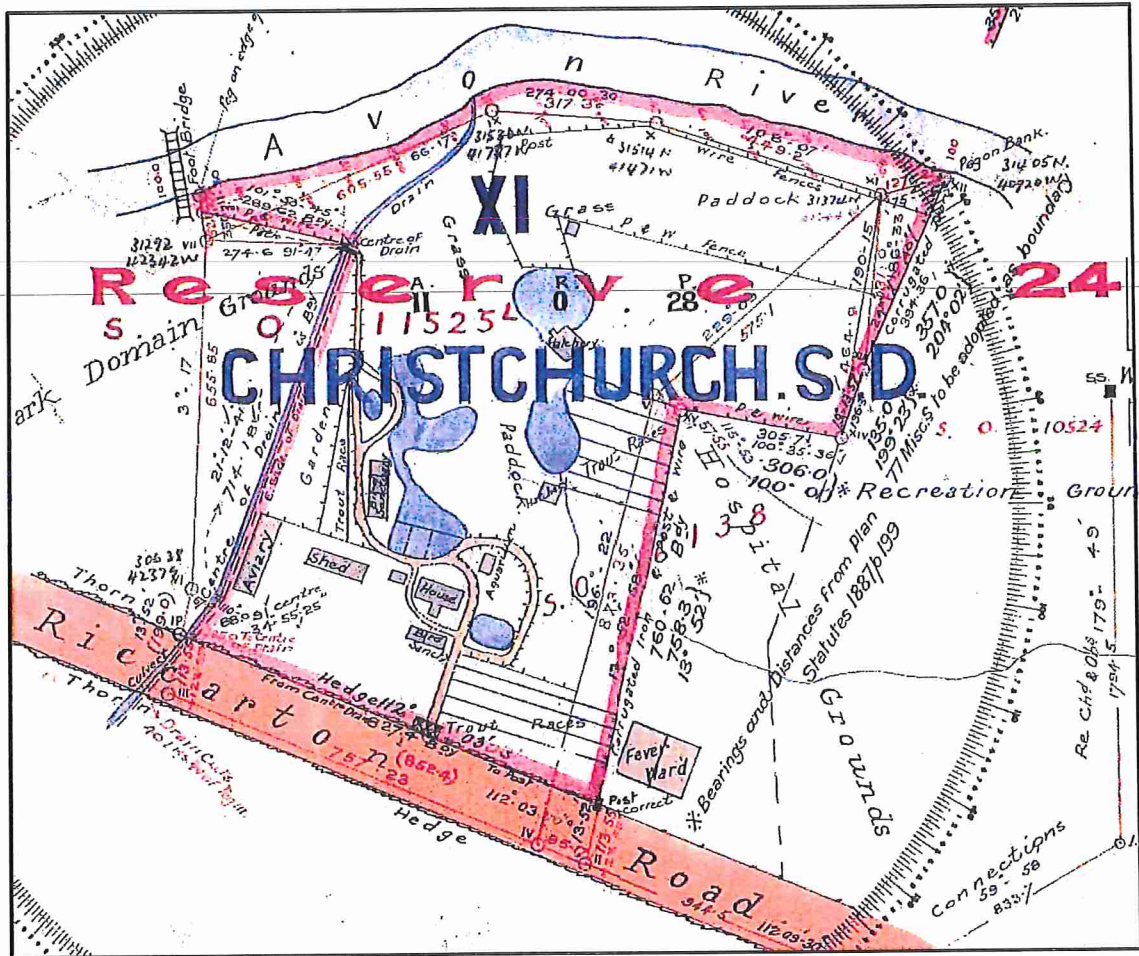


Figure 8. The Canterbury Acclimatisation Society grounds, 1913. Image: LINZ 1913.

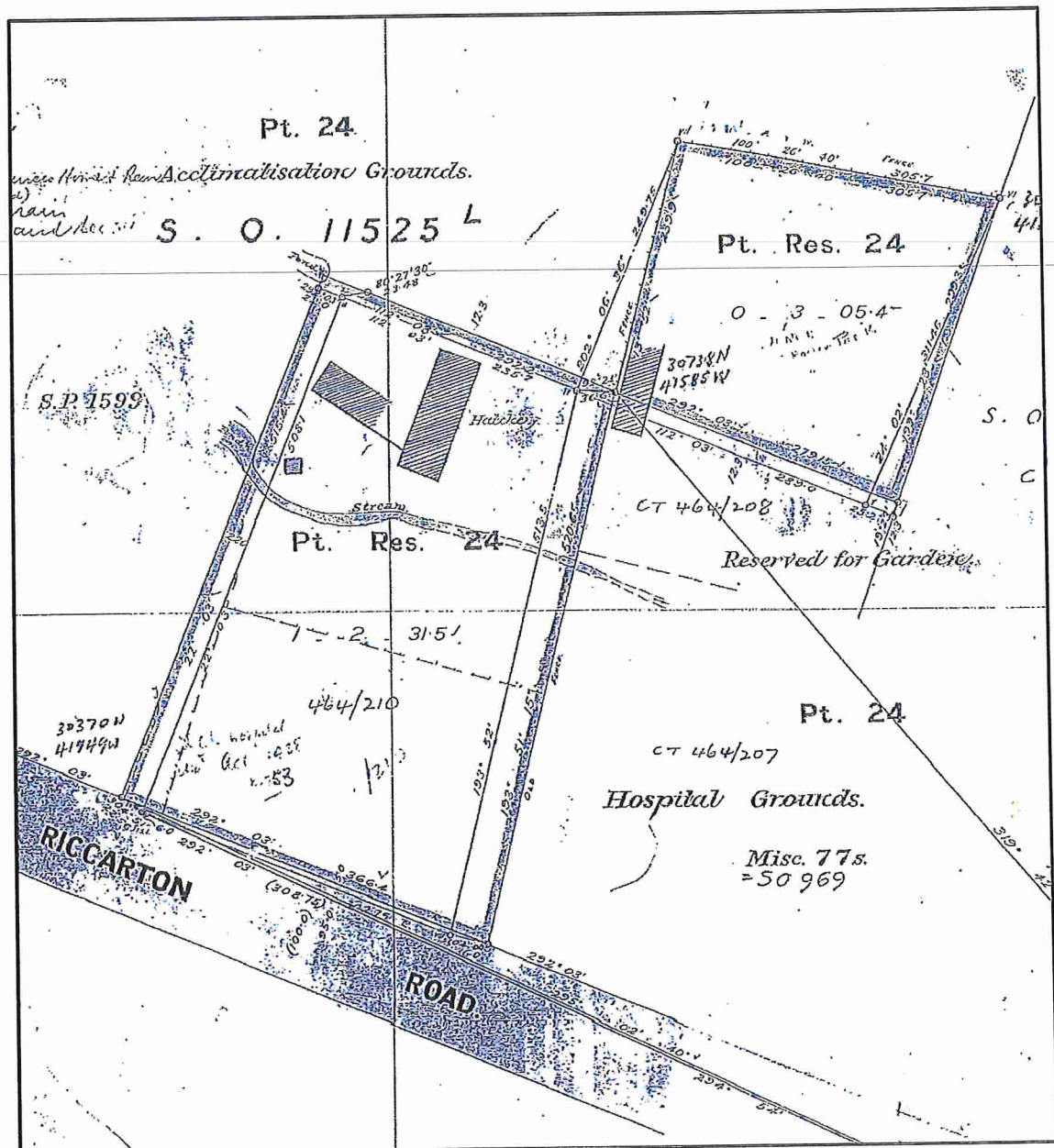


Figure 9. Part of Reserve 24, 1927. Until the late 1920s, this land was part of the Canterbury Acclimatisation Society grounds. After this, it became the site of the nurses' home. Image: LINZ 1927.

St Andrews triangle

The St Andrews triangle takes its name from the St Andrew's Presbyterian Church, which was built there in 1857 (and can be seen in Figure 6, along with a school). This was the first wooden church in Christchurch and was designed by H. J. Cridland, the Superintendent of Public Works for the Canterbury Association. The church underwent two major modifications in the 19th century, one in the early 1860s and the second in 1892. The church stood on this small triangle of land until 1986, when it was moved to Rangī Ruru Girls' School, where it still stands (Lovell-Smith 2001).

The school shown next to the church in Figure 6 was a boys' school established by the Presbyterian church. It opened on 15 November 1858 but had been moved to a new, larger site by 1877 (Figure

7). This new site would become West Christchurch High School, now Hagley Community College (Miller 1956: 19).

PREVIOUS ARCHAEOLOGICAL WORK

No archaeological work has previously been carried out in the hospital grounds or the St Andrews triangle and there are no recorded archaeological sites in either location (Figure 10). There has been archaeological work nearby in the Avon River recently (for the Avon River Park), which has yielded a variety of European artefacts.

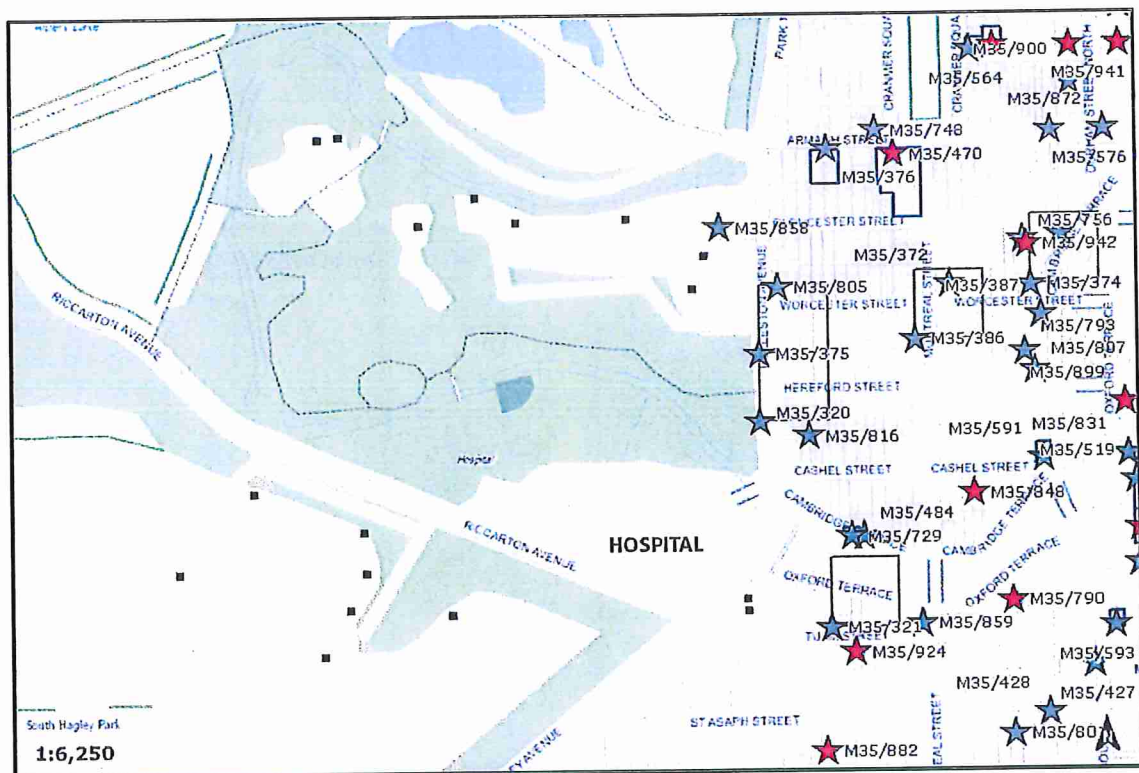


Figure 10. Recorded archaeological sites around the hospital complex. Image: Archsite.

There are three recorded archaeological sites within the boundaries of the hospital complex (as shown in Figure 2). These are M35/321 (site of Pegasus House, where archaeological material was found), M35/859 (site of the Grenadier Hotel, where no archaeological material was found) and M35/924 (site of a 19th century house, where some archaeological material was found). It is possible that archaeological material remains in situ at each of these recorded sites.

RESEARCH RESULTS

Christchurch Hospital

It has not been possible to learn much about what stood on the affected part of the hospital grounds. There were walking tracks in the area in 1898 (Figure 11) and a building is shown in the area in Figure 9. There appears to have been little construction disturbance in this area over the years and, as such, it is likely that archaeological evidence of the paths and building survive, although these features may have been disturbed by tree roots and/or gardening activities.

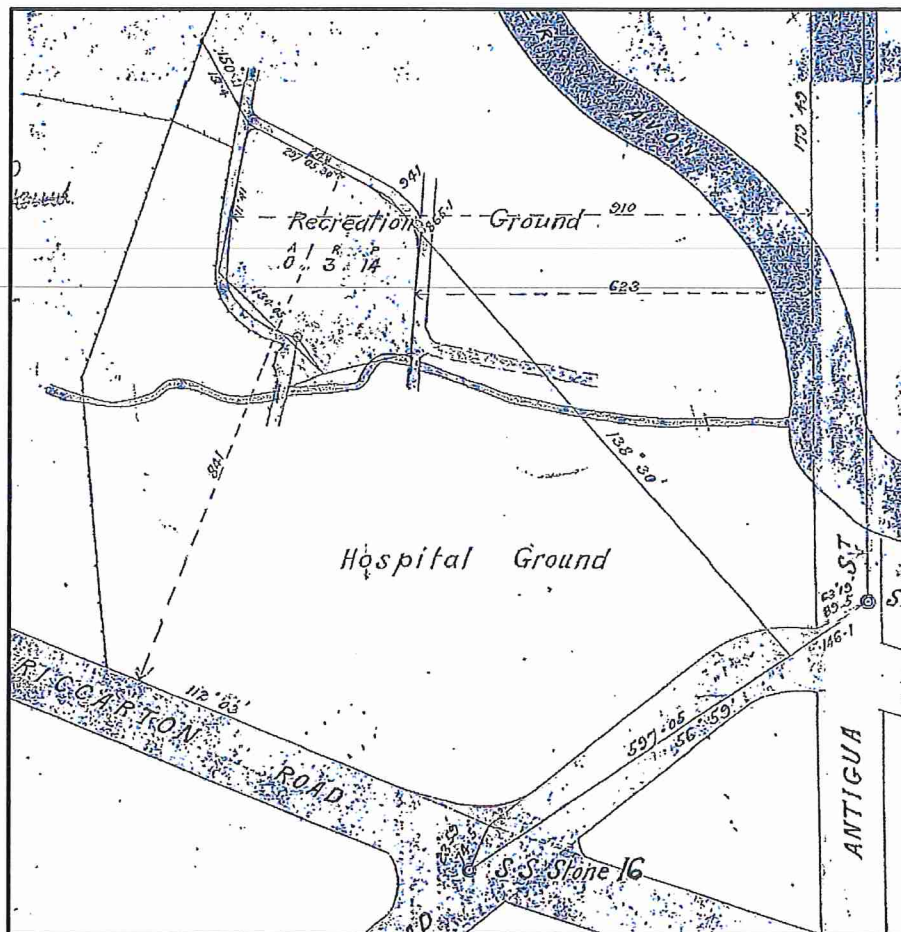


Figure 11. The hospital and recreation grounds to the north, 1898. Image: LINZ 1898.

Acclimatisation grounds (Part Reserve 24 & part of Area A; Figure 4)

The research undertaken indicates that there were buildings and other features on this part of the site in the early years of the 20th century. It has not been possible to establish exactly what buildings were standing on the site prior to 1900, but there were certainly races and ponds. It is unlikely that any evidence of the southern trout races has survived the construction and demolition of nurses' home and the subsequent construction of the outpatients building. It is likely, however, that evidence of the northern trout races survives, as this area is currently part of the botanic gardens and is unlikely to have been built on since the acclimatisation society days (Figure 12). These features may have been disturbed by tree growth and gardening activities, but this will not have seriously affected the integrity of the features.

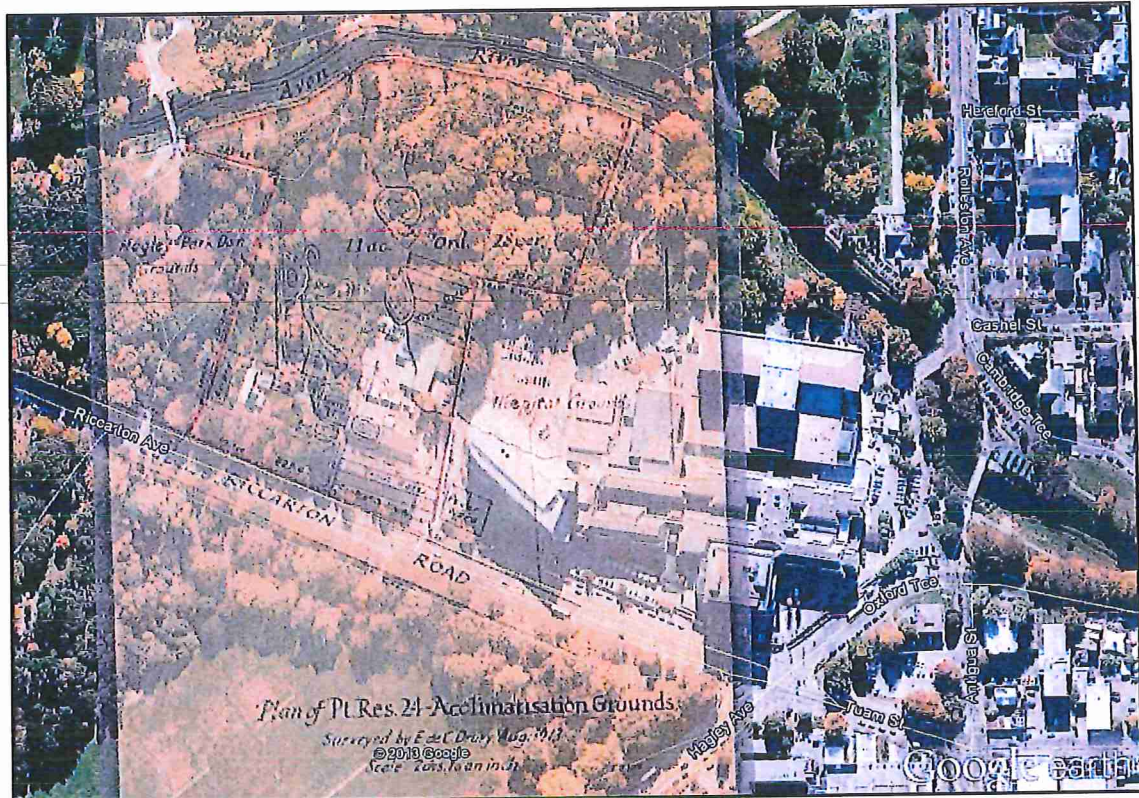


Figure 12. A Christchurch City Libraries version of Figure 8 overlaid on Google Earth. Image: Garry Law.

St Andrews triangle

St Andrew's Presbyterian Church stood on this triangle from 1857-1986, and there was also a school there from 1858, which was gone by 1877 (Figure 6 and Figure 7). In both 1877 and 1908, the church was the only building on the site (Figure 7 and Figure 13). Google Earth indicates that there is one building on the section today. It is not known when this was built, and whether or not any other building, besides the church, stood on the section between 1908 and 2013. Regardless, it is likely that archaeological material associated with the 19th century occupation of the site survives in situ here. This could include remains of the school, any garden features or statuary that surrounded the church and/or rubbish dumps, associated with either the church or the school. It is also possible that the original church foundations remain in situ, although it is likely that these were removed when the church was moved off site in 1986.

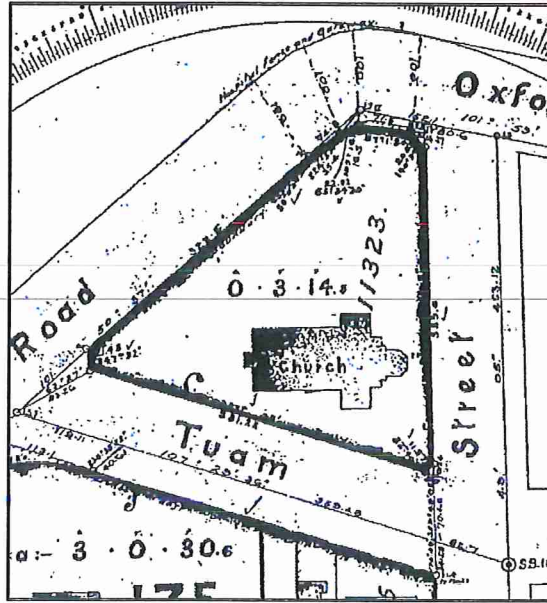


Figure 13. St Andrews triangle, 1908. Image: LINZ 1908.

ARCHAEOLOGICAL AND OTHER VALUES

The NZHPT recommend using the following criteria to assess the values of an archaeological site:

- The **condition** of the site.
- Does the site possess **contextual value**?
- Is the site **unusual, rare or unique**, or notable in any other way in comparison to other sites of its kind?
- **Information potential**.
- Does the site have any special **cultural associations** for any particular communities or groups, e.g. Maori, European, Chinese.
- **Amenity value** (e.g. educational, visual, landscape). Does the site have potential for public interpretation and education?

Values have been assessed as being low, moderate or high. Three archaeological sites have been recorded as a result of this assessment: the Christchurch Hospital, the Canterbury Acclimatisation Society grounds and the St Andrew's Presbyterian Church. The archaeological values of these sites are summarised in Table 1.

Table 1. The archaeological values of the Canterbury Acclimatisation Society grounds, the Christchurch Botanic Gardens and the St Andrew's Presbyterian Church.

Value	Christchurch Hospital	Canterbury Acclimatisation Society grounds	St Andrew's Presbyterian Church
Condition	Low. Most archaeological evidence associated with the hospital will have been destroyed by the cycle of construction & demolition at the site.	Moderate-high, as only a small part of the site has been built on since the society moved its premises.	Unknown.
Contextual values	Low-moderate. As in the 19 th century, the site's immediate neighbours are the botanic gardens and the central city, although the latter is much changed.	Moderate. As in the 19 th century, the site's immediate neighbours are the botanic gardens and the hospital.	Low-moderate. While the hospital & gardens survive, the residential community that supported this church has reduced significantly.
Rarity	Unknown. While 19 th century hospitals were not uncommon, it is not known how many having surviving physical fabric, whether above or below ground.	Moderate-high. There were a number of these societies in the 19 th & through into the 20 th century. It is not known how many such sites have surviving physical evidence.	Churches are not uncommon archaeological sites. This one is distinguished at a local level by its age.
Information potential	Low. Most archaeological deposits associated with the hospital will have been destroyed by the cycle of construction and demolition at the site.	Moderate-high. It is likely that a significant amount of physical fabric remains in situ below ground & this evidence could reveal important details about the society's activities.	Unknown. If archaeological features survive, their potential is likely to be moderate-high, as few archaeological deposits have been found in association with churches.
Cultural associations	Low.	Possibly some, due to the impacts of the society's work on NZ's indigenous floral & fauna.	Moderate, for members of the current St Andrew's congregation.
Amenity values	Low. No surviving above ground physical evidence & unlikely to be much surviving below ground physical evidence.	Low to moderate. While little physical fabric remains visible above ground (although there is a plaque commemorating the society's activities), the role of acclimatisation societies in NZ is an important one & worthy of interpretation.	Low. No above ground evidence of the church &/or school survives.
Summary	Low.	Moderate-high.	Low-moderate.

ASSESSMENT OF EFFECTS

In considering the effects of the proposal on the archaeological sites described above, the following questions were considered:

- How much of the site will be affected and to what degree? What are the **effects on the values** of the archaeological sites?
- Will the proposal increase the **risk of future damage** to the site?

- Would a **redesign** of the proposal avoid the effects?
- What are the possible methods to **avoid, minimise and/or mitigate** the adverse effects of the proposal?

The answers to these questions are summarised in Table 2.

Table 2. The effects of the proposal on the following archaeological sites: the Canterbury Acclimatisation Society grounds, the Christchurch Botanic Gardens and the St Andrew's Presbyterian Church.

	Christchurch Botanic Gardens	Canterbury Acclimatisation Society grounds	St Andrew's Presbyterian Church
Extent of effects	The archaeological remains in a small area of the site will be destroyed. This will not significantly affect the overall archaeological value of the site.	Less than 50% of the site will be affected, & the archaeological features & values in that area are likely to be destroyed. This will reduce the overall value of the archaeological site.	Because the extent of the archaeological remains is not known, the extent of the effects are difficult to calculate. However, it is likely that any surviving archaeological material in the triangle will be destroyed & all the archaeological values lost.
Increased future damage?	No.	No.	No.
Redesign	It is not possible to build in this part of the site & not affect the potential archaeological values.	It is not possible to build in this part of the site & not affect the archaeological values.	It is not possible to build in this part of the site & not affect the potential archaeological values.
Avoid, minimise &/or mitigate	It is not possible to avoid any archaeological features in this area, but damage to them will be minimised by disturbing no more of the site than is necessary for the development.	It is not possible to avoid any archaeological features in this area, but damage to them will be minimised by disturbing no more of the site than is necessary for the development.	It is not possible to avoid any archaeological features in this area, but damage to them will be minimised by disturbing no more of the site than is necessary for the development.

DISCUSSION AND RECOMMENDATIONS

The Canterbury District Health Board is proposing to build three new buildings when redeveloping its complex. These works will affect three archaeological sites: the Christchurch Hospital (M35/1019), Canterbury Acclimatisation Society grounds (M35/1020) and the St Andrews triangle (M35/1021). These archaeological sites have been assessed as being of low, moderate-high and low-moderate archaeological value respectively, and archaeological material recovered at any of these sites has the potential to contribute to our understanding of the sites themselves and Christchurch as a whole. As such, the following recommendations are made:

- The Canterbury District Health Board should apply for an authority to damage an archaeological site under the Canterbury Earthquake Response and Recovery Act 2011.
- All crews involved with earthworks at the site should receive a briefing on what to do if an archaeological site is encountered during the earthworks.
- Prior to construction earthworks for the building in the northwest corner of the site commencing, the site should be stripped under the supervision of an archaeologist and any features exposed excavated and recorded in accordance with standard archaeological

practices. This approach will minimise delays to construction and will ensure the best possible outcome for this archaeological site.

- Prior to any construction earthworks in the St Andrews triangle the site should be stripped under the supervision of an archaeologist and any features exposed excavated and recorded in accordance with standard archaeological practices. This approach will minimise delays to construction and will ensure the best possible outcome for this archaeological site.
- An accidental discovery protocol should be put in place during all earthworks for the two-level deck car park at the west edge of the site.
- All mechanical excavation that is monitored by an archaeologist should be carried out with a straight-edged or cleaning bucket.
- All archaeological work should be carried out by an archaeologist approved under section 17 of the Historic Places Act.

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