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HOMEBUSH

Landscape Development of an Historical Farm in the Foothills of the Canterbury Plains

A major design study submitted in partial fulfillment of the requirements for the Diploma in Landscape Architecture at Lincoln College, University of Canterbury

by

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B.Hort.
(Lincoln College)

1975
CONTENTS

INTRODUCTION 1

THE BRIEF 2

SITE CONTEXT: THE REGION 3

1. GENERAL HISTORICAL BACKGROUND 5

2. PHYSICAL INFLUENCES 7
   (a) Climatic influences 7
   (b) Wildlife in the region 8
   (c) Geology and geomorphology 10
   (d) Soils, land-use and vegetation 14

3. REGIONAL RECREATION 20
   (a) Present and future trends 20
   (b) Regional resources 22

4. COMMUNICATION SYSTEMS 27

5. VISUAL ANALYSIS 29
   (i) The approach 31
   (ii) Deans Road and Downs Road 33
   (iii) The inner river valley roads 40
   (iv) The Selwyn River valley roads 45

6. CONCEPT OF LAND USE 46

THE SITE: HOMEBUSH FARM 52

1. PRINCIPAL SITE CHARACTERISTICS 52

2. RATIONALISATION OF LAND-USE 53
   The farm in general 54
   Detailed design areas 59

APPENDIX 64

REFERENCES 65

ACKNOWLEDGEMENTS 66
<table>
<thead>
<tr>
<th>Photos</th>
<th>Page</th>
<th>Photos</th>
<th>Page</th>
</tr>
</thead>
<tbody>
<tr>
<td>P.1. The poplar landscape on B2 soils</td>
<td>14</td>
<td>P.15. The mound, near the western edge of the farm, could become a feature of the view from the road but at present is obscured by pines</td>
<td>57</td>
</tr>
<tr>
<td>P.2. The landscape of A2 stony soils</td>
<td>14</td>
<td>P.16. The stables</td>
<td>60</td>
</tr>
<tr>
<td>P.3. Homebush homestead</td>
<td>22</td>
<td>P.17. Detailed brick work on the water tower</td>
<td>60</td>
</tr>
<tr>
<td>P.4. Spatial definition of oak at Bangor</td>
<td>22</td>
<td>P.18. Disparity in roof angles</td>
<td>60</td>
</tr>
<tr>
<td>P.5. Beech forest on Low Mount</td>
<td>23</td>
<td>P.19. Visual clutter of power poles and farm implements in front of the stables</td>
<td>60</td>
</tr>
<tr>
<td>P.6. View of the plains with mountain beech in the foreground</td>
<td>26</td>
<td>P.20. The gravel drive to the front of the homestead disrupts the relationship of the building to the space around it</td>
<td>61</td>
</tr>
<tr>
<td>P.7. Looking down to Rockwood homestead and the surrounding mountain beech forest</td>
<td>26</td>
<td></td>
<td></td>
</tr>
<tr>
<td>P.8. &quot;... the more easy rolling country at Ruchenerflower&quot;</td>
<td>34</td>
<td></td>
<td></td>
</tr>
<tr>
<td>P.9. &quot;... pleasantly small scale ...&quot;</td>
<td>36</td>
<td></td>
<td></td>
</tr>
<tr>
<td>P.10. Road-orientated housing and planting, Selwyn Plantation Board forestry in the background</td>
<td>37</td>
<td></td>
<td></td>
</tr>
<tr>
<td>P.11. Rocky outcrops and beech forest. Spatial organisation and colour relationships will be altered detrimentally by the pine, indicated by the lines in the middle ground of the photograph</td>
<td>47</td>
<td></td>
<td></td>
</tr>
<tr>
<td>P.12. The old whare</td>
<td>57</td>
<td></td>
<td></td>
</tr>
<tr>
<td>P.13. The distinctive woolshed. Recommendations include foreground planting and a strong roof colour</td>
<td>57</td>
<td></td>
<td></td>
</tr>
<tr>
<td>P.14. The cedar drive in Concept Area A</td>
<td>57</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
The approach: "... after Bangor, the foothills assume more dominance."

Future planting recommendations for the Harper Hills

Wairiri Road landscape recommendations

Forestry on the Harper Hills

Linear and spatial definition around Homebush homestead

Soils, land-use and vegetation

Participation in outdoor recreation in the Christchurch region

Land-use Concept

Location of the region

The region

Geology

Soils

Landscape and Recreation

Visual analysis: Deans Road, Downs Road and the Selwyn River Valley road

Visual analysis: Wairiri Road, Malvern Hills and Waianiwaniwa Roads

Land Use Concept

Photograph viewpoints
INTRODUCTION

"In spite of technological progress, or perhaps because of adolescent 'spottiness' in development and uncertainty of what the results would be like, our man-made environment has shown our tendency to be hesitant, that we lack the clarity of purpose, the boldness and the mastery to bring about a total integration of design into the landscape."

A.E. Jackman

The beginnings of development, accompanied by the fresh experience of a new environment, the struggle for existence, and a greater contact with natural forces, has given way to the apparent uncertainty of adolescence where lack of national identity has hindered the development of a clear, cultural philosophy, evident in the lack of national objectives on which to base future development.

In a country where land-use is predominantly agricultural, the landscape it forms is an expression of a nation's identity; that the wisdom in nature's pattern is too often reduced to the monoculture of pragmatic thought is a reflection of a way of life and a "spottiness" of thought. Functional aspects such as ewe carrying capacity, responses to pasture topdressing and shelter planting are only part of a solution which also requires a realization of the basic "first principles" of landscape and the forms in which they are expressed. The concept of beautification, with its implied rationale of disguise, is an inferior, negative, unsophisticated solution compared to one based on a sensitivity to the inherent design of the landscape which is both scientifically and visually expressed.

It has been stated that the farmer is the country's unpaid landscape architect but as yet there is little advice given to farmers on a subject that does not directly relate to economic productivity. In this report, the missing ingredient of visual appraisal will be considered in addition to the underlying scientific elements of the agricultural landscape so that integration of form and function can be more fully realized in future development.
THE BRIEF

To prepare a set of plans, together with a supporting written report, for the purposes of establishing:

A broad land-use plan incorporating agricultural, forestry and recreational interests with recommendations for landscape development of the region of which Homebush forms an integral part.

A detailed plan for Homebush, organizing present and potential land uses into an overall landscape structure. This will require analysis of physical and historical factors, agricultural patterns and an understanding of the type of projected recreational demand with subsequent proposals for zoning, circulation patterns and detailed design of selected intensively-used areas.
The physical boundaries, as shown on the map, extend approximately to Downs Road and Bangor in the east; the Deans Road, State Highway One junction in the north; Rockwood Station to the South; and to the western boundaries of the Malvern Hills. There will be some reference to the Plains area around Darfield and further south, considered in relation and contrast to the region under study.

The visual boundaries extend to the main eastern foothills and ranges of the Southern Alps and to the Port Hills in the east, their influence varying, dependent on observer location within the area.

Landscape boundaries are inherently hard to define. The region, as defined, is just part of a wider regional system of foothills, ranges and mountains, shedding water from their catchments into rivers that dissect them and flow out onto the Plains to the sea.

The region, as a recreational and visual resource, is of potential importance for the Christchurch area, situated as it is in reasonably close proximity and easy access to the population of the metropolitan area, especially if Rolleston New Town is developed. Homebush development provides a basis for further visual and recreational planning, and in view of this fact, a regional study is considered relevant and necessary.
1. GENERAL HISTORICAL BACKGROUND

The history of the region begins with that of the Maori. The Malvern district was traversed en route to the food-gathering places at Tawera and further west, and tradition has recorded many of the old Maori tracks. In general, our European tracks, roads and railways follow close on the old time Maori routes throughout New Zealand. Tradition and archeological evidence suggest two Maori Pas in the area - Otutepiriraki, east of the Waimakariri Gorge, and the Whakaepa Pa on a bluff south of the Selwyn River, near the present Coalgate; although the latter site has not been subjected to archeological scrutiny and the Pa may have been situated upstream. Artifacts and Maori ovens have been found along the Homebush ridge and hills, as well as in other areas in the Malvern district.

The first white men to come to the Malvern district (although not as far as the hills) were probably William Deans, accompanying Captain Daniell and Captain Dupta of the New Zealand Company in 1841 on an investigation of the country around Port Cooper (as it was then known) in preparation for the settlement there by the Canterbury Association. William Deans of Kilmarnock, Scotland, had come to New Zealand in 1840, followed in 1842 by his brother, John, with the primary intention of settling in the Nelson and Manawatu districts, but native troubles prevented this and, after long negotiations, they were allowed to select on the Port Cooper Plains, 400 acres, which they called Riccarton, and farmed in conjunction with a run leased from the Maoris which lay within six miles to the south and east of their freehold. The Deans brothers' interest in the Malvern hills developed in 1848 when their run was included by the Canterbury Association in the site for Christchurch. A run in the hills would be easily accessible across the flat plains and included the nearest extensive area of hill country to the town of Christchurch. However, compensation for the loss of the run was not forthcoming from Godley. In April 1850, William left Riccarton for the district already known to the surveyors as the Malvern Hills, moving stock there in the same month, but, due to lack of assurance that their claim to this new land could be upheld and in order to concentrate their legal efforts on settling their claims to their properties on the Plains, the Deans sold this first sheep-run, now known as Russell's Flat, to Mr J.C. Watts Russell in February 1851. In 1851 a provisional arrangement for a run at the Malvern Hills was arranged with Godley, 33,000 acres running between the Selwyn and the Rakaia, plus two blocks of land purchased from two colonists, one block on the southern bank of the Waimakariri Gorge and the other near the main branch of what is now the Waireka Stream, "including Mr Deans' homestead" (approximately where the present homestead stands). The resiting of the run between the Waimakariri and the Selwyn occurred in 1852 after amended pasturage regulations came into force. The homestead site was not moved when the boundaries were changed as it still lay within the run but instead of being about the centre, the homestead now lay well toward the revised southern boundaries. By the end of 1852 the whole of the Malvern County was taken up in leasehold runs in various sizes from 8,000 acres, with Homebush the largest; it
being more remote, the land was not taken up so closely for small farms as it was in other places, and in the days before water-race systems, it was essential that a run have a river frontage thus necessitating large runs.

Ironically, the two Deans brothers never lived at Homebush. William was drowned in 1851. John contracted pneumonia while on a voyage to Scotland in 1852 to marry Jane McIlraith. Two years after returning to Riccarton, John Deans died, survived by his wife and young son John, for whom the estate, comprising Riccarton farm and Homebush run, was kept in trust until his coming of age. The general policy of the trustees who operated the estate was that any available profit should be used either in the purchase of land within the run or on improvements on land already freehold. Part of the Homebush run was leased to Mr John Cordy who managed the cattle and ran a dairy farm for his own use. The area to the north of the present Auchenflower Road was the portion of Homebush which was the property of James Y. Deans, a brother of John and William, who resided in Scotland. This area came to be known as the sheep station and comprised what is now Sanddown and Morven. In 1855, proposals were made by James, Hugh and George McIlraith (Mrs Jane Dean's brothers) for the lease from J.Y. Deans of the "sheep station".

In 1859 James McIlraith took over the management of Homebush from John Cordy who wished to be released from his agreement to manage Homebush cattle station. At this stage, the run comprised only about 20 acres of freehold property, No. 531, just south of Cairn Hill, which contained some native bush in the area now known as Bush Gully. McIlraith kept adding to the freehold area of the run, a total of 10,890 acres by 1874, and did much to enhance the beauty of Homebush by planting trees from many different countries. Under his guidance, stables and other farm buildings were erected of bricks and somewhat later a large commodious woolshed. Not only the Homebush estate, but the whole district owes much to him for no-one took a more leading part in its development than "Jemmy" McIlraith, as he was familiarly called.

The tenancy of the sheep station by the McIlraiths continued until 1864 when the property was taken over by the trustees of the estate which finally reverted to John Deans II in 1874 at his coming of age. The colony at this stage and Canterbury most of all was in the middle of a "boom", but when John Deans died in 1902 at the age of 48, the colony was only beginning the recovery from a depression of 20 years' duration, so that almost the whole of his adult life was one unceasing struggle to preserve the estate he had inherited against the handicap of low prices and the burdens of heavy debts incurred by the freeholding of the run in earlier years. In 1906 division of the land was made among the family of John Deans, the estate comprising freehold land at Riccarton, Homebush of about 15,000 acres and Waimarama farm of 14,120 acres, with other assets of coalmine and brickworks. Although there have been some changes in ownership and boundary lines, the land still largely remains in the Deans family, one of the few original runs that do.
2. PHYSICAL INFLUENCES

(a) CLIMATIC INFLUENCES

The location of homesteads at Steventon, Malvern Hills, Rockwood and Homebush were considered in view of adequacy of water supply, proximity of bush for building material, for fuel, and shelter from the climate. These homesteads nestled close to the low-lying hills for shelter from the prevailing winds, particularly from "our enemy, the nor-wester", as Lady Barker of Steventon described it. There are many tales of the destruction that the wind wrought; a gale in 1898 carried a mob of hoggets to the fence of a 250 acre paddock, 150 being smothered when the dust (so thick as to restrict visibility to a few feet) piled over them. Plantations and shelter belts have made a difference to the experienced force of these gales, the gale of this year, 1975, an exceptionally bad one, extensively obliterated Pinus radiata plantations in the Malvern district. The Douglas fir at Coalgate being a more wind-resistant species and of slower growth, fared relatively well, evidence of the danger of blanket monoculture irrespective of local conditions.

The dry, warm nor-westers are most common in the spring, especially in September, October and also in the summer, causing high evapotranspiration levels in all vegetation.

Whereas the nor-westers keep the land in a "free state", the south-westerly rains and easterly drizzles supply the necessary moisture. The sou-westers also bring snow in the winter months. A particularly bad storm in 1945 destroyed or badly damaged a considerable number of trees in the region. Rainfall at Homebush amounts to 30-35" a year (762-889 mm), according to records kept by James Deans, annual rainfall getting steadily higher into the hills from Darfield.

Seasonal soil moisture deficiency occurs around January and February, nor-west conditions reinforcing this condition.

Frosts occur frequently in winter months, as severe as 15-20°, and are usually followed by clear sunny days.

7.
Although wooded country was scarce in the region, the pioneers found abundant bird life, including native quail, stilts and dotterels, wekas and pukekos. The aggradation of the Selwyn River resulted in the pounding back of tributaries such as the Glendore, Wairere and Waianiwaniwa Streams and the formation of extensive swamps on their floors, no doubt providing desirable habitats for the waterfowl. Hunting by the pioneers and their dogs and cats, as well as management practices of draining these swamps, has resulted in a lesser degree of richness provided by this wildlife. Snowstorms have further reduced their numbers. It is believed, however, that there is a tendency for native birds to increase and there are indications that the weka is returning from the north.

Positive provision for wildlife is necessary in an agricultural region where human influence may substantially change the landscape and its wildlife habitats. Building of dams in the area and the construction of one or two reserves by the Deans, notably the Rowallan sanctuary and the unofficial one on the Homebush Creek, has meant an improvement of the duck population. There is scope for similar types of development in the area by manipulation of drainage patterns; the potential exists for improving numbers of native wildfowl such as the pukeko which is still seen today in favourable swampy habitats in the inner valleys, but there must be conscious provision of areas to this end.

Both tuis and bellbirds were seen in a few small patches of bush that existed and the plantations and plantings have provided habitats for a substantial bird population. Native birds can be divided into three groups: the nectar feeders (tui, bellbird, waxeye), insect eaters (fantail, robin, grey warbler) and berry eaters (native pigeon), so planting of suitable trees is a considerable factor in attracting such wildlife. Of these birds, M.P. Stoddart (part owner of Terrace Station) writes in 1851 of the innocence and insensibility to danger of the wood pigeon and kaka, especially the latter which "would soon lose the number of its mess if left to its own discretion". No doubt their "shocking tameness" contributed greatly to the loss of number of many of the birds.

Introduced upland game birds live in the niche originally filled by the moa. The pheasant is an ideal game bird in New Zealand conditions; a few were shot in the earlier days and some have been bred and liberated in recent times at Homebush, but they need expert attention to do well. Edge effects are important and, within intensively farmed areas, the edges are the only available habitat for wildlife. Communication lanes such as gorse hedges, good dry resting sites, refuge areas and good food supplies provide the
birds with an ideal environment.

In the early days, wild pigs were numerous over a large range of country and still can be shot within a few miles of Homebush. There are a few deer in the area which do a certain amount of damage to trees and native beech remnants on the hills.

The river pattern of the Selwyn with its clear gravel bottom for spawning, deep pools with reduced water flow for resting and the shading by willows on its banks, provides an excellent habitat for trout. However, excessive aerial topdressing in the upper catchment has caused increased run-off of nitrogen and phosphorous; lack of sewerage treatment plants has also caused a decline in water quality which can only be detrimental to the trout.
Geology and geomorphology are the causal factors of the basic landscape element of landform. The Malvern hills form an important visual contrast to the landscape of the flat plains and their constituent elements and process of formation have been responsible for a great deal of the history and development of the district.

The oldest rocks of the Canterbury Province are those forming the main mass of the Southern Alps, consisting chiefly of greywacke. Their development begins with a period of deposition over a considerable period of time. Plant fossils are fairly common from this era, the Cairn Range and Flagpole Hill being important localities for these; the beds belong to the Upper Triassic-Lower Jurassic age.

At the close of the sedimentation period, earth movements compressed, folded and raised the vast thicknesses of sediments; volcanoes broke out on the flanks of the range and built up a great range of cones, the Rockwood hills, including High Peak, Pullwool Peak and Mt Misery lying in this chain, which stretched from the Rangitata to the Selwyn. Lava of two kinds, rhyolite and andesite, poured out of these volcanoes.

Over a period of time other forces, counter-balancing the elevatory forces, neutralized the upward movement and the range as a result was reduced to a peneplain - a fairly level surface, so that by the latter part of the cretaceous period the area for the most part stood at a comparatively slight elevation above sea level.

At the end of the cretaceous period, the next great period of sedimentary deposition began: woody material, swept from higher ground down towards the sea margin, accumulated as seams of coal associated with beds of sands and clays. The Malvern hills lie along the largest existing area of coal measures in the Canterbury Province. The seams are usually lens-shaped which thin out or pass into stone when traced in either direction. In the majority of cases the coal is the brown variety and only where altered by volcanic activity, does its quality improve.

The sands associated with the higher level coal measures are frequently characterised by concretions (rounded masses cemented by calcium carbonate) and are associated with various fossils - usually molluscs, as in areas near Whitecliffs and Oyster Gully.

Volcanic action began in the latter part of this phase, traces of its action being seen from the volcanic rock which caps the Harper Hills and the Homebush Ridge which is merely the extension northwards of the Harper Hills. Evidence suggests that they have been poured out on the surface from fissures and perhaps have never been covered except by gravel deposits of a very late
The last phase of mountain building began as an uplift with some accompanying deformations, faulting among these. The fault lines produced were either in a north-west, south-east direction, the latter responsible for many of the valleys tending in that direction (Wairiri Valley, for example).

Severe glaciation, as the mountains reached sufficient height for glaciers to form from accumulated snow, caused considerable change both in the form of the valleys and the direction of stream flows. Some of the chief modifications have been the widening and straightening of valleys, a change in the direction of drainage by blocking of certain valleys with moraine and the reduction of divides as the ice streams passed over them, such as the diversion of the Upper Selwyn from the Rakaia to its present course through the Selwyn Gorge.

The Hororata geological formation which occurs notably on the south-east slopes of the Harper Hills and Homebush Ridge was formed during the oldest glacial ice advance, the Avoca. Underlying six feet of light yellow silt, twenty feet of unstratified rounded gravel is exposed at the top of the Selwyn Bluff. The gravel appears to be proximal outwash or perhaps morainic gravel maybe of more than one glaciation.

The Plains themselves resulted from this glacial action, being the fans of deposit formed of the streams issuing from the fronts of the glaciers.

The importance of the clay and coal deposits in historical development

The early settlement of the Malvern Hills district was not intensive but with the discovery of the coal in 1851 in the Rakaia, it assumed considerable importance for the rapidly growing settlement of Christchurch deficient as it was in raw materials.

1854 saw the first attempt at establishing a mine but little further was done in the South Malvern district until 1870 when M.D. Hart started work at a place near the entrance to the Selwyn Gorge. In that year also came the discovery of the Homebush seam in Surveyors Gully. Unfortunately, access was barred by the owner of land at the entrance to the "glen" and as an alternative to an impracticable road over the hill, a tunnel was made through it. In 1872 the Homebush mine was opened but it was not worked extensively for some time, owing, primarily, to the difficulties of access and, secondly, to McIlraith's reluctance to commence full production till he was sure of a railway.

In 1871 the first section of the north and south main trunk railway were completed and the provincial council apparently allocated £7,000
towards a line to the Malvern Hills. There was a movement to take the line direct to the north bank of the Selwyn, Hart's mine on the Selwyn an added incentive for this proposal, but protests from the Kowai Pass and Sheffield coal areas resulted in the construction of a main line to Sheffield and a branch line to Whitecliffs which was officially opened on 3 November 1875.

The seventies were the boom times of coal production in the Malvern Hills. As well as the collieries to the north, several new ventures were started in South Malvern - the St Helen's mine at Whitecliffs, the Whitcliffe Colliery and Sheath's Row near Glentunnel. However, by the end of the eighties several factors tended towards a decline in coal production, which resulted in the closing of all mines except Homebush. The coal was never found in the quantities hoped for and as the seams were worked, the coal tended to be of inferior quality, especially when compared with the superior West Coast coal.

About 1900 a new and very large seam of coal, estimated to be 14' thick, was discovered on the Homebush property at Bush Gully and proved to be the most extensive coalfield in the Malvern Hills. It was worked by the Deans family until in 1921 it caught fire with considerable loss of equipment.

New drives to the same seam of coal have continued till the present day; a big lignite producer, the Klondyke Mine was in operation till June 1973 and Nimmo Colliery Ltd have recently opened a new pit to keep alive the district's industry. However, the product chiefly being of a variety suitable for household purposes only, i.e., brown lignite, and being found in more or less isolated patches over a wide extent of broken country, its exploitation has not developed to such proportions as to be more than an important adjunct to the agricultural and pastoral activities in which the district is principally engaged.

Concurrent with the production of coal was the use of clay deposits in the manufacture of bricks, drainpipes, earthenware, etc. There was in the eighties great activity on the hill-sides behind where the South Malvern railway station now stands, mainly in getting supplies of clay and gannister for the adjacent pottery works. Many of these had a struggle to survive and the largest of the brickworks, the Homebush factory in Surveyors Gully, is the only one that survives. Several of the outstanding buildings in Christchurch were built of Homebush brick as was the present Homebush homestead and the distinctive woolshed.
SOILS, LAND USE AND VEGETATION

The soil and the subsequent vegetation cover constitute the surface mantle covering the geological base, reflecting its components, structure and orientation, but having more direct, visual effect on the viewer of a landscape such as the plains. Broadly speaking, the density and type of vegetation depends on the soil from which it grows and the moisture status of that soil, so that a study of the soils involved will give a greater, if not complete, appreciation of the present landscapes and those that could evolve.

Covering the varied geological pattern, landform and rainfall as it does, the soil type ranges from the heavy clay soil, rich loamy silt and the lighter land of the lower plains to the ploughable downs and high country soils with an accompanying range of land-use and vegetation type. Contrast the poplar landscape south of the Downs Road with the predominantly conifer vegetation on the Glentunnel-Coalgate road, the former on imperfectly drained silt loam, the latter growing in stony well-drained silt loam. (See P.1 and P.2.) The more intensively cultivated fields of Greendale and Homebush contrast with the dryer, less productive fields around Charing Cross and the extensive pastoral agriculture on the higher country.
THE REGION

SOILS
### TABLE 1 - Soils, Land-use and Vegetation

**A - Soils of the Plains and other Valley Floors:**

<table>
<thead>
<tr>
<th>Key</th>
<th>Soil Type</th>
<th>Geological Base</th>
<th>Native Vegetation</th>
<th>Present Vegetation</th>
<th>Drainage</th>
<th>Present Land-use</th>
<th>Uses/Acre</th>
</tr>
</thead>
<tbody>
<tr>
<td>A1</td>
<td>Templeton soils (silt loam)</td>
<td>Greywacke alluvium</td>
<td>Silver/bracken tussock grassland</td>
<td>Conifer and deciduous exotics</td>
<td>Well-drained</td>
<td>Semi-intensive and semi-extensive sheep, cattle, feed and cash crops</td>
<td>14-15</td>
</tr>
<tr>
<td>A2</td>
<td>Lytton-Range soils (shallow silt loam, sandy sandy loam)</td>
<td>Greywacke alluvium</td>
<td>Fusce tussock grassland (previously stone mallee)</td>
<td>Predominantly conifer/exotics with deciduous exotics at Border and mountain</td>
<td>Somewhat excessively drained</td>
<td>Extensive sheep and semi-extensive sheep, cattle, feed and cash crops</td>
<td>14-15</td>
</tr>
<tr>
<td>A3</td>
<td>Kangaroo soils (very stony silt loam)</td>
<td>Greywacke alluvium</td>
<td>Fusce tussock grassland, Some Melaleuca</td>
<td>Predominantly conifer/ exotics</td>
<td>Well-drained</td>
<td>Semi-extensive sheep, cattle, feed and cash crops</td>
<td>2</td>
</tr>
<tr>
<td>A4</td>
<td>Cooper Creek soils (silt loam)</td>
<td>Greywacke alluvium</td>
<td>Podocarp (kahikatea) swamp forest</td>
<td>Conifer and deciduous exotics, Some Dogwood</td>
<td>Poorly drained, high water table</td>
<td>Semi-extensive cattle and extensive dairy</td>
<td>2</td>
</tr>
</tbody>
</table>

**B - Soils of Yarapa Hills and Northern Ridges:**

<table>
<thead>
<tr>
<th>Key</th>
<th>Soil Type</th>
<th>Geological Base</th>
<th>Native Vegetation</th>
<th>Present Vegetation</th>
<th>Drainage</th>
<th>Present Land-use</th>
<th>Uses/Acre</th>
</tr>
</thead>
<tbody>
<tr>
<td>B1</td>
<td>Ashley soils (silt loam)</td>
<td>Greywacke gravel, moraine and basic volcanic</td>
<td>Fusce tussock grassland</td>
<td>Conifer and deciduous exotics</td>
<td>Poorly drained, high water table</td>
<td>Semi-intensive and semi-extensive sheep, cattle, cash crops</td>
<td>2</td>
</tr>
<tr>
<td>B2</td>
<td>Ashley and Karakka soils (silt loam)</td>
<td>Greywacke gravel, alluvium and marine</td>
<td>Fusce tussock grassland</td>
<td>Conifer and deciduous exotics, Poplar vegetation</td>
<td>Poorly drained</td>
<td>*</td>
<td>*</td>
</tr>
<tr>
<td>B3</td>
<td>Ashley Hill soils</td>
<td>Basalt, andesite, Rhynolite, sands, clays</td>
<td>Fusce tussock grassland</td>
<td>Conifer, native cushion tree and conifer exotics</td>
<td>Moderately well drained</td>
<td>Extensive sheep</td>
<td>1</td>
</tr>
</tbody>
</table>

**C - Soils of the Back Ridges:**

<table>
<thead>
<tr>
<th>Key</th>
<th>Soil Type</th>
<th>Geological Base</th>
<th>Native Vegetation</th>
<th>Present Vegetation</th>
<th>Drainage</th>
<th>Present Land-use</th>
<th>Uses/Acre</th>
</tr>
</thead>
<tbody>
<tr>
<td>C1</td>
<td>Cloncurry soils (silt loam to stony loam)</td>
<td>Molycino, sands, clays, and basic volcanic</td>
<td>Fusce tussock grassland, Some Manuka scrub</td>
<td>Grass scrub, predominantly conifer exotics</td>
<td>Imperfectly drained</td>
<td>Extensive sheep</td>
<td>3</td>
</tr>
<tr>
<td>C2</td>
<td>Coononga Hill soils</td>
<td>Molyolite, cool mesas, sands and clays</td>
<td>Manuka scrub, former brush forest</td>
<td>Conifer, scrub, some patches of beech, Pimelea points</td>
<td>Very extensive sheep</td>
<td>5</td>
<td></td>
</tr>
<tr>
<td>C3</td>
<td>Ekaluka Hill soils (mostly silt loam)</td>
<td>Greywacke alluvium</td>
<td>Fusce tussock grassland, Some acy and red, manuka and broad leaf in gullies</td>
<td>Conifer and deciduous exotics</td>
<td>Very extensive sheep and cattle</td>
<td>1</td>
<td></td>
</tr>
<tr>
<td>C4</td>
<td>Polkaa steepgrass soils (silt loam and sandy loam)</td>
<td>Andosites, ephedrites</td>
<td>Beech forest, fusce tussock grassland, some manuka scrub</td>
<td>Extensive beech forest, remnant fusce tussock grassland, some manuka scrub and Pimelea points</td>
<td>Very extensive sheep and cattle</td>
<td>1</td>
<td></td>
</tr>
<tr>
<td>C5</td>
<td>Narebin steepgrass soils (coastal silt loam)</td>
<td>Greywacke</td>
<td>Fusce tussock grassland, some and red manuka and brown leaf in gullies</td>
<td>Extensive beech forest, remnant fusce tussock grassland, some manuka scrub and Pimelea points</td>
<td>Very extensive sheep and cattle</td>
<td>1</td>
<td></td>
</tr>
</tbody>
</table>

**Rainfall:**

- **20-35 mm**
- **35-45 mm**
- **40-45 mm**
- **50-55 mm**
- **60-65 mm**
Land use and vegetation history

History has, of course, had its part in the formation of the landscape we see today; the soil was the basic resource with which the settlers could start a new life and the use to which they put the land and the structures they built upon it affect the visual scene today either directly or indirectly.

The scene that greeted the first settlers was an almost treeless flat plain covered in tussock with patches of scrub, cabbage tree and flax and raupo where moister conditions prevailed. Speaking of a trip to the Malvern Hills Station in the sixties, Samuel Butler says disgustedly "there is nothing of interest in the track". The "low volcanic mountains", as he described the Malvern Hills, would have been covered with native manuka and clumps of matagouri and in the open spaces by grey tussocks. Extensive areas of swamp existed in Surveyors Gully, Wairiri Valley and Bush Gully, raupo, flax, niggerhead and toi-toi comprising the growth in these areas. In pre-polynesian times, podocarp forest existed in the latter regions with extensive beech on the hills. Climatic changes and lowering of the riverbeds were probably the cause of its reduction to the isolated beech and the more extensive bush on the northern slopes that the first settlers found. Most of this was destroyed or used to build the first cottages; Canterbury being short of such resources, it is not surprising that only a remnant now remains.

By 1852 the whole of the Malvern country had been taken up into twelve leasehold runs, Homebush being the largest. The twenty years 1850-1870 belonged entirely to the runholder - they were his golden age but his rule was to be challenged, more especially by the miner of the coal deposits but also by the small farmer. He began to purchase land out of the runs providing the runholder did not choose to use pre-emptive rights to freehold that portion of his run. In many ways, the smaller farmer had a more arduous task than that of the runholder - the latter found a pasture ready for his flock but the small settler's first difficulty was to render his land fit for agriculture. With the advent of closer settlement, farming underwent a slow but definite change, particularly in the areas on the plains with a better class of soil. It is not true that the district changed to agricultural farming since the low-lying hills and much of the flat country have proved far more suitable for sheep farming, but it is certain that from the seventies there was an increasing amount of agriculture, especially wheat growing, the trend continuing to this day. In 1874 only 151 acres of land were under crop (including sown grasses) but agricultural work developed slowly, more particularly in Homebush and Coalgate. Homebush itself saw considerable change in the seventies from the cattle run of the early period to sheep and agricultural
farming. Bridges, roads, water-races (without which closer settlement on the more free-draining soils would have been impossible) and railways (built primarily for the transport of coal) accelerated this smaller scale agricultural development, and the subsequent planting of shelter belts to break the nor-wester, pronounced to be inhibitory to any extensive operations in this direction, did much to transform the large, unfriendly scale of the plains landscape, to one more suited to man's immediate needs and more intensive use.

Serviceable shelter was the main consideration in the planting of the first trees and Pinus insignu was found to be excellent for this purpose; it was not until establishment that planting for ornamental and forestry purposes was considered. Tree planting began with the runholders - the first considerable private planting was at Bangor with the intention of establishing a deer park. Colonel Brett of Kirwee, formerly of India, remembered mainly for his initiation of irrigation in the county, adopted a very unorthodox method of planting - a representation of the disposition of his troops at the Mutiny. However, the leaders of the planting movement, begun by Sir John Hall, were the late T.W. Adams of Greendale and the Deans family. T.W. Adams, after establishing himself at Greendale, commenced planting shelter belts of trees, devoting much study to ascertain the best varieties for local conditions. Observations of species growing both at Bangor and Greendale provide practical information on the suitability of various species for future planting, given the considerable variation in soil type which will prohibit species variety and growth in the droughty areas around Charing Cross. As this area is outside the region under study, more detailed recommendations cannot be given. Suffice it to say that a flat landscape such as that of the plains, geared to agricultural production, without attributes of a changing landform, must provide interest in its surface cover in proportion to its farming intensity. Diverse planting though not to the extremes of specimen planting for its own sake, in areas of good soil, and special attention to planting shape and edge pattern in the more rigorous soils where greater diversity is not possible, will provide a less pragmatic solution than at present often exists. The precedent set by the early settlers with their love for, and their memories of, the well-planted estates of England, should be continued, the planting being broad in concept, relating to the regional pattern of soil type, drainage, etc., and not a reversion to the gardensque and its modern descendents, the pebble garden, decorative syndrome, out of place in a rural setting, and reflecting a lack of regional consciousness.

The plantations at Homebush will be discussed more fully later in the report, but in the establishment of the trees in the early seventies, the Deans family took full advantage of the landform, the moister conditions on the foothills.
and the shelter they provided, conducive to such species as Douglas fir and Larch respectively. It has been built up over the years by successive generations and one of the purposes of this report is seen as a review of past development with recommendations for the future, in keeping with the original sympathetic landscape planning of the estate.

A mention must be made of the activities of the Selwyn Plantation Board, formed in 1911, which took over public reserve afforestations. It has since established plantations of Radiata pine and smaller areas of Douglas fir throughout the country. Gorse and broom have replaced the tussocks and flax of long ago on the hills around Whitecliffs, South Malvern, Glentunnel and Coalgate where intensive agriculture and management has not brought about its eradication and it is an increasing trend for forestry to be established in these areas. The Selwyn Plantation Board, Fletchers and the Addington Timber Company are in the process of establishing plantations on Low Mount, Mt Misery and the Cairn Ridge, as well as pockets of farm forestry in the inner valleys. This development has implications for the recreational and visual interest of the region; fuller consideration will be given to forestry and general planting in the recreation and visual analysis sections that follow.
3. REGIONAL RECREATION

(a) PRESENT AND FUTURE TRENDS

It is clear that countryside areas adjacent to towns and cities are becoming an increasingly popular recreation resource. Studies by Auckland Regional Authority, Hamilton City Council, Ann Neighbour, Kelly and Black, Norton and others, all confirm that New Zealanders rely on the countryside for a substantial proportion of the weekend family recreation. The kinds of places most favoured are those which can offer something of interest to young and old alike, hence the popularity of beaches, lakes and rivers which offer swimming, fishing, paddling and so forth; for younger individuals, and scenic and natural interests for older people. 13

In a general study entitled "Outdoor Recreation in Christchurch - A Survey of Activity Patterns" conducted by A.M. Neighbour in 1973, it was discovered that of the three types of activities "urban-based", "rural-passive" and "rural active", "rural-passive" activities are far and away the most popular. Driving for pleasure, staying at a bach or holiday house - all rank highly in the survey, having the greatest appeal among all segments of the population, and not associated with any one occupational or income group. The lower overall rate of participation in "rural-active" pursuits indicates their restricted appeal. Participation decreases rapidly with increasing age and is associated with single males rather than married persons and females. As with urban-based activities, a greater than average proportion of people in the higher income and occupational status groups take part in many of these activities.

Distance from urban areas is another factor contributing to the attractions of certain areas. A distance decay model for countryside recreation trips can be postulated. It seems possible that most countryside recreation trips occur within 25 to 50 miles of the urban areas and that most full day trips occur within 100 miles. If this is so, then it is a pattern which has obvious planning implications for recreation planning and the provision of recreation spaces in the countryside. 13

Of the 32 activities listed in the survey, 17 can be applied to the region. Such diversity provides a richness of recreational experience and an elevation in localised pressure of use, although some activities are bound to be more popular than others.
### T.2. Participation in Outdoor Recreation in the Christchurch Region

**Key:**
- r.p. = rural passive
- u.b. = urban based
- r.a. = rural active

<table>
<thead>
<tr>
<th>Activity</th>
<th>% Sample Population Participating</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Picnics (r.p.)</td>
<td>88</td>
</tr>
<tr>
<td>2. Driving for pleasure (r.p.)</td>
<td>83</td>
</tr>
<tr>
<td>Visiting the beach (r.p.)</td>
<td>77</td>
</tr>
<tr>
<td>3. Organised sport - spectator (u.b.)</td>
<td>59</td>
</tr>
<tr>
<td>4. Walking for pleasure (r.p.)</td>
<td>57</td>
</tr>
<tr>
<td>5. Sea/river swimming (r.a.)</td>
<td>52</td>
</tr>
<tr>
<td>6. Stay at bach (r.p.)</td>
<td>50</td>
</tr>
<tr>
<td>7. Pool swimming (u.b.)</td>
<td>35</td>
</tr>
<tr>
<td>8. Organised sport - participation (u.b.)</td>
<td>33</td>
</tr>
<tr>
<td>Horse and dog racing - spectator (u.b.)</td>
<td>31</td>
</tr>
<tr>
<td>Pleasure boating (u.b.)</td>
<td>27</td>
</tr>
<tr>
<td>Motor racing - spectator (u.b.)</td>
<td>24</td>
</tr>
<tr>
<td>Fishing (sea) (r.a.)</td>
<td>20</td>
</tr>
<tr>
<td>9. Golf (u.b.)</td>
<td>20</td>
</tr>
<tr>
<td>10. Fishing (freshwater) (r.a.)</td>
<td>17</td>
</tr>
<tr>
<td>11. Car races (r.a.)</td>
<td>13</td>
</tr>
<tr>
<td>Power boating (r.a.)</td>
<td>12</td>
</tr>
<tr>
<td>12. Tramping (r.a.)</td>
<td>9</td>
</tr>
<tr>
<td>13. Camping - caravan (r.a.)</td>
<td>9</td>
</tr>
<tr>
<td>14. Camping - tents (r.a.)</td>
<td>9</td>
</tr>
<tr>
<td>15. Hunting (r.a.)</td>
<td>8</td>
</tr>
<tr>
<td>Skiing (r.a.)</td>
<td>7</td>
</tr>
<tr>
<td>Tobogganing (r.a.)</td>
<td>6</td>
</tr>
<tr>
<td>16. Nature studies (r.a.)</td>
<td>6</td>
</tr>
<tr>
<td>Camping - hostels (r.a.)</td>
<td>6</td>
</tr>
<tr>
<td>Water-skiing (r.a.)</td>
<td>5</td>
</tr>
<tr>
<td>Iceskating (r.a.)</td>
<td>5</td>
</tr>
<tr>
<td>Sailing (r.a.)</td>
<td>5</td>
</tr>
<tr>
<td>Surfing (r.a.)</td>
<td>5</td>
</tr>
<tr>
<td>Canoeing (r.a.)</td>
<td>3</td>
</tr>
<tr>
<td>17. Horse riding (r.a.)</td>
<td>3</td>
</tr>
<tr>
<td>Scrambling (r.a.)</td>
<td>3</td>
</tr>
</tbody>
</table>
(b) REGIONAL RESOURCES

The Homesteads:

A possibility of some of the historic homesteads in the area being open to tours or other restricted and organised groups is of importance in a regional recreation plan. Their landscape significance to road-users, their use in relation to botanical and other interested groups, the possibility of walking and riding trails and diversification of traditional farming roles will be considered in the discussion of Homebush farm itself.

The Domains:

Of these, Glentunnel Domain is the most significant; J. Henry gives landscape and recreation use proposals for the domain in Glentunnel Domain Landscape Development Study.12 Caravan and tenting facilities, toilet blocks, fireplaces, tennis courts and other sporting fixtures, swimming holes and an associated golf course are among some of the facilities available in the three domains.

Amenity Areas:

Situated within the Douglas Fir plantation just south of the Coalgate Bridge, the Selwyn Plantation Board has established an exclusive picnic and passive recreation area, plantings of various trees species surrounding a large central area.

A small picnic spot beside the Coalgate Bridge with good swimming in the Selwyn River is popular in the summer months.
Activities such as walking for pleasure, with domain and amenity areas as base, could give scope for positive design of walkways in the future, the Selwyn River providing a natural link with features of interest, such as views from the Selwyn Bluff, along its length.

Activities of a more resource-orientated rather than facility-orientated nature are regionally based. Natural features such as the Selwyn River with its clear water quality, continuous and varied flow, the presence of good-sized swimming holes and the fishing opportunity maintained by the Acclimatisation Society provide much of the present recreation. Other water systems, though of less consequence from an active recreation view, are important in view of their intrinsic landscape interest and that derived from the wildlife and vegetation associated with it. While there is informal iceskating on a very local scale, this activity is based further inland at Lake Ida.

Historical interest provided by coalmines (mostly disused), brickworks and the brick buildings are of importance in giving the area identity and character on an immediate human scale. As they are associated with small townships and areas already or soon to be under forest, it is best that they be treated in accordance with adjacent land uses.

The complex geology, the presence of fossil remains, as on Oyster Hill, and the beech forests are of interest scientifically. The beech forest, a
surviving remnant of extensive forest that at one time covered the hills; must be positively preserved at all costs, for it is an intrinsic and recreational interest of regional importance. The blanket forestry that is being planted on these hills is inconsistent and not appropriately sympathetic to suitable landscape treatment. Efforts must be made to ensure that regeneration is positively encouraged and exotic planting be so designed as to prevent "swamping" of the beech both physically and visually. Comparing the beech forest today with old photographs apparently shows a marked increase in the area covered, incentive for future policies of beech re-establishment.

The natural landform and the views to be had of the plains and surrounding hills and mountains from the peaks constitute other major natural features that the region offers and pursuits such as walking, tramping and horse-riding allied with such activities as picnicking or some suitable base should be catered for. These activities, because of the slower mode of travel, need more diverse, varied and detailed landscapes. Forestry on the back hills has the potential to provide this landscape experience, from the open views of the plains and mountains to the smaller scale interest of the rocky outcrops, spatial variation of tussock grassland, forestry variation from edge treatment, enclosure effects and species type along the paths, the latter in turn taking full advantage of the natural local landscape (topographical variations) and those around it. In present forestry plans, a purely utilitarian attitude exists and recreation is not positively planned for - beech forest is seen as a convenient fire break, constructed ponds primarily for fire control purposes and rocky outcrops as too hard to plant trees in.

Blanket, monospecies, exclusive forestry is economically in favour, but is recreationally and visually inferior in this area.
P.6. View of the plains with mountain beech in the foreground.

P.7. Looking down to Rockwood homestead and the surrounding mountain beech forest.
4. COMMUNICATION SYSTEMS

Communication systems, whether they be road, rail or otherwise, are worth consideration in respect to the influence they have on the popularity of recreation in a given area. In scenic terms they form "a window on the world", their alignment, congruity with the landform and the environment through which they pass directly affect, be it sub-consciously, one's appreciation and value of a landscape.

The Canterbury Plains presented few transport difficulties. There were no barriers in the way of bush or other obstructions, nor were there any rivers to cross in the journey from Christchurch to the Malvern Hills. An objective could be reached by taking a direct line towards some prominent landscape feature as was done by the Deans brothers in journeying to Morven during the late forties. In making the trip from Riccarton to Homebush, the guiding feature was Flagpole Hill and this route, regularly followed, became known as the Homebush Track and later developed into what we know as the Homebush Road.

Transport systems received a boost from the discovery of coal, the increasing settlement of the area, and also in conjunction with West Coast traffic and a search for a suitable route. Establishment of the road boards in 1863, created the first metalled roads, most of them still in existence, named after the early settlers to whose properties they gave access (e.g., Adams Road, Deans Road) or according to their purpose (Coal Road, School Road) or identified by their terminals (Kawai Road, Old West Coast Road). A coal tramway reserve, set aside by the Provincial Council in the sixties with the object of encouraging private enterprise to construct a tramway from the coal measures at Benmore to connect with the railway at Rolleston was first marked out by David Jebson using a single-furrowed plough. Starting from Rolleston, he kept a feature known as "The Gap" in the Torlesse Range, dead ahead of him. The present Tramway Road to Waddington from Rolleston via Kirwee and Kimberley lies on this reserve. The historical reasons for the diversion of the main West Coast Road today through Darfield are interesting to follow - in 1871, the first sections of the north and south main trunk railway being completed, the Provincial Council apparently allocated £7,000 towards a line to the Malvern Hills along the Coal tramway reserve, but when early construction was obvious, there were movements to deviate from it and take the line direct from Kirwee to the north bank of the Selwyn, the existence of Hart's mine on the Selwyn upstream of Whitecliffs, an excuse for the proposal. This led to a big meeting of protest by Sheffield residents in the Kowai Pass schoolroom in June 1871. Possibly what really weighed in the end was the fact that a line to Sheffield would be the first section of the line to Westland and the controversy was settled by carrying the main line from Darfield to Sheffield and a branch line from Darfield to Whitecliffs, opened in 1875.

The Whitecliffs branch line, however, frequently formed part of wider railway plans. It was suggested that plans should be laid for a West Coast railway which would leave the Whitecliffs line at Homebush
Station and travel along the Rakaia flats and the Wilberforce to Brownings Pass. It also had a vital connection with development of a railway running along the foothills through the heart of Canterbury: the bridge at Sheffield was designed to carry a railway (as was that over the Selwyn at Whitecliffs) but in 1880 the death knell was sounded for the Canterbury Interior Railway.

A route to the West Coast, however, via Homebush was still a possibility in 1883 when a further commission was set up to investigate the respective claims of Arthurs Pass and the Teremakau Valley, the Whitecliffs-Rakaia Gorge route having been indefinitely postponed; however, the Waimakariri Gorge was finally chosen since it was 16 miles shorter than the suggested diversion via Lake Lyndon and Homebush, and though it presented major engineering difficulties, it had the additional advantages of a down gradient for the heavy West Coast traffic. The Whitecliffs line was taken up in the 1950's, the popularity of vehicular transport superseding the railway, and its diminished use for transporting coal and farm produce the dominant causes.

With modern pressures and increasing volume of road traffic using main arterial routes radiating from the urban areas, the Canterbury Regional Planning Authority has produced a 25 year traffic plan. State Highway 75 to Darfield, State Highway 1 to the Selwyn and the present metalled Railway Road from Rolleston to Aylesbury constitute major arterial roads. State Highway 72 from Rangiora, through Oxford, Sheffield, down Deans Road, through Glentunnel and onto the Rakaia River, as well as Telegraph and Bangor will constitute minor arterial roads. It is interesting to note the regional plan of the minor arterial roads along the foothills, their importance already existing, a development of the old Provincial Canterbury Interior Railway plan, with importance now on road rather than rail traffic - the similarity in their reflection of regional thinking. The visual impact of the foothills, important as a junction of hill and plain can only become more so; the following section on visual analysis of the Malvern foothills is intended as a general guide to an overall regional treatment of these important landscape elements which provide the foremost western boundaries of the Canterbury Plains.
5. VISUAL ANALYSIS

"If there is one truism in recreational research which is more obvious than any other, it is that the complete personal mobility conferred by the ownership of a car has revolutionised our use of leisure time."

(Pilot National Recreational Survey, Vol. I, P. 69.)

This quotation from Ann Neighbour's survey of Outdoor Recreation Patterns in Christchurch implies the importance of the road as a corridor from which the landscape is viewed and the subsequent conscious or subconscious visual impact it has on the user of that road. Pleasure driving was the second most popular recreational pastime after picnics with 83% of the sample having been for a pleasure drive in the preceding year. If second in the number of people participating this pursuit was the most important in terms of the frequency with which it was undertaken. Reasons expressed for the pleasure driving trip were escapist 25%, attractions of the country 25%, social 17%, relaxation 22%, with other reasons making up the remaining 12%. A distance decay effect existed with two-thirds of the Christchurch sample preferring to remain within 80 miles of home, the region under study lying just within these limits.

Because of the importance of this type of recreation, a visual analysis of the area is a vital input. It is from the road that the effects of man's habitation of the landscape are seen, ideally responding to its natural patterns in the structures he places upon it, his farming practices and the accompanying vegetation pattern. In the Malvern Hills area, farmland is the major land use, with either associated farm forestry or company plantations. Homebush itself is a clue to future visual development of the area; in its planting it has set a precedent in its respect for the landform. By following the principles used in the Homebush plantings, and for the most part on the original Homebush, future planting could give the area a regional identity, the region already being basically defined by landform into topographical "strips". There is firstly the Harper Hills-Homebush Ridge line and the junction of hill and plain, its severity varying from the abrupt change, as at Homebush and Rowallan, to the less evident junction of the easy rolling land to the east of the Harper Hills.

Lying behind this first line are the inner river valleys with swampy floors enclosed by the surrounding hills. Variety is provided by differences in scale and containment, moisture status and views to be had from outside the valleys. The Selwyn River Valley is an entity in itself, its course not dictated as much by the landform.

The hills beyond form the third strip the intervening river valleys forming "nodes of interest" (coal mines, old homesteads at Steventon, Rockwood, etc.), the main visual contribution of the hills lying in their shape, height and colour - variations of a smaller scale becoming less important the greater distance their location. Colour is an important
factor here, in the differentiation of their placement in relation to the Main Divide, as an indication of altitude and perspective, as well as providing variety and orientation in the views had from the roads. The lower, green (or gorse covered) hills are followed by the brown of the tussock on the Wyndale Hills, Lady Barker Range, Rockwood Range and finally the more distant snow-capped Mt Hutt, Big Ben and Torlesse Ranges.

Visual analysis of this area has been studied from the major roads which skirt the hills and inner valleys, with broad recommendations related to the scope of this report.
(i) **THE APPROACH**

Proceeding along Bangor Road, the mountain ranges of Mt Hutt, Big Ben, Craigeburn and Torlesse are dominant. The Bangor plantings provide foreground from which the Harper Hills rise in perspective. A shelter belt beyond Bangor gives an unnecessarily harsh line, blocking out views to the right and restricting landscape flow, as well as causing icy road conditions in the winter months. After Bangor, the foothills assume more dominance, until they become the main focus of view along State Highway 72.
S.1. The approach: "... after Bangor, the foothills assume more dominance."
DEANS ROAD AND DOWNS ROAD

Here, landform is the most important element from which the visual landscape should be derived. Older plantings have, in the main, respected it from the dense, linear planting at Homebush and Rowallan on the unproductive scarps to the more scattered and "rounded" planting in the easier rolling country of Auchenflower.

Deans Road possesses a cohesive ness no doubt due to the ownership pattern by which the planting was conceived as a whole.

Beginning at Homebush, the scarp rising out of the flatness of the plains is planted densely along its line, the house setting relating to the stream which winds around it, the harshness of the hill rising behind it softened by the vegetation. The more easy rolling country of Auchenflower, with the mountains becoming more noticeable, gives rise to the more casual planting, the placement of the homestead determined by the topography. Planting at Rowallan repeats that of Homebush, the scarp here ending to give way to easy country once more, running back to the West, to give the ranges and hills more dominance than previously. Unfortunately, the Sandown homestead and plantings interrupt the visual flow of the landscape back to the Alps; their placement appears primarily orientated to the road. Placement of the homestead, further from the road, in a natural hollow as at Auchenflower with less rigid planting would have been a more sympathetic solution. The closing of this depression over which Auchenflower Road runs, closes to the north of Morven Farm, the site of the old sheep station. Stiff, linear planting at the entrance detracts from this and the poplar planting at the base of the small hill just north of the entrance would have been better placed on the other side so as to reinforce the proximity of hill once more with the road.

On the right, Racecourse Hill provides interest in the distance with the willows of the Hawkins River acquiring greater significance as the road approaches the bridge. Before it is reached, the hills of Homebush Ridge close in on the road - the scarp is bare but for flax and tussock. It veers off to follow the Hawkins with broom cover merging into a Douglas fir lot. Planting here would give a more definite end to the hill line and relate it more strongly to that at the beginning of the Homebush scarp.

Emerging from the forestry plantation south of Coalgate, the east side of the Harper Hills become significant. Planting is sparse on the rolling hills but its density increases as Hororata township is approached. Farmland behind the Hororata Church is pleasantly small.
P.R. "... the more easy rolling country at Auchenflower."
scale (see P.9), the basic structure for future planting provided by the gorse hedging. From the Hororata Church to the end of the Harper Hills, the road is incorporated into the rolling landscape. Considerable opportunity for planting so that the road becomes a part of the landscape, presents itself. This would give the area a three-dimensional effect that is not so evident in Deans Road where the observer merely looks on to the landform. Planting should become more dense towards the hills but on the undulating country, more sparse, especially near the road, so that the flow through the landscape to the Harper Hills, the natural visual boundary, is not restricted. The forestry of the Selwyn Plantation Board on the hills deserves recommendation; it accepts the landform in its shape and provides a good backdrop to the surrounding landscape.
"... pleasantly small scale."
In recent developments, on the two roads in question, there are unfortunate relationships of building to road, the rigidity of both dictating the planting and structure around the house. It succeeds in restricting the flow of the landscape by forcing unnatural patterns on it and is especially prevalent on Downs Road. Future building would be better placed off the road, its siting and attendant vegetation respecting the land and its form.

P.10. Road-orientated housing and planting, Selwyn Plantation Board forestry in the background.
The larger valleys were originally swampy and at one time supported podocarp swamp forest. Farming practices of draining the land and the tree species planted have not taken full advantage of the different conditions prevailing on the valley floor - rather they have tended to reiterate those on the outer foothills. More positive provision for wildlife and planting of specific water tolerant species would give this area a richness and variety, in contrast with the dryer, more open spaces of the region. The winding roads give an opportunity of varied interest for the driver, visual boundaries receding back and forth with an accompanying change of scale and feeling of containment; this gives the roads much of their present, pleasant character.

Forestry plans for the surrounding hills are well in progress, their distance from the road giving plantation form and relation to landform more visual importance than their content species. Where forestry boundaries are close to the road or to areas of recreational activity, "edge" effects are particularly important, however, and a greater range of species type provides variety for the road-user. Gorse is a management problem on much of the surrounding hilly land and no doubt forestry will play a more important role in the future.

Malvern Hills Road and Waianiwaniwa Road:
The configuration of the road, its alignment along the lowest part of the landform, and the plantings of Kirkstyle provide a well-defined entrance to the valley. The road continues winding along the base of the western hills, views to forestry and the mountains beyond appearing where landform permits, with more distant views to the east and north, distance rendering them more constant. Tara homestead, owned by Hugh Deans, the forestry adjacent to the road at Bush Gully and the stream that meanders close to the road at this point focuses attention in this area. The forestry of the Addington Timber Company should be extended around the valley to reinforce the natural enclosure with detailed treatment of the road edges and focal planting in the gullies of the surrounding hills.

Turning into the Waianiwaniwa Valley the northern hills close in to give greater containment. Treatment of the hillside is more important therefore; there is a good deal of gorse scrub - either in gullies, on scarps or blanketing the hillsides. Forestry will probably be an important future use of this land and the distribution of gorse provides a quasi-natural indication of its siting. Towards the western end moister conditions are indicated by flax clumps in the paddocks and the stream line by willow, the road
becoming more tortuous over the rolling country.
With the sharp descent to the Selwyn Valley floor, a panoramic view opens out giving views to the Wyndale Hills primarily, Flagpole, Steventon Valley, Mt Misery and the Mt Hutt range beyond, a contrast to the enclosed scale entrance at Coalgate. Forestry plans for Mt Misery will be of great importance from this viewpoint, both in the form of the plantations and their colour.

Wairiri Road:
Here, the basic concept for future landscape development implied by landform and present and future use, is forest shrouded hills, enclosing a valley floor that is primarily agricultural. The Harper Hills covered in gorse for the most part will probably be converted to forestry but blanket planting, obscuring the volcanic ridges and rocky outcrops, and extending rigidly along the road line so that the ridge line is lost, is to be avoided.

Plantings on the opposite hills must respect the existing beech forest and preserve the peaks in their natural form of rock and tussock. Blanket planting on the foothills is visually acceptable, creating a contrast with the green undulating land of the valley floor. Planting on the floor should coincide with the natural hollows and water systems, with more sparse planting following hedgerows or the small mounds of the undulating country. There is opportunity to do away with the Pinus radiata formula and experiment with more diverse varieties in accord with the moister conditions; a three-dimensional approach is needed in planting as illustrated in the accompanying sketch.
S.3. Wairiri Road landscape recommendations.
Blanket forestry with secondary agricultural use.

Planting to emphasise minor depression.

Planted in foreground for landscape perspective.
Plant up goose gully

Paint roof of homestead - good situp

How mount beech forest

Forestry planting to frame beech: concentrate blanket planting on foothill escarpments to contrast with green downlands.

Big Ben Range

Good hedge placement enthaoping rolling landform.
(iv) THE SELWYN RIVER VALLEY ROADS

In the region under study, the valley's soil is mostly Ruapuna stony silt loam and thus well drained. Vegetation is mostly of the conifer type with willow on the rivers edge. The river is the thread connecting the townships of Whitecliffs, South Malvern, Glentunnel and Coalgate, the adjacent country cursed with gorse, broom and blackberry. A detailed study is needed for landscape development of the towns in the Selwyn Valley. A basic concept is the positive planning of urban areas in relation to forestry development, using the Selwyn and the surrounding hills as natural features linking such development, resulting in a more cohesive landscape than presently exists.

Present urban development is scrappy, road-orientated and does not incorporate the river positively into its network. Forestry plantations are considered as separate, rigidly defined entities. There are opportunities, especially round the towns, of providing planting frameworks — forestry on the hills directly behind Glentunnel would ensure a more pleasant backdrop than at present exists. The Douglas fir plantation across the Coalgate Bridge could link up with plantings at the base of the Harper Hills and structural plantings in Coalgate, providing open space on the Selwyn River bed and on the Selwyn Bluff where a lookout and walkway system is proposed.
CONCEPT OF LAND USE

This section seeks to amalgamate the previous factors discussed in the regional survey into a concept of land-use in terms of the objectives of the brief.

As a result of regional survey and its rationalization in the following table, some broad landscape recommendations have been formulated, some of them exemplified in present and proposed development at Homebush.

1. The retention of visual contact with the topographical boundaries of the identity areas outlined - where containment through planting exists within an identity area it should ideally emphasise an existing natural feature (a stream for example) or exhibit a diversity of "edge" effects, particularly in spatial layout (as in forestry plantations).

2. House and farm building placement should ideally relate to the landform rather than the road-line.

3. The volcanic ridges, particularly those of the Harper Hills, should be visually retained as their characteristic form is an identifying feature of the region.

4. Multi-purpose forestry should be encouraged, with particular attention to conservation of the beech forest and positive planned provision for recreational use.

5. Colour is an important element in a landscape and with the introduction of exotic trees and grasses the New Zealand landscape was greatly altered. The mute greens and browns of beech, scrub and tussock were replaced by the brighter greens of their English counterparts which now form the basis of the rural landscape.

Colour integrity is an important consideration in forestry development in the Low Mount area where the tones of *Pinus radiata* and *Pinus contorta* will differ markedly from those of the beech forest. A purely pragmatic solution of intensive planting rather than one based on spatial control and use of the neutral balancing colour of the tussock will look contrived; whereas this area forms an interface between the colours induced by man's habitation (that is, those of the pasture, crops and exotic plantations of the plains and low hills) and the more natural colours of the tussock, beech, rock and snow of the back ranges and mountains. This colour progression must be carefully related to the landform and its progression to give it a strength of expression which is observed to be lacking on some parts of Banks Peninsula, for example.
9.11. Rocky outcrops and beech forest. Spatial organisation and colour relationships will be altered detrimentally by the vine, indicated by the lines in the middle ground of the photograph.
<table>
<thead>
<tr>
<th><strong>Land-Use Concept</strong></th>
<th><strong>Geological Features</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>Topography</td>
<td>Soil Type</td>
</tr>
<tr>
<td>Vegetation</td>
<td>Wildlife</td>
</tr>
</tbody>
</table>

**Land-Use Proposal**

**Geological Features**

<table>
<thead>
<tr>
<th>Topography</th>
<th>Soil Type</th>
<th>Vegetation</th>
<th>Wildlife</th>
</tr>
</thead>
<tbody>
<tr>
<td>Flat land of plains</td>
<td>A1, A2, A3, A4, A5</td>
<td>Forest plantations</td>
<td>Forest birds, flying birds, native birds, native wildlife</td>
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<tr>
<td>Easy rolling land of parts of B1, B2</td>
<td>B1, B2, B3, B4</td>
<td>Forest plantations</td>
<td>Forest birds, flying birds, native birds, native wildlife</td>
</tr>
<tr>
<td>Ridge lines</td>
<td>C1, C2, C3, C4, C5</td>
<td>Forest plantations</td>
<td>Forest birds, flying birds, native birds, native wildlife</td>
</tr>
<tr>
<td>Flat with surrounding hills and escarpments</td>
<td>A2, A3, C1, C2</td>
<td>Forest plantations</td>
<td>Forest birds, flying birds, native birds, native wildlife</td>
</tr>
<tr>
<td>Moderately steep</td>
<td>C1, C2, C3, C4, C5</td>
<td>Forest plantations</td>
<td>Forest birds, flying birds, native birds, native wildlife</td>
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<tr>
<td>Rolling to moderately steep</td>
<td>B1, B2, B3, C1, C2, C3</td>
<td>Forest plantations</td>
<td>Forest birds, flying birds, native birds, native wildlife</td>
</tr>
<tr>
<td>Exotic vegetation</td>
<td>Swampy areas in inner valleys</td>
<td>River-based wildlife</td>
<td>River-based wildlife</td>
</tr>
<tr>
<td>Exotics</td>
<td>Bush areas of homesteads</td>
<td>Stream-based wildlife</td>
<td>Stream-based wildlife</td>
</tr>
<tr>
<td>Forest bird-life</td>
<td>Beech, Eucalyptus</td>
<td>Forest plantations</td>
<td>Forest birds, flying birds, native birds, native wildlife</td>
</tr>
<tr>
<td>Stream-based wildlife</td>
<td>Beech, Eucalyptus</td>
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<td>Beech, Eucalyptus</td>
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<td>Forest birds, flying birds, native birds, native wildlife</td>
</tr>
</tbody>
</table>

**Soil Type**

- A1, A2, A3, A4, A5
- B1, B2, B3, B4
- C1, C2, C3, C4, C5

**Vegetation**

- Forest plantations
- Forest birds, flying birds, native birds, native wildlife
- River-based wildlife
- Stream-based wildlife

**Wildlife**

- Forest birds, flying birds, native birds, native wildlife
- River-based wildlife
- Stream-based wildlife

**Notes**

- Forest plantations
- Stream-based wildlife
- River-based wildlife

**Map Reference**

Refer Map 4
### TABLE 3 - LAND-USE CONCEPT

**PHYSICAL FACTORS**

<table>
<thead>
<tr>
<th>Land-use Proposal</th>
<th>Land-use and Management</th>
<th>Access</th>
<th>Ownership</th>
<th>Historical Factors</th>
<th>Recreation</th>
</tr>
</thead>
<tbody>
<tr>
<td>Agriculture and related planting (refer Homebush)</td>
<td>Semi-intensive, intensive and extensive farming. Good management, elimination of gorse, scrub.</td>
<td>Good</td>
<td>Private ownership</td>
<td>Historical farms</td>
<td>Small-scale under-taken by owner. Intrinsic interest of landscape</td>
</tr>
<tr>
<td>Agriculture and farm forestry (refer Homebush)</td>
<td>Semi-extensive and extensive farming. Farm forestry use in gullies and on escarpments</td>
<td>Farm access</td>
<td>Private ownership</td>
<td>Historical farms</td>
<td></td>
</tr>
<tr>
<td>Amenity areas and connected walkway systems</td>
<td>Extensive farming and forestry. &quot;Urban&quot; open space</td>
<td>Defined by amenity areas</td>
<td>Public ownership</td>
<td></td>
<td>Camping, picnicking, fishing, walking for pleasure, intrinsic interest of landscape</td>
</tr>
<tr>
<td>Town planting definition</td>
<td>&quot;Urban&quot; land-use</td>
<td>Private and public ownership</td>
<td>&quot;Urban&quot; history - coal-mines</td>
<td>Urban-based recreation river-based recreation intrinsic interest of landscape</td>
<td></td>
</tr>
<tr>
<td>Forestry with provision for recreation</td>
<td>Extensive agriculture and forestry. Protection forestry. Positive planning for recreation</td>
<td>Provision for public access</td>
<td>Salwyn Plantation Board, Fletchers and Addington Timber Company</td>
<td>Coal-mines</td>
<td>Picnicing, fishing, walking for pleasure, horse-riding trails, intrinsic interest of landscape</td>
</tr>
<tr>
<td>Land-Use Proposal</td>
<td>Identity Area</td>
<td>Relationship to Visual Boundaries</td>
<td>Specific Landscape Features</td>
<td>Colour Progression</td>
<td></td>
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<tr>
<td>--------------------------------------------------------------------------------</td>
<td>--------------------------------------------------------------------------------</td>
<td>--------------------------------------------------------------------------------------------------</td>
<td>-------------------------------------------------------------------</td>
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</tr>
<tr>
<td>Agriculture and related planting (refer Waiwhetu)</td>
<td>Areas adjoining roads in Duans, Downs, Wairiri, Malvern Hills and Wairiri Road identity areas</td>
<td>Future planting and settlement, sited such that important visual boundaries retained</td>
<td>Historic homesteads</td>
<td>Greens of pasture, crops and exotic vegetation</td>
<td></td>
</tr>
<tr>
<td>Agriculture and farm forestry (refer Waiwhetu)</td>
<td>Middle and upper areas between roads and visual boundaries in the above identity areas</td>
<td>Farm forestry located such that visual boundaries retained. Forestry related to topography</td>
<td>Rocky outcrops, Topographical interest</td>
<td>Colour interplay of forestry and pasture</td>
<td></td>
</tr>
<tr>
<td>Amenity areas and connected walkway systems</td>
<td>Walkways situated on river systems and visual boundaries of Wairiri and Downs Road identity areas</td>
<td></td>
<td>Views to landscape. Smaller scale environment of amenity areas</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Town planting definition</td>
<td>&quot;Urban&quot; identity areas</td>
<td>Formation of framework to reinforce &quot;urban&quot; identity in context of surrounding rural land</td>
<td>The Selwyn River. Topographical interest. The towns themselves</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Forestry with provision for recreation</td>
<td>Middle and upper areas between roads and visual boundaries of Wairiri, Malvern Hills and Wairiri Road identity areas</td>
<td>Retain volcanic ridges of the Harper Hills and by large scale forestry retain the unity of the strong linearity of the Harper Hills.</td>
<td>Rocky outcrops Streams Beech Forest Forestry Views</td>
<td>Backdrop to green pasture land</td>
<td></td>
</tr>
</tbody>
</table>
The following section deals with the formulation of a design philosophy for Homebush specifically, based on a consideration of its status within the region, modified by its specific natural qualities, as well as the historical influences of man's habitation, manifested in present land-use, plantings and buildings.

It is necessary, first of all, to identify the major natural features of a site so that the structural elements of vegetation, farm structures (buildings, gates, fences, etc.) and paddock delineation can be rationalised to conform with natural systems.

Structural elements are not only manipulated to relate to natural landscape features but also to provide a pleasant and efficient environment in accord with existing or proposed land use. Land use is predominantly agricultural with allied forestry and some opportunity for restricted recreational activity. Intensive human use (as around the homestead and farm buildings) must also be considered within the larger overall scale of the farm landscape. Inspection of the maps accompanying this report will give an appreciation of the rationale and implementation of the design philosophy that follows:

1. **PRINCIPAL SITE CHARACTERISTICS**

Topography and its relationship with hydrological systems form the basis of design proposals for Homebush. The hills and ridges of the site are part of the geological formation of Harper Hills and Deans Ridge, variations in their topographical structure as well as hydrological modifications form the basis of land use proposals on the hills and the siting of landscape elements within the overall framework. A unifying feature of the system is the characteristic ridge line of volcanic rock outcrops and tussock/cabbage tree vegetation. This is important as a visual boundary and should be retained in its present wild state with gorse eradication a management objective. The ridge gives way to rolling land of crests and gullies, the area of which varies from the narrow band between ridge and plain at the south-west of Deans Ridge to the more extensive areas toward the north-east.

The junction of hill and plain varies considerably in character along the hills and even within the site itself. Escarpments, caused by river action, effect a sharp transition and the dense, linear planting which exists at present is an acceptable land use of otherwise unproductive land. Where less abrupt, as at the eastern end of the farm, a three-dimensional structure, which echoes the underlying landform, is more desirable.

On the flat land, for the most part devoid of major topographical "clues", land-use type becomes the source of interest and diversity. Structurally, however, this is dependent to a large extent on the proximity of the streams.
running across the site. The upper stream is an important cohesive link between existing buildings and the areas it defines by virtue of its meandering nature are worthy of accentuating where applicable. The lower stream is more linear in form and rougher in nature. Erosion of its banks where it cuts across the western side of the farm and management problems along its length are factors considered in proposals.

2. RATIONALIZATION OF LAND-USE

The principal land use is agriculture and there is no likelihood of a significant change within the foreseeable future. However, it is time for a review and rationalization of man-made patterns conceived at a time very much different from the modern scene. The extensive plantations, of a scale corresponding to the pioneering spirit and grand ideas of the 1800's, have now become a management problem. Noxious weeds, storm damage, overplanting, age and condition of existing trees are all factors to be considered in future land-use proposals for Homebush.

The type of use to which land is put determines the elements placed in a landscape. For example, in forestry the predominant element is the vegetation, in agriculture crop type and fence line; the elements in turn create a structural framework so that their placement in the landscape is an important consideration.

Having described the major natural features of this particular site, land-use and the elements of land-use can be positioned in such a way as to harmonize with or accentuate natural patterns.

Existing and Proposed Land-uses:

A. The farm in general:

(i) Agriculture (grazing and cropping) with planting proposals.

(ii) Agriculture and related forestry definition.

(iii) Multi-use forestry and agriculture.

(iv) Provision for wildlife.

(v) Intensive forestry.

(vi) Recreational development.

(vii) Farm buildings.

(viii) Access roads.

B. Detailed design areas:

(ix) Farm building centre.

(x) The homestead.
Notable is the existing diversity of land use but each must be looked at in terms of the whole if a coherent, unified structure is to develop. Consequently, a concept of land-use for the site has been developed from which a more detailed structural form can be developed, as shown in the master plan.

THE FARM IN GENERAL

(i) Agriculture and related planting:

Agriculture, as such, has been retained as the principal suitable land-use on the ridges, hill crests and minor gullies because:

(a) Its existence allows visual retention of the ridge line and hills.

(b) It is a more suitable use than forestry in terms of access requirements.

Recommendations include the removal of gorse scrub, especially from the badly infested gullies, and the recovery of this land for agriculture where practicable. Existing significant vegetation should be retained and new planting carried out defining gully lines. The sparse planting in the gully to the west of Bridge paddock is a good example where landform is allowed to flow up and across the gully. Tree species should be dominantly deciduous because of their softer form and grazing should constitute the principle use with clear, green pastures a visual and management objective. Paddock delineation on the gentler slopes can become a positive element for hedging, correctly spaced, reinforces the landform and provides a pleasant, small-scale landscape, similar to that on the slopes of the Harper Hills.

Agricultural land-use is also retained in the flat areas to the south of the lower stream so that the visual flow from the road is not restricted unnecessarily and, secondly, provides open space to balance the massing effect of the hills.

Fencing should not be a negative element as the interest is derived from the spaces they produce, but they must not be of a design so as to impede visual flow of the landscape. Timber post and wire fences are of sufficient structural lightness and by staining the timber, as outlined in the specifications, they become a positive visual feature, yet part of the overall landscape.

Soil type differences, topographical variations, fence lines, the stream pattern, outside influences (such as the Douglas fir plantation), historical remnants (the railway line) and farm buildings (the woolshed) provide a rational basis in organising a planting structure for this area.

(ii) Agriculture with planting definition:

54.
The streams running across the site have been cited as being important structural elements; they not only provide linear definition but also define an area between them. The area defined is also that most intensively used, containing the homestead, subsidiary buildings and the farm buildings. Suitable planting will accentuate and define the stream line whilst also defining the varied uses to which the enclosed land is put. The meandering nature of the upper stream provides a base on which to structure the planting design while further planting on the banks of the lower stream will serve to make a positive feature of it.

Noxious weed management and fence design are similar to previous proposals, with modifications of the latter in the detailed design areas.

(iii) Multi-use forestry and agriculture:

This type of land-use is recommended in the eastern portion of the farm. The dense, linear forestry that exists on the escarpments adjacent to the homestead is not so easily justified in the eastern areas where the slope is more gradual and its presence and rigid definition unnecessarily emphasises the arbitrary boundary of Homebush and Auchenflower where landform dictates a more gradual transition.

Management problems also exist where gorse has infested the plantations. By allowing stock within the woodlots, after preliminary cleaning and culling, grazing can effect a control on unwanted growth while at the same time allowing the flow of the landform beneath. Culling must be such that the best trees are retained and there is no serious loss in the shelter that the present plantation provides.

(iv) Provision for wildlife:

A wildlife area is a possibility in the present forest north of the Yards Paddock where drainage from the hills above can be directed into the area indicated to enrich the biological richness of the site. This will entail some excavation with retention of the best existing trees to provide cover.

(v) Intensive forestry:

Intensive forestry, as already stated, is an appropriate use for the river escarpments and its present mixture of species contributes much to the views from the road while also setting a precedent for forestry in the region.

Intensive forestry, more economically orientated, is a suggested use for the deeper gully systems behind the homestead and east of Bush Paddock for the following reasons:

(a) They provide a backdrop and contrast to the form and colour of the hill pasture.
(b) Logging roads can use existing farm roads for access.

(c) They provide shelter from north-westerly and north-easterly winds, for the homestead and for the lower reaches of the farm.

(vi) Recreational development:

(a) If riding clubs were to be established in association with urban areas, Homebush and Bangor in particular could form a part of a regional riding trail, with the Hawkins River, the railway reserve, Waireka Stream and Homebush Ridge providing communication links and a variety of landscape experiences for the riders.

(b) The mound cottage and the whare, if renovated, could provide extra farm income if rented out, while at the same time being of benefit to urban dwellers for farm holidays. There are good economic reasons why some New Zealand farmers should market recreation as well as farm produce.13

(c) Cricket was a sport played at Homebush and other stations from the earliest days indicating a community interest in this sport. Although the pavilion was damaged in the nor-west gale of August 1975, this informal community activity should be encouraged in the predominantly agricultural atmosphere of Homebush.

(d) Other forms of recreational development are associated with the homestead and garden, involving restricted visits by tourists and such groups as the Forest and Bird Society, botanical societies, etc.

However, it is not seen that recreation will be any more than a subsidiary to the principal agricultural use under the present system of private ownership. There has been establishment of farm trail networks in Britain for public educational purposes but these are generally state-operated and adjacent to large populations and do not have much relevance to the Homebush situation as yet.

(vii) Farm buildings:

A characteristic feature of Homebush for the motorist on Highway 72 is the unique woolshed. However, there are a few recommendations designed to relate the woolshed to the overall corporate image of the site. The corrugated iron roof needs to be painted relating it to the brick structure and present planting needs to be modified in its location. Treatment of space around the woolshed is dependent on its use and this is most intensive on the west side.
P.12. The old whare.

P.13. The distinctive woolshed. Recommendations include foreground planting and a stronger roof colour.

P.14. The cedar drive in Concept Area A.

P.15. The mound, near the western edge of the farm, could become a feature of the view from the road, but at present is obscured by pines.
Travelling from the east, however, there is a need for foreground planting relating the woolshed to the background planting of the escarpment.

Design and layout of other major farm buildings is covered in the section on detailed design areas. Overall buildings have been sited well, organic and man-made elements have been well co-ordinated and the view from homestead to woolshed, accentuated by suitable planting, is an excellent unifying feature.

Access roads:

An entrance drive to Homebush farm offers opportunity for interesting sequential effects relevant to its purpose and to the landscape that surrounds it. The small scale enclosure of the oak drive is a fitting treatment as the driver approaches the homestead; however, improvements can be made to the southern end of the drive, adjacent to the main highway. Firstly, the entrance itself is precarious and when approaching from the east involves crossing a main highway where visibility is restricted to a few yards because of a bend in the road compounded by the gorse hedge of the East Triangle paddock.

The line of cedars introduces an unnecessarily rigid line cutting off views of the western foothills and mountain ridges. Planting is dense, reducing the scale to the road where scale should relate to the surrounding farm which at this point is fairly open.

In proposals, the main drive is seen as a sequence of three characteristic areas. The first relates to the open scale of the farm. The second area to the smaller scale of the central farm area and the last to the human scale where there is opportunity to create a more private atmosphere by entrance definition, detailed planting and the introduction of colour.
DETAILED DESIGN AREAS

(ix) Farm building area (Refer Map 5):

The stables constitute the central structure of design proposals for the farm building centre. Building materials, roof angle and small scale detail are important elements to be considered in future building design. However, layout and building placement is a preliminary consideration. At present, hay and implement sheds are road-orientated, continuing the long line of the stables, a decision that detracts from the focal effect of this building and prohibits the development of meaningful spaces. The structural focal point of the gable and water tower provide pivots for future building layout with paving and fencing reinforcing spatial definition and providing textual interest.

The pleasant scale, imparted by planting behind the stables, tends to be lost at the sides; planting between the homestead area and the farm building centre will separate these areas more precisely as well as produce a better scale for the area around the farm buildings.

On the drive to the west side of the farm, proposals include thinning and the retention of the best trees, particularly on the south side to allow views out onto Concept Area B (refer Map 3), thereby reinforcing the enclosure of the stream on the northern side.

An informal parking area, to restrict public access to the homestead, is sited adjacent to the Dam Paddock. Fencing and woodland underplanting at the entrance to the homestead area serves to indicate its more private nature. Resiting of fences and removal of power poles by the dam is also proposed so as to reduce the clutter of this important focal point.

Changes are also proposed around the cottage to the east of the stables. By taking the drive around to the back of the house and with planting following stream curvature, the house is more positively related to its identity area. This planting will also serve to lessen the codominance effect of the homestead and the stables by partially screening the latter.

59.
P.16. The stables.

P.17. Detailed brick work on the water tower.

P.18. Disparity in roof angles.

P.19. Visual clutter of power poles and farm implements in front of the stables.
The homestead:

Garden design and landscape setting around the homestead relate to human scale. The site, defined by the stream on three sides, derives its importance and function from the homestead and also from its location within the overall farm structure (exemplified in the view over the farm to the woolshed).

The house itself has architectural merit but planting around and behind it, although good conceptually, is not of sufficient refinement to reflect and emphasise its line and form. The three major views of the homestead are from the front, from the driveway and from the northern river bank. Where compromise with other design criteria has allowed, planting for this purpose has been included in the overall planting layout. The horizontal definition that the building demands by its architectural form and line also exists in concept but is destroyed somewhat by the driveway to the front of the house and the spotty planting of shrubbery along the driveway to the garage. Restricting vehicular access to the south of the homestead and removal of extraneous material will strengthen the homestead setting.

Structurally, some present planting and the space it defines is weak in the immediate homestead area.
S.5. Linear and spatial definition around the Homebush homestead.
The relationship of house additions, garage, brick outhouse, the drive and vegetable garden lack coherence so that a second design priority is to provide a more logical and efficient structural form to relate these uses more positively.

Lack of unity also exists between the house and the skating pond. The presence of water gives opportunity for a variety of visual responses but its potential is not fully realised in its present trench-like form. By creating varied edge effects and sitting areas, emphasising inflow and outflow points and by forming more positive links with the homestead, the pond can settle more easily into the garden and appear less contrived in its relationship with the homestead.
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