

**New Zealand Historic Places Trust
Pouhere Taonga**



Person:
Her Excellency The Hon.
Dame Silvia Cartwright, PCNZM, DI
Governor-General of New Zealand

Southern Regional Office
P O Box 4403
Christchurch

4 October, 2006

File Ref 12009-438

Mr John Gibson
Planning Administration Manager
Christchurch City Council
P O Box 237
Christchurch

Dear Mr Gibson

**PROPOSAL FOR REGISTRATION OF AN HISTORIC PLACE
(HISTORIC PLACES ACT 1993)**

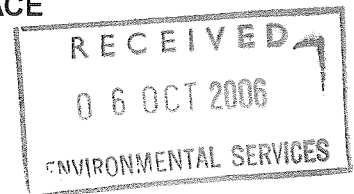
Place: Sunnyside Administration Building (Former) and Setting

Address: 32 Annex Road, Spreydon, Christchurch

Legal Description: Lot 5 DP 349157 Canterbury Land Registration District

Proposed Registration Criteria: Section 23(1): historical, architectural, aesthetic,
social and cultural
Section 23(2): a, b, e f, g, h, and j.

Proposed Registration Category: Section 22(3): Category 1



The New Zealand Historic Places Trust (NZHPT) is writing to inform you, as an interested party, of a proposal to consider entering the Sunnyside Administration Building (Former) and Setting as a Category I historic place in the NZHPT Register of historic places, historic areas, wahi tapu and wahi tapu areas. Category I registration recognises the special or outstanding historical or cultural heritage significance of the place.

I can now advise that the assessment report on the Sunnyside Administration Building (Former) and Setting has been completed and that it appears worthy of registration as an historic place. A copy of the assessment report is enclosed for your consideration. We also attach for your information a copy of the relevant provisions of the Historic Places Act 1993 and a brochure about the NZHPT Register which outlines the implications of registration.

As part of normal procedure, the NZHPT seeks comment from owners and the public about all new proposals for registration. The NZHPT will write to all people directly involved in the Sunnyside Administration Building (Former) and Setting and will also include a public notice in *The Press* on Friday 6 October, 2006.

There is a period of 20 working days (which may be extended to 40 days if necessary) during which you and other interested parties are invited to write to the NZHPT about the

proposal. Letters often include comments on reasons for or against the proposal, as well as the information provided in the assessment report. Written comments can be provided up until 3 November, 2006.

Please address letters to: Bruce Albiston
General Manager Southern
NZHPT Southern Region
P O Box 4403,
Christchurch

Following the close of submissions the NZHPT Board will consider the registration proposal and any submissions received at its next Board meeting. You will be advised in writing of the decision of the NZHPT Board in respect of the proposed registration.

In the meantime if you have any questions or concerns regarding this letter or the registration process, please contact Pam Wilson, Heritage Adviser – Registration, at the Southern Regional Office, Phone 365 2897, D.D.379 2965.

Yours sincerely



Bruce Albiston
General Manager Southern

*Attchs: Registration Report
Part II Historic Places Act 1993
NZHPT Register brochure*

cc. NZHPT Registrar

Extract from Part 2: Historic Places Act 1993 (as amended 2006)

Registration of historic places and historic areas (excluding interim registration)

22 Register of historic places, historic areas, wahi tapu, and wahi tapu areas

- (1) The Trust shall establish and maintain a register of historic places, historic areas, wahi tapu, and wahi tapu areas.
- (2) The purposes of the Register shall be as follows:
 - (a) To inform members of the public about historic places, historic areas, wahi tapu, and wahi tapu areas:
 - (b) To notify owners of historic places, historic areas, wahi tapu, and wahi tapu areas where necessary for the purposes of this Act:
 - (c) To assist historic places, historic areas, wahi tapu, and wahi tapu areas to be protected under the *Resource Management Act 1991*.
- (3) The Register shall consist of the following:
 - (a) A part relating to historic places, comprising the following categories:
 - (i) *Category I*: Places of special or outstanding historical or cultural heritage significance or value:
 - (ii) *Category II*: Places of historical or cultural heritage significance or value:
 - (b) A part relating to historic areas:
 - (c) A part relating to wahi tapu:
 - (d) A part relating to wahi tapu areas.
- (4) The entry in and removal from the Register of details of historic places, historic areas, wahi tapu, and wahi tapu areas shall be in accordance with this Part of this Act.
- (5) An entry in the Register in respect of any historic place may include any chattel or object or class of chattels or objects—
 - (a) Situated in or on that place; and
 - (b) Considered by the Trust to contribute to the significance of that place; and
 - (c) Nominated by the Trust.

23 Criteria for registration of historic places and historic areas

- (1) The Trust may enter any historic place or historic area in the Register if the place or area possesses aesthetic, archaeological, architectural, cultural, historical, scientific, social, spiritual, technological, or traditional significance or value.
- (2) The Trust may assign Category I status or Category II status to any historic place, having regard to any of the following criteria:
 - (a) The extent to which the place reflects important or representative aspects of New Zealand history:

- (b) The association of the place with events, persons, or ideas of importance in New Zealand history:
- (c) The potential of the place to provide knowledge of New Zealand history:
- (d) The importance of the place to the tangata whenua:
- (e) The community association with, or public esteem for, the place:
- (f) The potential of the place for public education:
- (g) The technical accomplishment or value, or design of the place:
- (h) The symbolic or commemorative value of the place:
- (i) The importance of identifying historic places known to date from early periods of New Zealand settlement:
- (j) The importance of identifying rare types of historic places:
- (k) The extent to which the place forms part of a wider historical and cultural complex or historical and cultural landscape:
- (l) Such additional criteria for registration of wahi tapu, wahi tapu areas, historic places, and historic areas of Maori interest as may be prescribed in regulations made under this Act:
- (m) Such additional criteria not inconsistent with those in paragraphs (a) to (k) of this subsection for the purpose of assigning Category I or Category II status to any historic place, and for the purpose of registration of any historic area, as may be prescribed in regulations made under this Act.

24 Provisions relating to historic places

- (1) The registration of any historic place may be proposed by the Trust or by any other person.
- (2) Every proposal for registration—
 - (a) Shall describe the historic place to which it relates in such a way as to sufficiently identify it; and
 - (b) May state the proposed category of registration.
- (3) If satisfied that the proposal is supported by sufficient evidence, the Trust shall—
 - (a) Publicly notify the proposal for registration in such manner and in such category as the Trust considers appropriate; and
 - (b) Give notice in writing of the proposal to—
 - (i) The owner of the historic place concerned; and
 - (ii) Every person having a registered interest in the place; and
 - (iii) The relevant territorial authority and regional council.

(4) Every owner of an historic place who receives a notice under subsection (3)(b) of this section shall give notice in writing of the proposal to the occupiers of the place.

(5) In the case of an application affecting Maori land, the Trust shall give notice of the application to the Registrar of the appropriate Maori Land Court, who shall record the effect of the notice in the Court records.

(6) No failure of an owner to notify an occupier pursuant to subsection (4) of this section shall invalidate the registration process.

25 Provisions relating to wahi tapu

26, 27 Provisions for interim registration

28 Procedure if registration of historic place or wahi tapu proposed

(1) The following persons may make written submissions on a proposal under section 24 to register an historic place or on an application under section 25 to enter a wahi tapu on the Register:

- (a) the owner of the historic place or wahi tapu;
- (b) any occupier of the historic place or wahi tapu;
- (c) any person having a registered interest in the historic place or wahi tapu;
- (d) any incorporated society or body corporate engaged in or having as one of its objects the protection of historical and cultural heritage;
- (e) the territorial authority and regional council having jurisdiction in the area;
- (f) the appropriate iwi.

(2) Submissions may be made on a proposal or application whether or not interim registration of the historic place that the proposal relates to or of the wahi tapu that the application relates to has been granted.

(3) In the case of an interim registration, submissions must be made to the Trust or Council, as the case may require, within 20 working days after the date of the public notification of the grant of interim registration.

(4) In all other cases, submissions must be made to the Trust or Council, as the case may require, within—

- (a) 20 working days after the public notification of the proposal or application; or
- (b) any longer period specified by the Trust or Council in a particular case, but not longer than 40 working days after the public notification of the proposal or application.

(5) The Council may make any inquiries that it sees fit before deciding whether to register a wahi tapu.

(6) If the Trust considers that an historic place proposed for registration is of Maori interest, the

Trust must refer the proposal to the Council for its recommendation as to whether the historic place should be registered.

(7) When deciding whether to register an historic place, the Trust may reconsider the category of registration proposed of the place concerned and alter the category if it considers this action appropriate.

29 Final registration may be confirmed by agreement (Repealed)

30 Final registration (Repealed)

31 Provisions relating to historic areas

(1) The Trust or any other person may propose registration of any historic area.

(2) Every proposal for registration shall describe the historic area to which it relates in such a way as to sufficiently identify it.

(3) If satisfied that the proposal is supported by sufficient evidence, the Trust must—

(a) publicly notify the proposal for registration in the manner that the Trust considers appropriate; and

(b) give notice in writing of the proposal to—

- (i) any person that—
 - (A) is an owner of the historic area or part of the historic area; or
 - (B) has a registered interest in the historic area or part of the historic area; and
- (ii) the relevant territorial authority and regional council.

(4) Despite subsection (3)(b), the Trust is not required to give notice under subsection (3)(b)(i) if—

- (a) the person is both—
 - (i) unknown to the Trust; and
 - (ii) unidentifiable by the Trust from publicly available records; or
- (b) the person's address is both—
 - (i) unknown to the Trust; and
 - (ii) unidentifiable by the Trust from publicly available records.

(5) An owner of an historic area or part of an historic area who receives a notice under subsection (3)(b)(i)(A) must give notice in writing of the proposal to any occupiers of the historic area or part of the historic area owned by the owner.

(6) Failure to give notice under subsection (5) does not invalidate the registration process.

(7) In the case of an application affecting Maori land, the Trust must give notice of the application to the appropriate Registrar of the Maori Land Court, who must record the notice in the Court records.

(8) For the purposes of this section, **address** means usual or last known place of—

- (a) residence; or
- (b) business.

32A Procedure if registration of historic area or wahi tapu area proposed

(1) The following persons may make written submissions on a proposal under section 31 to register an historic area or on a proposal under section 32 to enter a wahi tapu area on the Register:

- (a) every owner of the historic area or wahi tapu area, or part of the historic area or wahi tapu area:
- (b) any occupier of the historic area or wahi tapu area, or part of the historic area or wahi tapu area:
- (c) every person having a registered interest in the historic area or wahi tapu area, or part of the historic area or wahi tapu area:
- (d) any incorporated society or body corporate engaged in or having as one of its objects the protection of historical and cultural heritage:
- (e) the relevant territorial authority and regional council:
- (f) the appropriate iwi.

(2) The submissions must be made to the Trust or Council, as the case may require, within—

- (a) 20 working days after the public notification of the proposal or application; or
- (b) any longer period specified by the Trust or Council in a particular case, but not longer than 40 working days after the public notification of the proposal or application.

(3) The Council may make any inquiries that it sees fit before deciding whether to register a wahi tapu area.

(4) If the Trust considers that an historic area proposed for registration is of Maori interest, the Trust must refer the proposal to the Council for its recommendation as to whether the historic area should be registered.

32B Registration may be confirmed by agreement

The Trust or the Council (as the case may be) may confirm the registration of the historic place, wahi tapu, historic area, or wahi tapu area at any time—

- (a) after notice of a proposal has been given under section 24(3)(b), section 25(3)(b), section 31(3)(b), or section 32(3)(b); and
- (b) with the agreement of all owners and all persons holding a registered interest.

32C When registration occurs

(1) An historic place, a wahi tapu, an historic area, or a wahi tapu area is registered when—

- (a) either—

- (i) the Trust (in the case of an historic place or historic area) or the Council (in the case of a wahi tapu or wahi tapu area) has confirmed its registration; or

- (ii) its registration has been confirmed by agreement under section 32B; and

- (b) every owner of the historic place, wahi tapu, historic area, or wahi tapu area has received a notice under subsection (2)(b).

(2) The Trust or the Council (as the case may require) must—

- (a) publicly notify the registration; and

- (b) give written notice of the registration to any person that has been given notice under section 24(3)(b), section 25(3)(b), section 31(3)(b), or section 32(3)(b).

32D Territorial authorities and regional councils must have particular regard to recommendations

(1) In respect of any registered historic area, the Trust may make recommendations to the territorial authority and regional council where the historic area is located as to the appropriate measures that the authority or council should take to assist in the conservation and protection of the historic area.

(2) In respect of any registered wahi tapu area, the Council may make recommendations to the territorial authority and regional council where the wahi tapu area is located as to the appropriate measures that the authority or council should take to assist in the conservation and protection of the wahi tapu area.

(3) A territorial authority or regional council receiving recommendations under subsection (1) or subsection (2) must have particular regard to the Trust's or the Council's recommendations.

34 Records to be supplied to territorial authorities

(1) The Trust shall maintain and supply to every territorial authority a record of registered historic places, historic areas, wahi tapu, and wahi tapu areas that are located within that territorial authority's district and heritage covenants that have effect in that area, and the territorial authority shall keep the record available for public inspection during its usual business hours.

(2) Notification to a territorial authority—

- (a) Pursuant to section 24(3)(b) of this Act of a proposal for interim registration or removal from the register; and

- (b) Pursuant to section 32C(2)(b) or section 37(7) or section 37A(b) of registration or removal from the register—

of any historic place, historic area, wahi tapu, or wahi tapu area (but no other notification) shall, for

the purposes of section 34(1)(b) of the Building Act 2004 and section 44A(2)(g) of the Local Government Official Information and Meetings Act 1987, constitute information which has in terms of this Act been notified to the territorial authority by a statutory organisation having the power to classify land or buildings for any purpose.

35 Notification to territorial authorities for land information memorandum and project information memorandum purposes

The Trust may, in its discretion, notify any territorial authority of the particulars of any registered historic place, historic area, wahi tapu, or wahi tapu area in that territorial authority's district with sufficient detail to enable those particulars to be included in—

- (a) Any land information memorandum issued by the territorial authority under section 44A of the Local Government Official Information and Meetings Act 1987; and
- (b) Any project information memorandum issued by the territorial authority under section 34 of the Building Act 2004.

36 Availability of Register

The Register shall be open for public inspection during usual business hours at the principal office of the Trust in Wellington and at regional offices of the Trust.

37 Review, variation, or removal of registration

(1) The Trust (in the case of an historic place or historic area) or the Council (in the case of a wahi tapu or wahi tapu area) may, at any time, review the registration of the historic place, historic area, wahi tapu, or wahi tapu area.

(2) Any person may—

- (a) apply to the Trust for a review of the registration of any historic place or historic area;
- (b) apply to the Council for a review of the registration of any wahi tapu or wahi tapu area.

(3) However, no person may apply for a review of a registration within 3 years after the date of—

- (a) the registration; or
- (b) the last review of the registration.

(4) An application for the review of a registration must be made in the prescribed form (if any) and state the grounds for review.

(5) An application for the review of registration must be considered by the Trust or the Council (as the case may be) not later than 1 year after the date of its receipt by the Trust or the Council.

(6) However, the Trust or the Council (as the case may be)—

(a) may decline to consider any application that does not state any grounds for review or if it considers that the grounds stated are insufficient to justify a review; and

(b) must notify the applicant of its decision in writing.

(7) If the Trust or the Council decides to review a registration (whether on its own initiative or as a result of an application), the Trust or the Council (as the case may be) must conduct the review in the same manner as if it were a proposal for registration or an application to enter on the Register (as appropriate) under this Act.

(8) When its review is completed, the Trust or the Council (as the case may be) may—

- (a) vary the registration; or
- (b) remove the registration; or
- (c) confirm the registration; or
- (d) in the case of an historic place, change or confirm the category of registration.

(9) If the Trust has, as part of its review, publicly notified a proposal to change the category of a registered historic place to Category I,—

(a) the Trust may apply section 194 of the Resource Management Act 1991 until the Trust has finally dealt with the application, as if the application were a notice of a requirement for a heritage order; and

(b) if the Trust applies section 194 of the Resource Management Act 1991, section 195 of that Act applies.

37A Removal of registration in cases of destruction or demolition

If an historic place, a wahi tapu, an historic area, or a wahi tapu area is destroyed or demolished, the Trust or the Council (as the case may be)—

(a) may, after making any inquiries that it sees fit, remove the registration of that historic place, wahi tapu, historic area, or wahi tapu area; and

(b) must, as soon as practicable after removing a registration, notify in writing the relevant territorial authority and regional council.

**NEW ZEALAND HISTORIC PLACES TRUST
POUHERE TAONGA**

REGISTRATION PROPOSAL



**SUNNYSIDE HOSPITAL ADMINISTRATION
BUILDING (FORMER) AND SETTING**

32 ANNEX ROAD

SPREYDON

CHRISTCHURCH

REGISTRATION PROPOSAL – HISTORIC PLACE

Name of place	Sunnyside Hospital Administration Building (Former) and Setting
Other name(s) and former name(s)	Sunnyside South Main Entrance Block Sunnyside Administration Block Hillmorton Hospital Administration Block
Address 1- Street no.	32
Address 2- Street name	Annex Road
Address 3- Suburb	Spreydon
Address 4 – Town/ Locality	Christchurch
Address 5 - Region	Canterbury
Address 6 – Description of location (if necessary)	The building is accessed from Lincoln Road and is sited near the corner of Lincoln and Annex Roads.
Brief description	<p>The Sunnyside Hospital Administration Building, with an area of parkland, gardens and a fountain at its frontage, was the public entrance for the Sunnyside Hospital from 1892 to 1999. It set an indelible memory of the institution in the minds of the thousands of patients, their families and friends who spent time in the complex. It is of outstanding significance as a unique remnant of a Victorian “Lunatic Asylum”, designed in the Gothic style.</p> <p>The institution, first known as the Canterbury Lunatic Asylum, and later Sunnyside Hospital, was established in 1863 in some temporary timber buildings on what was then a rural site near Christchurch. The wider asylum, made up of a group of imposing buildings constructed from permanent materials was built between 1871 and 1888. The Administration Building was completed in 1892 and not only provided a sense of architectural cohesion to the complex but also gave the hospital its principal entrance and public face. These Victorian buildings were gradually phased out of usage for mental health care, and the majority have been demolished. In 2006 the Administration Building is the only remaining building from the earlier Sunnyside Hospital complex, built 1871-1892.¹</p> <p>As sole survivor of this complex, the Administration Building represents the developments in mental health care in the wider Sunnyside Hospital from 1871 to 1999. It is also representative of the institutional treatment given to mental health patients throughout New</p>

¹ Reference to the “original Sunnyside Hospital complex” in this report refers to the large block of contiguous masonry buildings built in the Gothic style between 1871 and 1892, of which the Administration Building was a part. It does not include buildings on the Lincoln Green site (which incorporates the 1860s Refractory Block) adjacent to Lincoln Road, or those more recently built structures which are still part of Hillmorton Hospital.

	<p>Zealand during the nineteenth and early twentieth centuries.</p> <p>The two and a half storeyed masonry building makes a significant architectural statement. It features a symmetrically ordered central block topped by a steep hipped roof with the final flourish of a decorative ventilator flèche. There are minor Gothic details which linked it in style to the earlier buildings. It was designed by John Campbell, later New Zealand's first Government architect and is an important example of his work. It is one of only three of his buildings remaining in Christchurch.</p> <p>In 2006 what is now known as the Hillmorton Hospital occupies more recent buildings constructed on the northern part of the Sunnyside site. A major residential subdivision development is currently proposed (July 2006) for an eleven hectare block of land to the south of the new hospital facility. The Administration Building has been unused since 1999.</p>
Local authority	Christchurch City Council
Listing by local authority	The building is listed as a Group 2 Heritage Item and there are seven notable listed trees within the proposed extent of registration.
Legal description	Lot 5 DP 349157 Canterbury Land Registration District
Certificate of Title	201576, Canterbury Land Registration District
Current use (s)	Miscellaneous: Vacant
Former use (s)	Health Services: Health Administration Office.
Notable buildings/ structures/ features/chattels	Administration Building Fountain and Garden Setting
Proposed Extent of Registration	The registration includes the building, its fixtures and fittings and the associated parkland and fountain, on part of the land in Lot 5 DP 349157 Canterbury Registry. The boundary illustrating the proposed extent of registration is indicated on the aerial photograph p. 29. The northern boundary is fifteen metres from the building and parallel to it; the eastern and western boundaries extend at right angles five metres from the building and continue to the line of Annex Road which forms the southern boundary
Dates	<p>Date designed: c.1891</p> <p>Date construction begun: November 1891</p> <p>Date construction completed: 30 June 1892</p>

	<p>Date formally opened: Unknown</p> <p>Date of any alterations or significant modifications (plus details):</p> <p>1930s/40s? Extension of the eastern wing of the Administration block.</p> <p>Later decades of twentieth century: Minor internal alterations to Administration building and gradual reduction of flower beds in the garden frontage. At some date the original cast iron components of the fountain were replaced by similar concrete elements.²</p> <p>1979: Demolition of East Wing of the original hospital complex.</p> <p>2002-3: Demolition of remainder of original hospital complex excluding the Administration Building. At this time the north wall of the Administration Building where it adjoined the complex was sealed.</p>
--	---

² This change is deduced by comparisons with historic photos of the fountain.

HISTORY OF THE PLACE

The former Sunnyside Hospital Administration Building (1892), designed by John Campbell, was part of a large complex of health care buildings on the site of what had been the Sunnyside Lunatic Asylum. The former Administration Block is the sole surviving example in New Zealand of Victorian era mental asylums designed in the Gothic style.

In the early years of the Canterbury Province the mentally ill were confined at the Lyttelton Gaol. As the population of the settlement grew, this situation became increasingly unacceptable on ethical, philosophical and pragmatic grounds. Edward Seager, the Chief Gaoler of the Lyttelton Gaol was keenly aware that the mentally ill merited a different environment and was a strong advocate for their separation from criminals. Nationally, the need for special mental institutions was recognised by the public at large and the judiciary. Provincial Governments acknowledged their responsibilities and accepted the task of funding the establishment of appropriate facilities. In Wellington, a temporary building attached to the gaol was used until an asylum was established Karori in 1854, replaced by the Mount View Asylum in 1873 and later by the Porirua complex established in 1887. A great part of this vast complex was built between 1891 and 1915. In other regions similar progressions occurred from incarceration of ‘lunatics’ in gaols, to the use of temporary separate buildings until large permanent material asylums were constructed. In Auckland, Carrington Hospital was established in 1865 and in Otago the Seacliff Hospital opened in 1886-9.

In keeping with the mid Victorian beliefs regarding reform of treatment for the mentally ill, a country site whereby the environment itself might have a therapeutic effect was sought for Canterbury’s first dedicated hospital for the mentally ill. This was also the case with the other asylums set up throughout New Zealand by the various provincial governments for the confinement of “lunatics”. The belief continues that there was an attitude of “out of sight out of mind” behind this choice of rural settings, but it was also based on the principal that such locations provided a more therapeutic environment. The Canterbury Lunatic Asylum, later known as Sunnyside Hospital, was established in 1863 at a site located on the banks of Wai Mōkihi, the upper reaches of the Heathcote River. Some five kilometres from Cathedral Square the 50 acre (c.20 hectares) block of land was described as “dry, airy and cheerful”.³

Maori had associations with this locale, known as Wai Mōkihi or O Mōkihi, for centuries. There were natural springs in the area which provided fresh water but which also had spiritual values. It was a frequently used resting place on the route to Lake Ellesmere and the river’s headwaters meandered through swamps where there was an abundance of food available amid vast areas of flax, toi-toi and raupo, all well used resources. In the South Island reed boats were made from raupo and this practice established the name Wai-Mōkihi – the river of reed boats.⁴

From 1863 to 1874 the hospital operated from temporary wooden buildings located near the Lincoln Road boundary of the property, to the east of where the permanent complex was later built. The first warden or ‘keeper’ of the asylum was Edward Seager, who had earlier cared for those committed as ‘lunatics’ when he was the police officer managing the Lyttelton Gaol. Through the 1850s and 60s in New Zealand it was the norm to employ people like Seager with no professional medical qualifications to be responsible for asylums’ management.

³ J. Hamilton, *Sunnyside Hospital: the development of its buildings from ca.1863 to ca.1900*. ARTH 603 New Zealand Architecture Essay 1, 1985. [unpublished: on file at NZHPT]

⁴ J. Tonkin, *Our Environment*, Christchurch City Council’s Environmental Newsletter. Issue 27, Winter 2001.

Sunnyside Hospital was especially fortunate in being established by Seager, who had remarkably suitable personal qualities for his role. As Seager frequently pointed out, despite additions the first hospital was almost permanently overcrowded; the demand for beds consistently exceeded capacity. A new permanent facility was urgently needed and as funds gradually became available, the government progressively erected a complex of permanent hospital buildings at Sunnyside over a 21 year period between 1871 and 1892.

Canterbury's most distinguished nineteenth century architect Benjamin Mountfort (1825–98), created the first plans for the 'permanent' Sunnyside buildings, although only the West Wing for females was built to his design. Work on the wing began in 1871 and was completed in 1876. For both economic and therapeutic reasons, Seager arranged for inmate labour to be used for digging foundations and assist in other unskilled tasks. The West Wing was a notable example of Mountfort's work which established the architectural character of the entire asylum complex.⁵ He used his favoured Gothic revival style to provide a distinguished building, planned in accordance with contemporary practice to provide wards, single sleeping rooms, attendants' rooms, bathrooms and day rooms. The use of Gothic forms for a Victorian Asylum was also seen at Seacliff, 1866-69, in Otago whereas in other parts of the country when new permanent material structures were built, other styles were employed. Examples were Porirua, 1884, serving the Wellington area, or Carrington (formerly Oakley), 1865 in Auckland. Both are more classical in form and character but with eclectic detailing at Carrington and Queen Anne features at Porirua.

From the outset, the garden setting around the complex was considered an integral aspect of the hospital's 'curative' design. Gardens were promptly established in the vicinity of the West Wing:

...a spacious and tastefully planted garden and shrubbery and a recreation ground have been finished and got into good order. The use of it, or even the look out over it from the windows and balcony cannot fail to be conducive to the cheerfulness of the female patients.⁶

Recreation, including physical and artistic activities, was integral to 'treatment' and the spacious gardens contributed a therapeutic and bucolic atmosphere. Under the supervision of Seager, patients were employed at work on the extensive grounds around the hospital. The institution endeavoured to be self sufficient in the provision of food. The care of vegetable gardens and farming stock was beneficial occupational therapy for many of the patients.⁷ With his wife Esther as matron, Seager cared for his charges from 1863-1887 with great humanity, as attested by a discharged patient in 1870 who stated "He seems to treat all the patients ...as a kind of friend rather than as an official head of the establishment".⁸ His methods using occupational therapy were successful for their time, though the figures relating to Sunnyside's 'cures' were not exceptional. With a particular interest in music and theatre he organised many advantageous activities. He planned and arranged games, dances, and excursions to Lyttelton or Sumner, with concerts and events for patients, which also regularly brought the community into the hospital.⁹ Regularly praised for his work by the

⁵ Richardson, Peter. *Officer's Report City Plan Hearings (Heritage) Sunnyside Asylum (Supplementary Report)*, 1998.

⁶ AJHR 1876 H-4 p.9. No contemporary photos have been found to illustrate the garden at this date. Note Fig 1 in Appendix 4.

⁷ J. May, 2006.

⁸ Young, Sherward. 1990

⁹ S. Young, Seager, Edward William 1828-1922. *Dictionary of New Zealand Biography. Vol.1* 1990

government's asylum inspectors who particularly noted the "moral treatment" he used with his charges, his general approach to patient care was quite typical in the New Zealand context. It was the special compassionate and enlightened views which he brought to his task that brought him respect and renown.¹⁰

With the better understanding of mental illness that developed through this period, it was decided that only medically qualified superintendents could be appointed and this eventually led to Seager and his wife being required to retire in 1887. Both patients and government inspectors acknowledged Seager's able management during his 37 years service, first as a police officer and then as the asylum's superintendent.¹¹

The East Wing (male) was designed by Thomas Cane and constructed in two stages between 1879 and 1881. It was separated from the West Wing by a space of 150 feet (46 metres) which was to be used for the future construction of a Central Block that would join the two wings.¹² The Central Block was designed by John Campbell (1857-1942), architect for the Public Works Department. Work on the Central Block began in 1886 and the building was completed in 1888. A large Entrance Block was also intended to be built concurrent with the Central Block, however lack of funds prevented this going ahead and this Entrance Block was struck out of the building contract.¹³ The omission of the Entrance Block at this time was a matter of great disappointment to Dr Levinge, who had succeeded Seager as Superintendent, and to mental health officials:

At Sunnyside the continued neglect to build the front block, which was omitted from the last contract, has left the building in a most unrepresentable state, and even Dr. Levinge's well-known enthusiasm for improving the grounds and gardens has been largely paralysed thereby.... the front block of Sunnyside was dropped out of the last contract, and must now be built at a cost of £2000.¹⁴

Subsequently, five years after work on the Central Block had begun, construction commenced on a smaller South Main Entrance Block (later known as the Administration Building) also designed by John Campbell. The contract for construction of the Administration Building (and a cross addition to the male wing) was let on 5 November 1891 to Greig and Hunter of Christchurch, for £3514.13.7.¹⁵ Together with the earlier erected Central Block, the Administration Building was designed broadly in keeping with the existing East and West Wings, but Campbell also sought to 'tidy up' a complex he viewed as being somewhat rambling and uncontrolled in plan and appearance.¹⁶ In addition to the major buildings, a number of service and kitchen buildings had been unsystematically added to the complex to the south of the Central Block; it was therefore generally agreed that the Administration Building was needed as much for aesthetic reasons (to visually screen this irregular grouping of buildings) as practical ones. The Administration Building would effectively cover a multitude of architectural sins that had rendered the Sunnyside complex 'unsightly' and 'unrepresentable.'¹⁷

¹⁰ Seager, Madeleine. *Edward William Seager, Pioneer of Mental Health*. 1987. 1987

¹¹ M. Seager, 1987. p.278

¹² AJHR 1876 H-4, p10.

¹³ AJHR H-12 p.3 1890

¹⁴ AJHR H-2 p2 1891

¹⁵ AJHR, 1892, D-1, p33

¹⁶ Richardson, 1998.

¹⁷ AJHR H-2 p2 1891 and AJHR H-2 p4 1891

The Administration Building was considered by the Government to be the final component of the hospital's design to ensure that all necessary facilities were provided. The general layout of the building in relation to the rest of the complex was similar to Mountfort's original ground plan and its design was related to Victorian administration buildings for asylums, hospitals, orphanages, and police stations.¹⁸ The building was completed on 30 June 1892¹⁹ and occupied by the end of that year. It provided offices, a public waiting room and main public entry point to Sunnyside. In its central location it now provided a clearly identifiable entry point as well as a unified area where the institution's administrative functions could be carried out. The narrow rectangular block, with a projecting central gabled entranceway, steeply pitched hipped roof and symmetrical single storied wings repeated the details found on the main buildings, adding ironwork ornament on the ridge crest, a central lantern, and elaborate lamps flanking the arched Gothic doorway. The brick, stone and slate materials were treated similarly to the other buildings in the complex. The Administration Building created an architectural focal point for the southern elevation and with the Central Block formed a central axis that anchored the otherwise visually rambling Gothic complex. On completion, the Sunnyside buildings collectively formed an impressive and imposing Victorian institution, where up to 1300 patients were accommodated.

While the Administration Building brought a sense of architectural completion to the built environment of the hospital the near constant building activity at the (permanent) hospital site over most of its first two decades had rendered the hospital grounds a continuous construction site.

Although Seager and Dr. Levinge contributed much to the development of the grounds around the hospital including its extensive farmlands, the capacity to lay out any semblance of a formal garden entrance had hitherto been impossible. With the buildings finally complete, attention turned to the much delayed development of the hospital's garden setting that would reach its height in the formal gardens laid out to enhance the public entrance to the hospital:

The new airing courts will soon be taken in hand, the garden shifted and the whole front grounds greatly improved by planting shrubs and ornamental trees. Much progress has already been made in this direction, but the building operations, coming in dribbles, and at irregular intervals, have hitherto almost paralysed Dr. Levinge's well-proved ability in this direction.²⁰

Facing south, the Administration Building set in its spacious formal gardens became the formal entrance and first point of contact for patients and visitors to Sunnyside.²¹ By March 1894 the following observations were made regarding the completed hospital and its rehabilitative effect on the patients:

Anyone who now visits this institution, and who remembers what it was like when Dr Levinge took charge of it, cannot fail to be astonished and gratified at the immense improvement which has been effected not merely in the buildings, farm, and grounds, but also in the comfort of the patients.²²

¹⁸ J. Hamilton. 1985

¹⁹ AJHR, 1892, H-4, p2

²⁰ Entries of the visits to the asylums, 30 August 1892. AJHR H-4 1893 p.2

²¹ Richardson, 1998

²² AJHR 17 March 1894

Just a decade later a glowing report was published in *The Press* on the quality of the garden layout and the range of plants it contained, indicating that the general public as well as the patients were benefiting from the hospital's environs.

The gardens at Sunnyside have a wide reputation. Many travelling horticulturalists visiting Christchurch have inspected them, and bear testimony to their beauty and express surprise that such a large and comprehensive collection of plants and flowers should have been gathered together in so short a time.²³

In 1913 the passing of the 'Mental Defectives Act' in 1913 changed the names of Lunatic Asylums to Mental Hospitals, 'lunatics' became 'inmates', and 'attendants' became 'nurses'. This demonstrated a major progression in the attitudes towards those with a mental illness. Despite the fact that institutional complexes were considered the most appropriate form of accommodation through the second half of the nineteenth century this concept was beginning to change. For some time, efforts were made to make the hospitals more homely and the use of smaller "villa" groupings came into use from the 1920s.²⁴ This continued through the later decades of the twentieth century as theories around the treatment of the mentally ill evolved and differing methods were introduced reflecting the current scientifically based ideas. Many of these methods have since become disfavoured - and even condemned - as investigations into appropriate care and treatment continues. Knowledge or beliefs, of the life that some patients received here in both the nineteenth and twentieth centuries has coloured the understanding of many about the nature of mental hospitals. The published recollections of patients like Janet Frame have provided the present generation with images of past horrors that were considered by contemporary authorities to be most advantageous for their patients.

Changes in treatment methods led to many later additions and alterations to the Sunnyside complex with further buildings added around the site, although the Administration Building itself remained largely unaffected. Gradually, parts of the old buildings fell into disuse and subsequent disrepair. By the 1970s much of the original complex was in a poor condition. The dilapidated East Wing was recognised to be a major earthquake risk and was demolished in 1979. Other buildings in the complex remained in use as patient facilities until 1989.

The Administration Building was used as the entrance and head offices of Sunnyside Hospital for much of the institution's history. It was at this building that patients like Rita Angus would have arrived for her brief sojourn in 1949. Neither Richard Pearce, the pioneer aviator or Mabel Howard the notable politician who both died in the hospital would have had vivid memories of the building but their relatives, like those of thousands of other patients, would have known it intimately. Many other similarly notable people may well have spent time in the hospital as although mental illness affected all levels of society everyone attempted to keep secret the fact of relatives being treated here. The entrance foyer was the main reception area, which both patients and visitors would have passed through and they would also have spent time in the building with doctors. The medical superintendent and the hospital secretary occupied the principal offices to the right of the entrance and the matron resided in a flat on the second and attic floors. In later decades duty doctors used the flat. The building continued as an administrative centre until 1993. Thereafter the building was used as general office space and in its final years was the sole component of the original complex in

²³ *The Press*. 28 February, 2005

²⁴ B. Brookes & J. Thomson, eds. *'Unfortunate folk' Essays on Mental Health Treatment 1863-1992*. 2001. p.59. The villa system was pioneered in 1874 at *Seaview*, Hokitika where epileptic patients were housed in an adjoining cottage.

occupancy. On 7 September 1999 the Canterbury District Health Board officially closed the Administration Building and so brought to an end 130 years of history borne out within the walls of Sunnyside's original Victorian buildings.

With changes in attitudes to the care and cure of psychiatric patients, community based services have developed. Patients who would have been housed in wards at Sunnyside now live as outpatients in the community. Hillmorton Hospital opened in March 2001 with accommodation for just 150 patients in smaller scale, single storeyed buildings on a portion of the original site. The name change, decided by the Canterbury District Health Board, was explained by the Board's chairman:

*Sunnyside is synonymous with mental health services of the past, and I think, no matter where we sit, it is a source of embarrassment, and I think we should put that behind us.*²⁵

The explanation that use of the name Sunnyside was 'a source of embarrassment' reflects the ominous perception of the Sunnyside institution that people retain. It is important to note that in Victorian times, the overall design of the hospital was in keeping with very progressive views of the treatment of the mentally ill. The architecture was attentive to good ventilation and lighting and incorporated large day-rooms separate from sleeping rooms. When it was built, asylums like Sunnyside were already placing an emphasis on rehabilitation as opposed to incarceration, but this was not widely perceived by the general public and the image continues in the minds of many today. There was little public understanding of the differences between those who were actually insane, mentally defective or intellectually disabled and those who might briefly suffer a mental illness. Stigma was attached to being 'locked up' and thus the large solid complex of the Sunnyside buildings took on a foreboding atmosphere and a reputation of inmates' misery.

Sunnyside hospital staff are among those who have long recognised the heritage values of the buildings and their history. In the 1970s when the East Wing was demolished, staff put together a museum of Sunnyside memorabilia. The inherent architectural, social, historical and cultural significance of Sunnyside was officially acknowledged by the Christchurch City Council and the New Zealand Historic Places Trust (NZHPT): the Sunnyside complex was listed in the Christchurch City Council Transitional Plan and City Plan (1995) as a Group 2 heritage item while the NZHPT had thought that it had included the complex designed by Mountfort, Cane and Campbell and built between 1871 and 1888 on its Register.²⁶

In 1998 the owners of Sunnyside, Healthlink South (D5805) sought the deletion of the buildings from Group 2 of the List of Protected Buildings, Places and Objects in the proposed City Plan. At the subsequent City Plan Hearing regarding this matter, the Christchurch City Council and NZHPT argued that the entire complex warranted ongoing listing as a heritage item in the City Plan. In their conclusion, the Hearing Panel (1998) determined that despite significant heritage value, the listing of the entire Sunnyside complex could not be justified. The panel favoured retention of the listing for only part of the complex – the Administration Building. This was the one part of the complex then still occupied and lent itself most readily

²⁵ Newsletter, *Canterbury Healthline*. Issue 52, April 2001

²⁶ The registration of the Sunnyside Complex was identified as having a deficient registration in an Audit of the Register completed in November 2004. While the original registration has been found to be deficient this in no way diminishes the heritage values of the place. As a result of this finding this new registration for the Administration Building and its setting is being progressed.

to retention; the panel considered it as usable and therefore ‘salvageable’.²⁷ A report presented by Dr. Peter Richardson, Christchurch City Council Heritage Planner, stated that the Administration Building was arguably the best known feature of the complex and the ‘public face’ of Sunnyside.²⁸ The majority of the buildings including the adjoining Central and West Wings were demolished in 2002-3 leaving the Administration Building and its original Victorian garden setting the sole remnants of the once extensive Sunnyside Hospital complex.

The Administration Building is boarded up and has lain vacant since its closure. A new residential subdivision on the Sunnyside site is proposed and the Administration Building is threatened with demolition. The proposed subdivision site plan indicates a major access road dislocating the Administration Building from its original and integral garden setting. The building’s status as a Group 2 Heritage Item in the City Plan (confirmed by the Christchurch City Council in its decisions on the proposed City Plan 1999) means that the building is considered of “national or regional importance, the protection of which is seen as very important where this can be reasonably achieved.” This grading was challenged by the then owners, Health Link South, and the resulting Environment Court decision in June 2003 concluded that the listing could only remain valid until three months after a Resource Consent application for new use was approved. During this period the Christchurch City Council could purchase the building if they considered its heritage values required that action. Currently, a Resource Consent application has been lodged but has not yet been approved and the Council has indicated no wish to purchase the building. A conservation plan for the Former Sunnyside Administration Building (2006) prepared by heritage consultant Jenny May of Heritage Management Services for the Spreydon/Heathcote Community Board documents the considerable heritage significance of the building.²⁹ This Community Board with a wide section of public support is endeavouring to ensure the building’s future.

As the sole remaining section of the original Sunnyside Hospital complex, the Administration Building within its original Victorian parkland setting, is the only surviving tangible reminder of this significant place and its renowned special function. The total site where the large grouping of Victorian buildings once stood is important in historical, cultural and social terms. It is the Administration Building and its environs which now keeps the memory of the place’s past alive.

PHYSICAL DESCRIPTION	
Designer/ architect/ engineer/ architectural partnership	John Campbell (1857-1942) was the architect of the Sunnyside Administration Building built in 1891. Campbell, a Glasgow trained architect, had immigrated to New Zealand in 1882 and joined the Public Works Department, initially as a draughtsman. He was in charge of the architectural design of all government buildings from 1899 and was given the newly created title of Government Architect in 1909. His best known work is Parliament House, Wellington (1912-22). He was responsible for a wide range of governmental buildings throughout the country in his career spanning 40 years in the Department. In this vast body of work he used a variety of architectural styles with Edwardian Baroque predominating. Well preserved examples of his work are found in every area of New Zealand and are thus well known to a wide section

²⁷ Fulton, W, *Sunnyside Administration Building Heritage Assessment*. 2000

²⁸ Richardson, 1998.

²⁹ The Conservation Plan notes that repairs are urgently required on the spouting, downpipes and attachment of the slates while further work should be done on the stonework and window glazing.

	<p>of the population. The designer of the fountain is not known</p>
Builder/ maker	<p>The Administration Building: Greig and Hunter</p> <p>The fountain: Not known</p>
Construction and main materials	<p>The Administration Building: brick, Oamaru stone, timber, slate.</p> <p>The Administration Building is constructed of solid triple brick with Oamaru stone detailing on a concrete foundation. The brickwork is plastered externally and inscribed to suggest masonry blocks. The windows and front door are all timber joinery and the roofing is two-toned slate.</p> <p>The fountain: Concrete pool and fountain components.</p>
Description	<p>Administration Building</p> <p>The two and a half storey brick Administration Building is sited on an area of flat land that has been thickly planted with a wide variety of introduced trees – oaks, chestnuts, elms, beeches, cypresses, yews etc. The majority of these are valuable, mature specimens protected by the provisions of the Christchurch City Council Plan. From Annex Road views of the building are partially screened by the trees that are included in the proposed registered place. While standing on the site, a clear view of the building’s main southern facade is obtained because there is a roadway and parking area immediately in front of it. Behind the building, where the Victorian hospital buildings once stood, the site is vacant.</p> <p>The Administration Building is a triple brick masonry structure with timber floors and roof framing. There are two main levels with a third level in the roof space. The roof is slate, banded in two shades of grey. The slightly flared, hipped roof features two dormers and a central ventilation flèche which contribute to the symmetry of the façade. The exterior joinery is timber. The Administration Building has some minor Gothic inflections following the style established in the earlier Sunnyside buildings by Benjamin Mountfort and Thomas Cane. The exterior is plastered, to match Mountfort’s first concrete structure, with Oamaru stone lintels and string-courses. Two tall chimney stacks (now lowered) originally flanked the central block and there was a decorative iron roof cresting.</p> <p>The main southern façade was originally fully symmetrical with a central gable over the entrance projecting from the main two storey block of the building and two single storey wings flanking the main form. The eastern wing was extended in the 1930s/40s, losing its original parapet, gable and under-eave corbels and acquiring a new, hipped roof. Single paned sash windows with six paned top-lights are symmetrically placed across the principal façade while single lancets flank the central main entrance doorway.</p>

	<p>The building is only one room wide and was connected to the rest of the complex along its northern façade by a translucent covered corridor, now removed. The sides and rear of the building were given minimal architectural detailing. The northern façade was sealed up following demolition of the adjoining buildings in 2002-3.</p> <p>The interior spaces indicate the building's 107 year occupancy. Ceilings have been lowered, services introduced, some fireplaces removed and the original fabric covered, as rooms were adapted for modern office use. Important features remain though, including panelled timber doors, timber architraves and skirtings, timber fireplaces with tile hearths and the stair with its handrails, banister and newel posts. The entry foyer best reflects some of the building's earlier character with retention of the original plaster ceiling and central rose, and the stained glass top-lights over the front door.³⁰</p> <p>Garden Setting</p> <p>The full garden setting of the Administration Building forms a wedge-shaped area fronting Annex Road and contains a fountain and 63 notable or significant trees. Current planning for the development of this site indicates that a 1.233 hectare area will be designated as a recreation reserve. Early photographs of the Administration Building and the site demonstrate the formality of the garden planting and the original context in relation to the building. Included in the proposed registration is a portion of the area to be designated a recreation reserve. The proposed environs of the Administration Building provide a frontage to Annex Road and contain the fountain and seven significant or notable trees listed on the City Plan. In general, this area includes many "extremely valuable evergreen and deciduous broadleaf species and evergreen conifer species".³¹</p> <p>The fountain is sited in a round concrete framed pool with a simply decorated outer wall. The centrally placed fountain rises from two lower basins into which the projecting flow of water descended. The date of the fountain is not known but is presumed to have been added to the hospital grounds about the time of the Administration Building's completion in 1892 as it is included in a photograph from c.1895. (Refer photo Appendix 4)</p> <p>Comparative Analysis.</p> <p>In the period of Provincial Governments (1853-1876) each of the provinces made provision for the care of the mentally ill, trusting the task of designing the appropriate facility to local architects. When central government took responsibility there were asylums in Auckland, New Plymouth, Napier, Wellington, Nelson, Hokitika, Christchurch and Dunedin.</p>
--	--

³⁰ Fulton, 2000.

³¹ Appendix 6, Resource Consent Application by Ngai Tahu Properties Ltd for subdivision, March, 2006 The trees listed by the C.C.C. within the boundaries of the proposed place, are two Monkey Puzzles, two Irish Yews, a Eucalyptus, a Magnolia and an Oak.

	<p>The original Sunnyside complex was one of the most remarkable large scale institutional complexes ever erected in the Gothic style in New Zealand.³² Only two Gothic ‘lunatic asylums’ were erected, the other being Seacliff Hospital north of Dunedin. Of these two hospitals the only portion to survive is the Administration Building at Sunnyside, making it unique.³³ The Administration Building is also the only remaining fragment of a Victorian mental hospital in the South Island. In the national context there remains the Italianate building of the former Carrington Hospital built in 1865 in Auckland (now part of the UNITEC campus). The Sunnyside example is the only surviving building of its type in New Zealand.³⁴</p> <p>Apart from the former Sydenham and Woolston Post Offices, the Administration Building is the only example of the work of the Government Architect, John Campbell, to survive in Christchurch. No other examples of Campbell’s designs for asylums are extant. He designed the very large Queen Anne Style hospital complex at Porirua 1891-4 and also made additions or alterations to most of the country’s other hospitals for the mentally ill during the 1890s.</p>
<p>Current physical condition</p>	<p>The Administration Building has been vacant since 1999 and has been poorly maintained since 2002 when the majority of the Sunnyside complex was demolished and general maintenance is now required.³⁵ All the exterior joinery is now boarded over with plywood after being attacked by vandals.</p> <p>The park setting to the south of the building no longer contains the earlier garden plots and has not been maintained to any significant degree since the closure of the hospital. The fountain appears to be in good order, with no apparent damage or cracking.</p>

ASSESSMENT OF HERITAGE VALUES:

Statements of Significance

<p>Statement of the historical significance or value of the place</p>	<p>The Sunnyside Hospital complex, of which the Administration Building is the sole surviving remnant, occupies an important place in the history of mental health care in New Zealand.</p> <p>Constructed between 1871 and 1892, the permanent Sunnyside buildings reflected mid-Victorian attitudes to mental health care, with the emphasis at Sunnyside on rehabilitation as opposed to incarceration. The buildings themselves were designed to be ‘curative’ with their emphasis on good ventilation and lighting and a</p>
--	---

³² *City Plan Listing Decision* [NZHPT file]

³³ Lochhead. 2006.

³⁴ *Ibid.* Carrington Hospital, (1865), is registered Category I (Register number 96).

³⁵ The Conservation Plan for the former Sunnyside Administration Building (Jenny May, 2006) indicates the need for urgent repairs to spouting and down pipes and the need for attention to be given to loose roof slates, Oamaru stone detailing and the temporary infill sections on the northern elevation. There is some minor damage to the stained glass over the front door.

	<p>homely atmosphere. Under the enlightened superintendence of Edward Seager the garden setting of the hospital buildings was considered to be integral to the therapeutic environs.</p> <p>At its height Sunnyside was home to 1300 patients. It recalls an era in New Zealand health care when the large scale institutional model for the treatment of the mentally ill was the norm. Today, such an approach to mental health care is largely outmoded. As a remnant of the original Sunnyside complex, the Administration Building, set in its original parkland environs, is now the only surviving physical reminder of the once vast complex of Victorian buildings that stood on the site.</p> <p>The Administration Building was designed to be the focal point of the complex; it was the ‘gateway’ into the institution and formed its ‘public face.’ It is arguably therefore the most well-known part of the original complex and is representative of the entire institution it once fronted. The Administration Building and its setting offer a compelling reminder of a significant era in the development of mental health care in New Zealand.</p>
<p>Statement of the architectural, archaeological, scientific, technological and/or aesthetic significance or value</p>	<p><u>Architectural:</u> The Administration Building has architectural significance as the last structure associated with the original Gothic Sunnyside Hospital, illustrating the institutional architecture associated with the provision of mental health care in the nineteenth century. Mountfort’s original building, the West Wing, was the largest concrete building to be erected in New Zealand up to that time. Mountfort’s work established the Gothic Revival style for the complex which was continued by subsequent architects, Thomas Cane, his successor as Provincial Architect, and the Public Works Architect, John Campbell as architect of the Central Block and Administration Building.³⁶ John Campbell later became New Zealand’s first Government Architect. He designed the Administration Building in keeping with the existing complex - square headed fenestration, dormers and an amalgam of gothic and some classical inspired detailing. It was constructed between 1891 and 1892 and was the ‘final’ component of the Sunnyside complex’s building programme of the Victorian period.³⁷</p> <p>The Administration Building created an architectural focal point for the southern elevation of the complex. Its original formal landscaped setting was integral to the building’s design; it incorporates an extensive parkland area and a fountain located immediately to the south of the entrance to the building.</p> <p><u>Aesthetic:</u></p>

³⁶ Lochhead, Ian. *Notes regarding heritage significance of the former Administration Building, 2006*, [held by NZHPT]

³⁷ J. May, 2006.

	<p>The handsome building that Campbell designed has notable aesthetic qualities which remain today despite the minor loss of symmetry and the current sealing up as a security measure. Enhanced by its environs, the adjacent parkland and fountain, it retains its imposing presence as a stand-alone structure with its sense of dignity, fine styling, proportions and decorative detailing.</p>
<p>Statement of <u>social</u>, <u>spiritual</u>, <u>traditional</u>, and/or <u>cultural</u> significance or value</p>	<p>The social and cultural values of the Sunnyside Hospital site are of outstanding significance.</p> <p><u>Social:</u> Thousands of patients were cared for at Sunnyside throughout its years as a residential mental health care facility. These patients, their families, friends, caregivers and the staff of the hospital, form an expansive ‘community’ of individuals with links to Sunnyside. While memories of Sunnyside may have negative associations for some of these people, the physical presence of the Administration Building provides the last tangible link with a form of institutionalised mental health care that is no longer practiced. It is precious as the only surviving physical reminder of a once vast complex of buildings, but perhaps more importantly its presence symbolically acknowledges the myriad emotions, achievements and ambitions – in short, the lives of all those people who were associated with Sunnyside throughout its long history.</p> <p><u>Cultural:</u> Through the decades since Canterbury’s settlement, mental health has been a concerning issue for the public at large and those with responsibility to manage, cure and care for people with psychiatric problems. It was a New Zealand wide matter and the Sunnyside complex is an example of the endeavours undertaken first by provincial authorities and then by central government. At the time of its erection, Sunnyside was designed according to the foremost ideas of caring for the mentally ill.</p> <p>The whole site also has considerable significance in the community consciousness, having served as the place for mental health care for some 137 years. The Administration Building is the surviving feature of the former large and imposing complex and this building in its setting continues to evoke memories of the past institution. It is a compelling reminder of a specific era, which for better or worse, was an integral part of our health care history. While the Administration Building is not visible from a major traffic route it is none-the-less the remnant of a site that is a significant community landmark in terms of both its visual impact and past function.</p>

Further Assessment	
<p>(a) The extent to which the place reflects important or representative aspects of New Zealand history</p>	<p>As the last remaining building of the once vast Sunnyside Hospital Complex the Administration Building represents the treatment of the mentally ill from the early years of New Zealand’s settlement until the most recent changes to community based services. Under its original name, the Canterbury Lunatic Asylum, the earliest complex was seen by the public at large as a fearsome place of final incarceration, even though from the its beginnings, Superintendent Seager focused on seeking rehabilitation and cures for his patients. As these theories progressed during Victorian times the design of later buildings aimed to provide better, more homely accommodation. By the 1920s a “villa system”, recognising patients’ needs for dignity and comfort, was adopted, though much of the old block continued in use until 1989. Use of the Administration Block spans both the early and later systems of treatment, accommodation and the philosophies of mental health care. It is an important, physical reminder of the evolution in the treatment of mental illness over 130 years.</p>
<p>(b) The association of the place with events, persons, or ideas of importance in New Zealand history</p>	<p>The Administration Block is associated with architect John Campbell (1857-1942) one of the most notable members of his profession in New Zealand. Because of his position with the Public Works Department his role in managing the design of all government buildings and then being titled Government Architect in 1909 meant that numerous, fine examples of his work are to be found throughout the country. Among the best known are the Dunedin Law Courts, (1902), the Public Trust Office in Wellington (1905-9, the Chief Post Office, Auckland (1909-12) and Parliament Buildings, Wellington (1912-22). In these and the wide ranging other buildings he designed during his forty years of service the styles he employed included his favoured Edwardian Baroque, Gothic and Queen Anne.) It is interesting to note that for the Sunnyside buildings he used stylistic elements which blended with the existing structures.³⁸ Perhaps most numerous among his surviving buildings are his semi-standardised Post Offices. In Christchurch there are now only three examples of his work, this building and the former Post Offices at Woolston and Sydenham.</p>

³⁸ Richardson. Dictionary of New Zealand Biography, Campbell, John, p.73.

	<p>The building and its setting, as representatives of the Sunnyside Hospital, have significance in their association with the first highly regarded Superintendent, Edward Seager. He worked at the institution from 1863 to 1881, ably assisted by his wife who served as matron, and was recognised then and today for his humane approach to mental health care and successful treatment programmes.</p> <p>Further notable people associated with Sunnyside include Sir Peter Buck who spent a brief period here as locum tenens in 1905; Rita Angus, the painter, had a brief spell here as a patient in 1949; Richard Pearse, the pioneer aviator, died here aged 75 in 1953; politician Mabel Howard was committed to Sunnyside in her final years and died here in 1972.</p>
<p>(e) The community association with, or public esteem for, the place</p>	<p>Knowledge of the former Sunnyside Hospital is widespread among the wider community of Christchurch and Canterbury. Many families have had some association with the place and their reflections on this have caused differing views about the desirability of retaining physical reminders. For patients and their families, the traumatic experience of a mental health crisis is indelibly linked to the older buildings like this final surviving example. The site's significance though is of outstanding importance to them, despite what might be negative connotations for many.</p> <p>There is a good deal of public support for the retention of this remaining building on what was the historic Sunnyside Hospital site. Preparation is underway for the full history of the institution to be written, following considerable documentation by former staff members. Public support has been demonstrated by many letters to the paper, media coverage and a public meeting held to consider options for future usage along with a demand to the City Council and the Spreydon/Heathcote Community Board that the building's future must be secured. It is widely believed that education will turn around the opinion of those who have negative views, associating the place with their own or relatives' past illness.</p>
<p>(f) The potential of the place for public education</p>	<p>The building might readily be adapted for community purposes which would benefit the residents of the proposed neighbouring subdivision. There is high potential here for memorabilia, informative material</p>

	<p>and interpretation to be included. It is desirable for the public to have an opportunity to learn about the development of mental health care, its principles and practices in New Zealand.</p>
<p>(g) The technical accomplishment or value, or <u>design</u> of the place</p>	<p>The Administration Building was built to fulfill the need for the business offices and also to serve as an imposing entry or gateway to the large complex of buildings that comprised the institution. As such, considerable care was taken with the detailing – incised plaster to resemble stone blocks, Oamaru stone detailing, decorative timber bargeboards and elaborate cornice corbels. Cast iron cresting was originally a feature along the roof while large decorative entrance lamps (also now removed),³⁹ once graced either side of the entrance porch with its stained glass detail and lancet windows.</p> <p>Despite these minor external changes and the various modifications to the internal appearance, the building remains as an imposing Victorian hospital building and an important example of Campbell’s designs. It is also a notable example of late nineteenth century Gothic architecture.</p>
<p>(h) The symbolic or commemorative value of the place</p>	<p>The building is the most significant feature of this hospital site and it commemorates generations of patients who spent time here and the staff who cared for them. To some people the building symbolises a dark part of their past and to them it has very strong but negative commemorative values. This does not diminish the fact that the building represents a very important symbol of mental health care in New Zealand and the developments that occurred in this aspect of medicine since the European settlement of the country.</p>
<p>(j) The importance of identifying rare types of historic places</p>	<p>Lunatic Asylums were built throughout the country in the second half of the nineteenth century, usually following the Victorian principles of style, planning and layout. Sunnyside Hospital and Seacliff, north of Dunedin, were the only ones in New Zealand where the Gothic style of architecture was used. The Administration Building here in Christchurch is the only portion of those two architectural examples now surviving.</p> <p>The Sunnyside Administration Building is one of</p>

³⁹ These lamps have been securely stored off site by a former staff member, eager to return them when the building’s future is secure.

	<p>only two surviving buildings in New Zealand which were part of a Victorian mental hospital and is the only surviving building of its type in the South Island. In Auckland the 1865 Italianate buildings of the former Carrington Hospital remain as part of the UNITEC campus.⁴⁰ The sole remaining building of the former Porirua Mental Hospital, now housing the Mental Health Museum, was a later addition to a Victorian institution and was built in 1910</p>
<p>Summary of Significance</p>	<p>The Sunnyside Hospital Administration Building (Former) and Setting merits Category I (One) registration because of its special historic, architectural, aesthetic, social and cultural values. As the sole remaining portion of the large Gothic complex which served as the Canterbury Lunatic Asylum, it is a rare surviving example of the institutions which were built throughout New Zealand for mental health care in the nineteenth century. It has very special importance because of its architectural qualities and the fact that it is the only remaining Gothic styled building related to Victorian mental health use. The building's social and cultural values are of outstanding significance, representing the experiences of the patients who were treated here and the philosophies of their care givers. Continuing in use from 1892 to 1989 the history of the Administration Building (former) embodies the evolution of attitudes regarding mental health treatment and accommodation.</p>

FURTHER LOCATION INFORMATION (IF POSSIBLE)				
NZMS 260 map no.				
NZMS 260 map name				
NZMS 260 map edition				
NZMS 260 grid ref (s)	Easting		Northing	
Valuation NZ no.				

⁴⁰ Lochhead, 2006

SOURCES OF INFORMATION	
1	<i>Appendices to the Journals of the House of Representatives.</i>
2	Brookes, Barbara and Thomson, Jane, eds., <i>'Unfortunate folk' Essays on Mental Health Treatment 1863-1992.</i> University of Otago Press. 2001
3	<i>City Plan Listing Decision, 1999</i> (regarding the listing of the historic Sunnyside buildings as heritage items in the City Plan) NZHPT file 12309 438 in Christchurch Office
4	Fulton, William, <i>Sunnyside Heritage Assessment</i> , July 2000. Document prepared for Christchurch City Council, Environmental Policy and Planning Unit.
5	Hamilton, Judith, <i>Sunnyside Hospital: the development of its buildings from ca.1863 to ca.1900.</i> ARTH 603 New Zealand Architecture Essay 1, 1985, unpublished. NZHPT file, 12309 438 in Christchurch Office
6	Lochhead, Ian, <i>Notes regarding heritage significance of the former Administration Building, 2006.</i> NZHPT file, 12309 438 in Christchurch Office.
7	May, Jenny. <i>Conservation Plan for the Former Sunnyside Administration Building, 2006.</i>
8	Richardson, Peter, <i>Campbell, John. 1857-1942. Dictionary of New Zealand Biography, Vol II.</i> Department of Internal Affairs, 1993
9	Richardson, Peter, <i>Officer's Report City Plan Hearings (Heritage) Sunnyside Asylum (Supplementary Report), 1998</i>
10	Seager, Madeleine. <i>Edward William Seager, Pioneer of Mental Health.</i> The Heritage Press, Waikanae, 1987.
11	Tonkin, J., <i>Our Environment, Christchurch City Council's Environmental Newsletter.</i> Issue 27, Winter 2001.
12	Wetini, Teina, <i>Application by Ngai Tahu Property Limited for the subdivision and development of land at the former Hillmorton Hospital Site. Resource Consent application to the Christchurch City Council.</i> March, 2006
13	Young, Sherwood, Seager, Edward William. 1828-1922. <i>Dictionary of New Zealand Biography, Vol I.</i> Department of Internal Affairs, 1990

URGENCY AND OTHER INFORMATION

Since the purchase by Ngai Tahu Property Ltd of 22.23 hectares of surplus Hillmorton (formerly Sunnyside) Hospital land and the plans for this to be subdivided for residential development there has been concern about the future of the former Administration Building. The new subdivision will make an emphatic physical separation between the former Administration building as the last remnant of the old institution and its history, and the newer psychiatric hospital facility.

The building has been included in a listing on the Christchurch City Council's District Plan as a Group Two heritage item, but a recent re-assessment has been made by council heritage planners who now consider that since the loss of the associated buildings the Administration Block should be in Group Four. This opinion has no legal status.

The protection provided by the current Group Two listing will only be valid for three months since Resource Consent application was approved on 7 September, 2006. By 6 December the City Council must decide whether or not to purchase the property. A section of the parkland opposite the building is proposed as a recreation reserve to be vested in the City Council. The site has pre European history and may contain archaeological material relating to the Maori occupation of this area. There is also pre-1900 association as the remaining formal grounds and the Administration Building were constructed in the 1890s. Therefore the archaeological provisions of the *Historic Places Act 1993* apply.

List of Appendices:




APPENDIX 1 – Current Certificate of Title, p22-25

APPENDIX 2 – Location Map and aerial photo showing extent of registration, p.26-27

APPENDIX 3 – Photographs, p.28-32

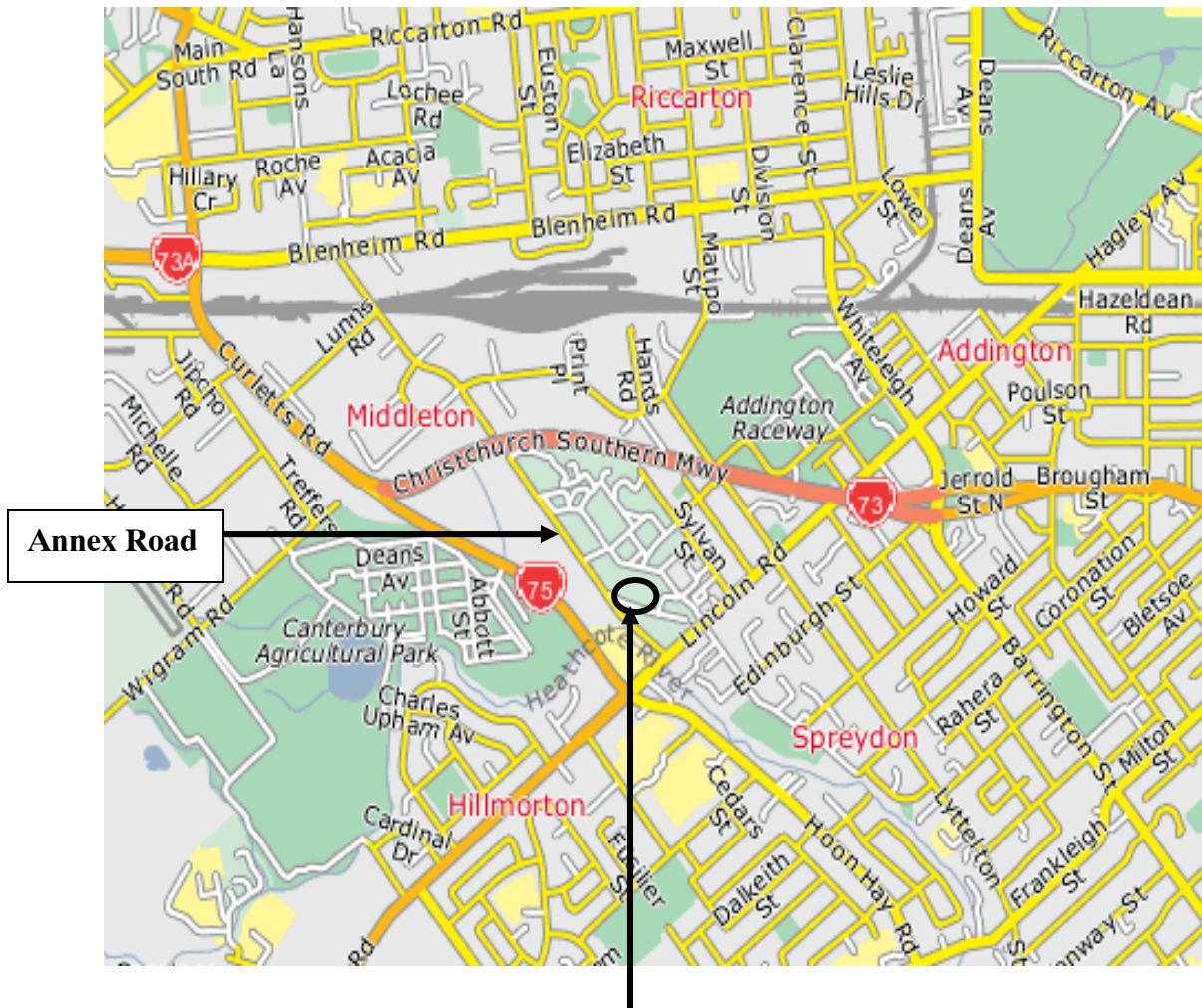
APPENDIX 4 –Other supporting information, historic photo, computer generated images and floor plans (not original). p.33-36

APPENDIX 1 – Current Certificate of Title

	COMPUTER FREEHOLD REGISTER UNDER LAND TRANSFER ACT 1952	
	Search Copy	 R. W. Muir Registrar-General of Land
Identifier	201576	
Land Registration District	Canterbury	
Date Issued	18 July 2005	
Prior References	CB45C/663 CB45C/664 CB45C/667	
Estate	Fee Simple	
Area	11.2140 hectares more or less	
Legal Description	Lot 5 Deposited Plan 349157	
Proprietors	Ngai Tahu Property Limited	
Interests	<p>Appurtenant to part herein formerly part Rural Section 159 is a right to convey telephonic communications, electric power and a right of way specified in Easement Certificate A343528.4 - 18.3.1998 at 11:55 am</p> <p>The easements specified in Easement Certificate A343528.4 are subject to Section 243 (a) Resource Management Act 1991</p> <p>Subject to a right to drain water in gross over parts marked AG, AJ and AK on DP 349157 in favour of Christchurch City Council created by Transfer A343528.6 - 18.3.1998 at 11:55 am</p> <p>The easements created by Transfer A343528.6 are subject to section 243(a) Resource Management Act 1991</p> <p>Subject to a right to drain sewage over part marked EA on DP 349157 created by Transfer A343528.8 - 18.3.1998 at 11:55 am</p> <p>The easements created by Transfer A343528.8 are subject to Section 243 (a) Resource Management Act 1991</p> <p>A426996.1 SUBJECT TO PART 9 OF THE NGAI TAHU CLAIMS SETTLEMENT ACT 1998 (WHICH PROVIDES FOR CERTAIN DISPOSALS RELATING TO THE LAND TO WHICH THIS CERTIFICATE OF TITLE RELATES TO BE OFFERED FOR PURCHASE OR LEASE TO TE RUNANGA O NGAI TAHU IN CERTAIN CIRCUMSTANCES) - 29.9.1999 AT 9.00 AM</p> <p>Subject to a right to convey telephonic communications over parts marked DD and DE on DP 349157 specified in Easement Certificate A449735.3 - 13.3.2000 at 2:45 pm</p> <p>6499011.4 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 18.7.2005 at 9:00 am</p> <p>Subject to a right to convey telecommunications and computer media over parts marked BI and BH and a right to drain water over parts marked BE, BF and BG on DP 349157 created by Easement Instrument 6499011.7 - 18.7.2005 at 9:00 am</p> <p>The easements created by Easement Instrument 6499011.7 are subject to Section 243 (a) Resource Management Act 1991</p> <p>Fencing Covenant in Transfer 6847807.1 - 3.5.2006 at 9:00 am</p>	
<small>Transaction Id</small>	<small>14072373</small>	<small>Search Copy Dated 6/06/06 9:09 am, Page 1 of 4</small>
<small>Client Reference</small>	<small>chpublic2</small>	<small>Register Only</small>

APPENDIX 2 – Maps

Fig 1.



Location map showing the site of the Administration Building close to Annex Road, slightly north of its junction with Lincoln Road, Christchurch.

Fig.2



Extent of Registration Map: Aerial View of the former Sunnyside Hospital Site. The bold marked outline shows the location of the Administration Building and is indicative of the boundary of the extent of registration, as described on page 3.
(Source, Christchurch City Council: Copyright Terralink International Ltd.)

APPENDIX 3 – Photographs

Fig.1



The principal southern façade of the Administration Building. The single storeyed portion on the right originally mirrored that on the left. See historic photo, p.30. (Photo: J.Hamilton, December, 2005)

Fig.2



The eastern façade. The space behind the building was formerly occupied by the Victorian buildings of the Sunnyside Hospital complex (Photo: J.Hamilton, December, 2005)

Fig.3



The northern (rear) and western facades. The building has been enclosed along the rear ground floor where the building was connected to earlier sections of the hospital complex. (Photo: J.Hamilton, December, 2005)

Fig. 4



The ventilation fleche which surmounts the building.
(Photo: J May, 2005 for Conservation Plan, 2006)

Fig. 5



An example of the internal paneled doors. (Photo: J
May, 2005 for Conservation Plan, 2006)

Fig.6



One of the remaining fireplaces. The skirtings are original. (Photo: J May, 2005 for Conservation Plan, 2006)

Fig.7



The doorway of the entrance foyer, now secured with plywood over the windows. The toplights feature stained glass. (Photo: J May, 2005 for Conservation Plan, 2006)

Fig. 8



The outlook from the front of the Administration Building to the fountain and parkland. (Photo: J.Hamilton, December, 2005)

Fig. 9



The fountain in the parkland in front of the building. This was surrounded by formal garden beds in Victorian times. (Photo: J.Hamilton, December, 2005)

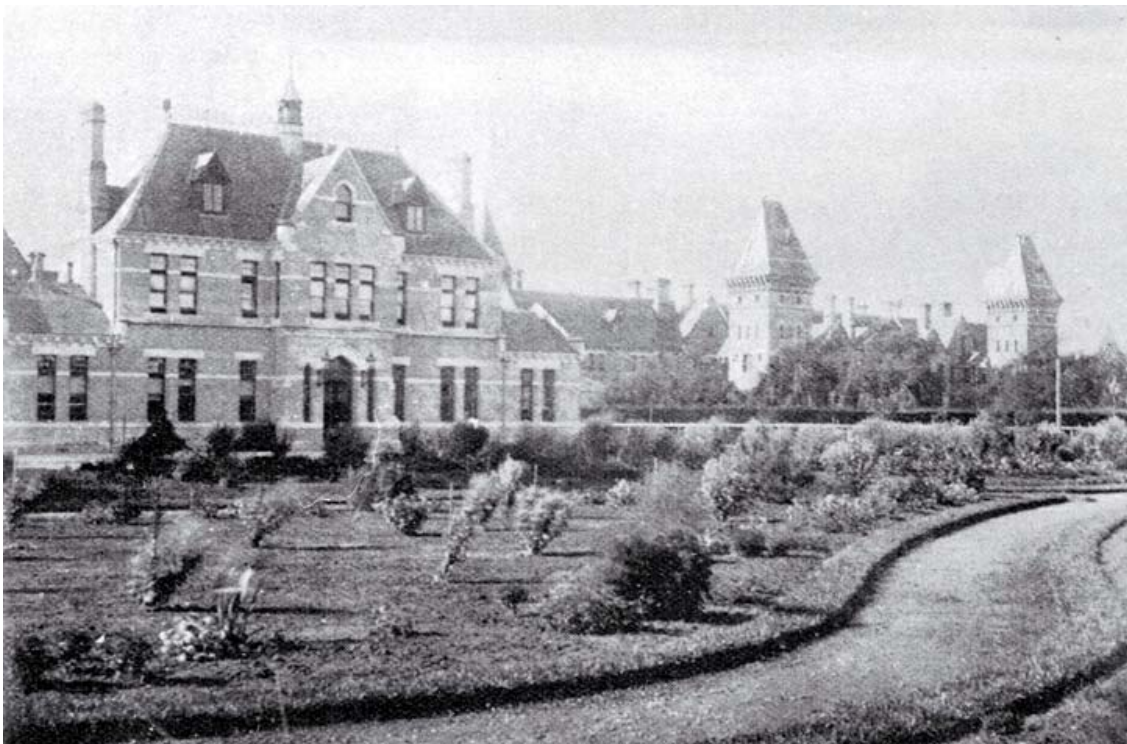
APPENDIX 4 –Other supporting information.

Fig.1



View of the northern frontage of the Sunnyside Hospital complex c.1880 with a man (a patient?) ploughing the grounds. (Photo: Christchurch City Library)

Fig. 2



View of the Administration Building in 1897. It is on the southern side of the main Sunnyside Hospital to which it was linked. At the right is the hospital's eastern wing designed by Thomas Cane. (Photo: Christchurch City Library)

Fig. 3



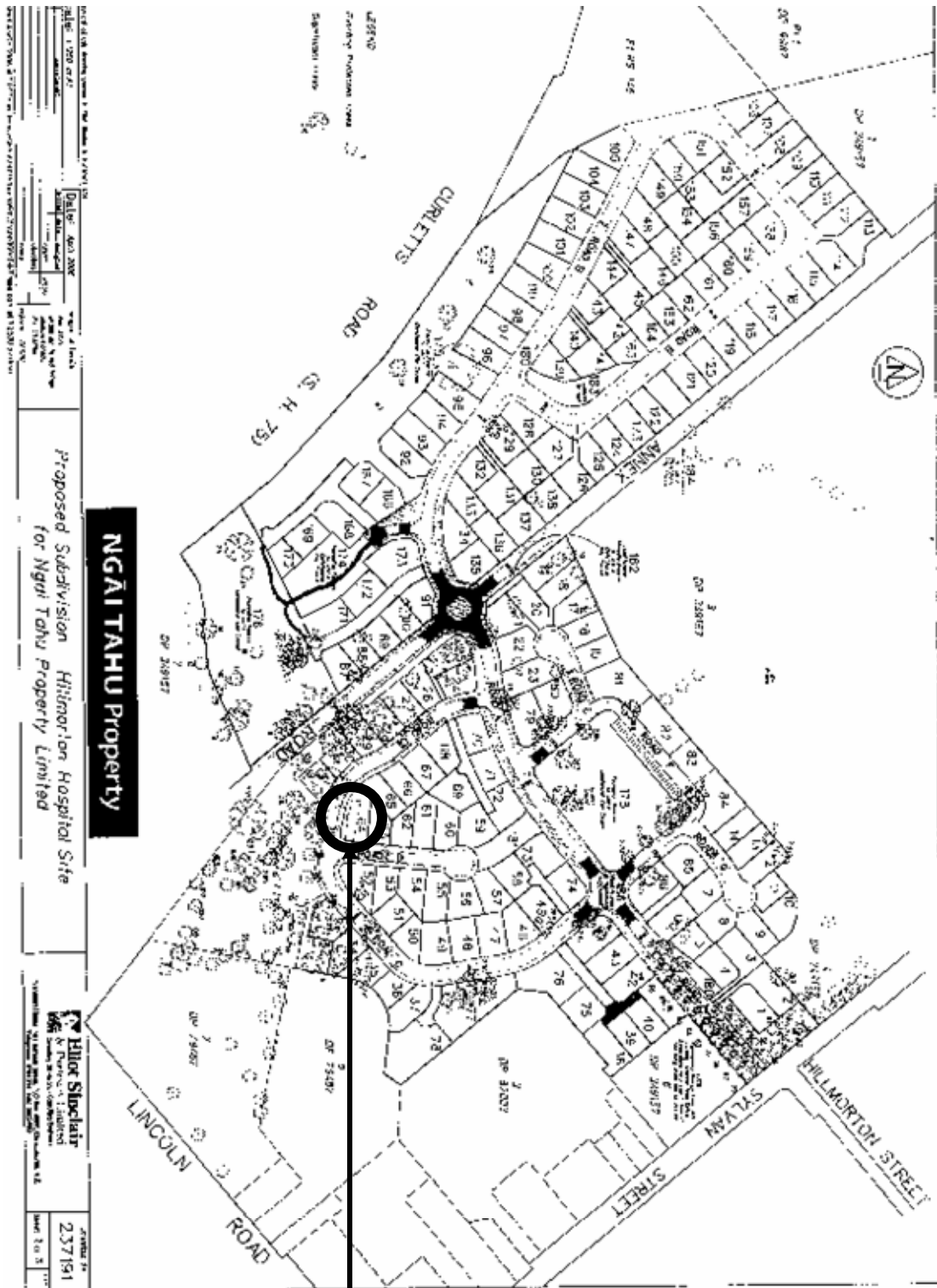
The Administration Building c.1895? The photo includes the fountain and formal garden beds in front of the building and behind it, part of the earlier hospital complex designed by Mountfort. (Photo: Canterbury Museum, No. 9367, copied from Christchurch City Council files.)

Fig. 4



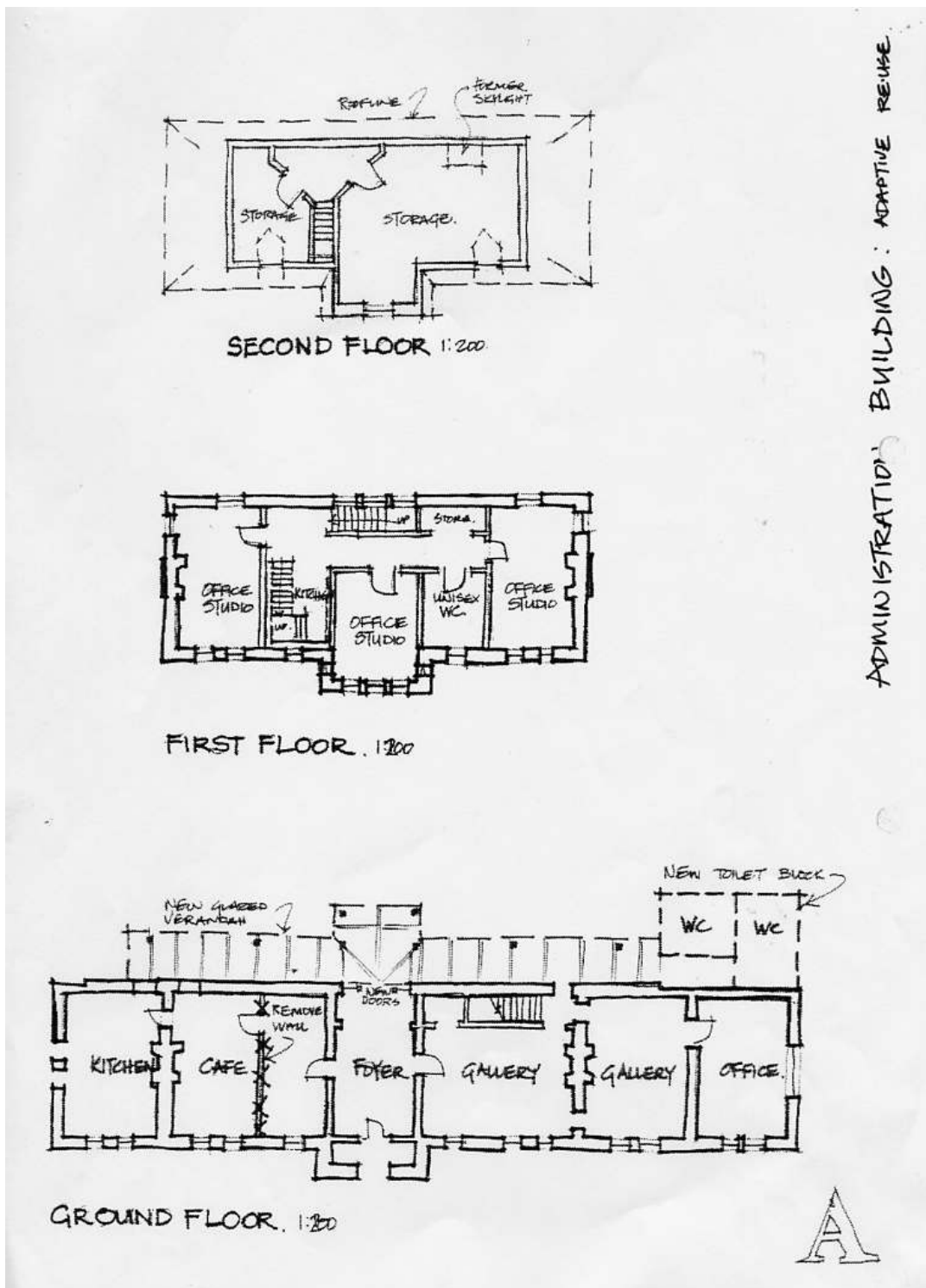
Computer generated image of how a refurbished Administration Building might look with a setting linking it to the fountain as it was in the past. (Dave Margetts, April, 2006)

Fig.5



Site of the Administration Building in proposed subdivision plan

Fig.6



Plan of the Administration Building. It shows the full internal layout of the building and some indication of how it might be used for commercial purposes. (Drawn by William Fulton for Christchurch City Council, July, 2000.)