



Queen Mary Hospital Historic Reserve Management Plan 2011

Approved 16 December 2011

Management Plan 2011

Preface

The Hurunui District Council resolved on 3 November 2011 to recommend the Draft Queen Mary Hospital Historic Reserve Management Plan to the Minister of Conservation for approval. The management plan was approved by the Minister on 14 December 2011 in accordance with section 41(1) of the Reserves Act 1977.

This management plan has been prepared by the Hurunui District Council to facilitate the most appropriate use and continued management of the Queen Mary Hospital Historic Reserve.

Along with the management goal and policies, this plan also contains a description and brief history of the reserve.

It is the intention that this document, together with the Reserves Act 1977, will provide guidelines for the development of the reserve, planning and future use, and that it will be used as a working reference to ensure that decision making and administration is compatible with the stated management goal and policies.

The preparation of this plan was assisted by a stakeholder group, made up from the following parties:

- *The Mayor*
- *Councillors (Hanmer Springs Ward and Amuri-Hurunui Ward)*
- *Hanmer Springs Community Board*
- *The New Zealand Historic Places Trust Pouhere Taonga*
- *Te Runanga o Kaikoura*
- *Queen Mary Reserve Trust*
- *Department of Conservation*
- *Hanmer Springs Thermal Pools and Spa Management Committee*
- *Hanmer Springs Business Association*
- *Ngai Tahu Property*

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I Introduction

The Queen Mary Hospital Historic Reserve was gazetted as an historic reserve, and vested in the Hurunui District Council on 12 August 2010.

This management plan outlines the overall vision for the maintenance and enhancement of the Queen Mary Hospital Historic Reserve. It sets out the resources and features of the reserve and recognizes the huge significance and uniqueness of the reserve.

Central to this management plan is the overall management goal for the reserve, which is supported by the policies of the plan. It is these policies, framed by the overall management goal, which have been established to provide a framework for the future management of the reserve.

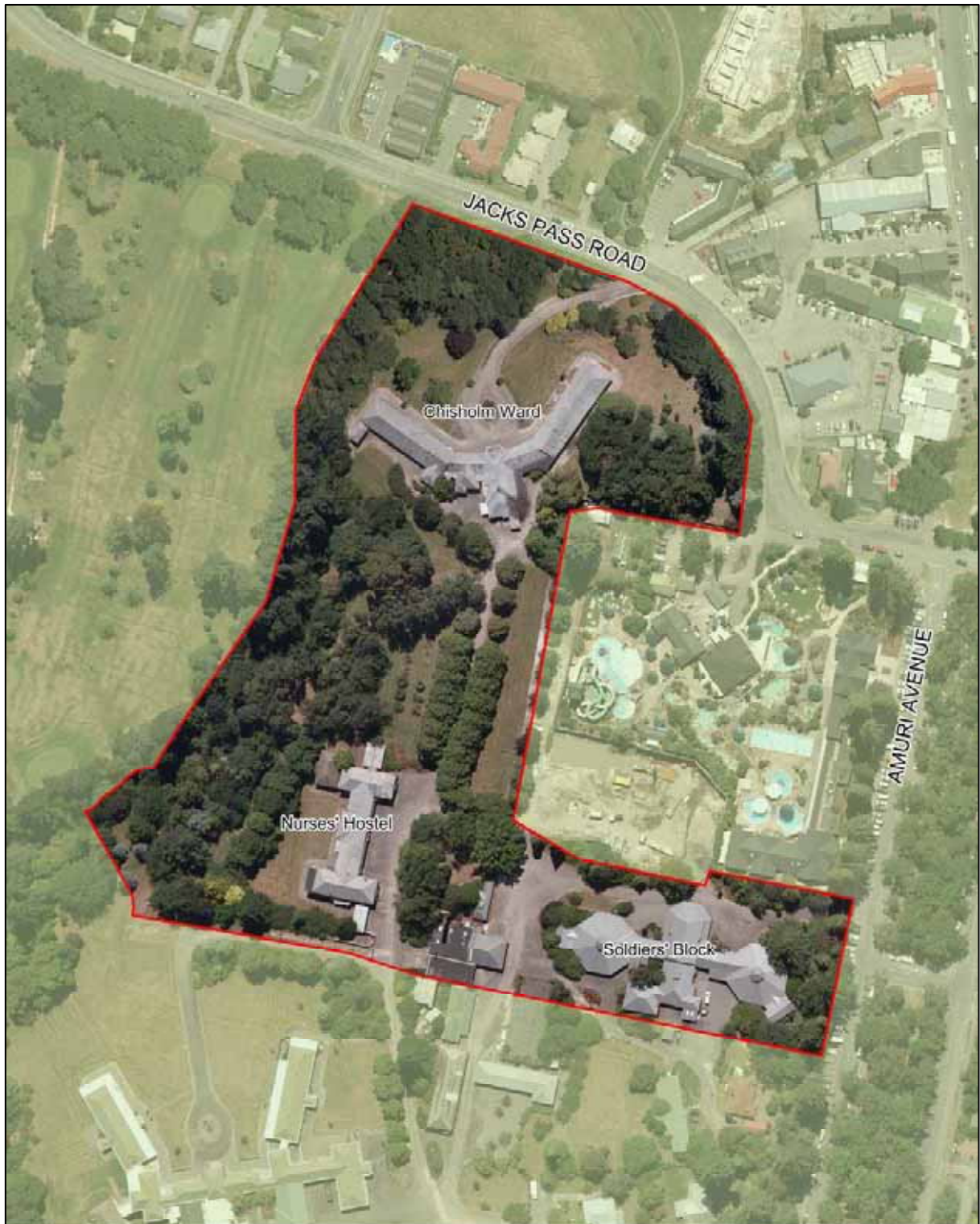
The end purpose of the plan is to provide an overall concept for the reserve and provide for its future direction, taking into account the unique values associated with it.

2 Location

The reserve is located in the town of Hanmer Springs, which is situated in the north-west of the Hurunui District. Access to the town is from State Highway 7A. The city of Christchurch is situated 135kms to the south and the West Coast town of Westport approximately 190kms to the west.

The reserve is located in the centre of the town and has boundaries with a stream to the west, adjacent to which is the golf course, the remainder of the former Queen Mary Hospital site to the south and the Hanmer Springs Thermal Pools and Spa complex to the north-east. The site is adjacent to, and accessed off Jack Pass Road at its northern edge, and Amuri Avenue along the southern part of its eastern boundary.

The site is 5.168 hectares in area, and has a relatively flat terrain. It is legally defined as Lots 2 and 3 DP 430432.



**Queen Mary Hospital
Historic Reserve**

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3 Context of Reserve and Acquisition

3.1 Background

In 2003, the Canterbury District Health Board (CDHB) announced its intention to sell the whole of the Queen Mary Hospital site. This resulted in members of the community raising concerns about the land being held in private ownership, and the subsequent commercial development of the site, likely to result in the loss of the heritage of the site.

This concern led to negotiations, between the CDHB, the Council, and Ngai Tahu, who, under the Ngai Tahu Claims Settlement Act 1998, would be offered the first right of purchase of the site. These early negotiations led to an agreement which would have seen the whole of the ex-hospital land sold to Ngai Tahu, with the northern portion of that land then on-sold by Ngai Tahu to the Council. Funding for this purchase was outlined in the Council's 2003/2004 Annual Plan, and subsequent Hurunui Long Term Community Plans.

Concurrently with these negotiations, the Council also lobbied the Crown in regards to the national significance of the northern portion of the overall ex-hospital site. In October 2008, after Crown recognition of the national heritage and importance of this site, an agreement was finalised to vest approximately 6 hectares of the former site in the Council, including the Soldiers' Block, the Chisholm Ward, and the Nurses' Hostel. This was only made possible through the goodwill of Ngai Tahu in relinquishing their first right of purchase option.

The process involved the transfer of the site in two parts to the Department of Conservation. The Department classified approximately 4600m² of as a recreation reserve and the remainder of the area as an historic reserve. Both reserves were then vested in the Council in August 2010. The recreation reserve area was approved for an extension to the Hanmer Springs Thermal Pools and Spa complex.

3.2 Crown agreement

The October 2008 'Crown Agreement' sets out the conditions of the vesting of the historic reserve in the Council. The purpose and intention of agreement is "to protect, in a sustainable and viable way, the heritage (northern) area, which is also referred to as the Queen Mary Hospital Heritage Site, whilst also enabling development of the Queen Mary Hospital Heritage Site for commercial and/or community use which is consistent with an approved management plan prepared under the Reserves Act 1977."

The Crown Agreement also includes the requirement for the Council to prepare a reserve management plan (i.e. this plan) under the Reserves Act 1977 for the historic reserve area.

The full text of the Crown Agreement is appended to this Plan.

3.3 Hurunui Long Term Community Plan

The Hurunui Long Term Community Plan 2009-2019 (HLTCP) – the Council's 10-year strategic and financial planning document prepared under the Local Government Act 2002 - contains commitments and planning by the Council relating to the Queen Mary Hospital Historic Reserve. This includes:

- Ensuring that the buildings and land are brought up to a standard where they will not deteriorate.
- Undertaking planning for the buildings to be developed and made available for appropriate commercial and community use.

- Essential upgrading works to the buildings in the 2009/10 and 2010/11 financial years. (This is called a “mothballing” strategy, which includes only essential refurbishment and security, as opposed to any subsequent full restoration, refurbishment, earthquake strengthening or commercial fit outs).
- Under the Development Contributions Policy contained in the HLTCP, development contributions are also charged on new subdivision or buildings consents across the whole District, for ‘Queen Mary Development’.

The HLTCP further notes that whilst the Council is extremely positive about the values and opportunities that the site represents, it is equally mindful that it must be prudently managed and developed to ensure no long term financial risks or liabilities for the District’s residents and ratepayers, with commercial development and commercial partners seen as keys to long term planning.

3.4 Hurunui District Plan

The site is currently zoned “Business” under the provisions of the Hurunui District Plan. It is possible that the Council will at some point in the future rezone the land to better reflect the reserve status of the site, but this would be subject to a plan change or District Plan review undertaken in accordance with the Resource Management Act 1991.

The site is also located within the Hanmer Springs Urban Management Area and the Hanmer Basin Environment of Special Concern. This means that any objectives, policies and rules relating to urban areas, or relating to the Hanmer Basin will apply to the site.

In addition, the District Plan identifies several trees or groups of trees as being ‘notable’ and therefore protected under the rules of the District Plan. Similarly, the Soldiers’ Block and Chisholm Ward are scheduled heritage features in the District Plan, a protection that requires resource consent to be obtained for any alteration, modification, removal or destruction proposed to either building.

3.5 Historic Places Register

The New Zealand Historic Places Trust (NZHPT) is an autonomous Crown Entity with statutory responsibility under the Historic Places Act 1993 for the identification, protection, preservation and conservation of New Zealand’s historical and cultural heritage. NZHPT is guided by the principles of the Historic Places Act 1993 in assessing the potential effects on historic heritage values. The principles include ‘taking account of material of cultural heritage value and involve the least possible alteration or loss of it’ and ‘safeguarding the options of present and future generations’.

The NZHPT is required, under the Historic Places Act 1993, to keep a Register of historic places, historic areas, wahi tapu and wahi tapu areas. The Queen Mary Hospital site has two registrations, being the Queen Mary Hospital (Former) and Hanmer Springs Thermal Reserve Historic Area (Record No. 7583) and, within that historic area, a separate Category I historic place registration for the Queen Mary Hospital (Record No. 7612).

The boundaries for the historic area were drawn to include those buildings and areas which encapsulate the history of the thermal pools, the Queen Mary Hospital, and their park environs. These include: the Soldiers’ Block (1916), the maintenance office (1916), the Nurses’ Hostel (1926), and the Chisholm Ward (1926) on the Queen Mary Hospital Historic Reserve; the former Government tea kiosk (1904), gasometer (1899), and the gardener’s shed (c.1900) on the Hanmer Springs Thermal Pools Reserve; and trees (substantial plantings having occurred c. 1890’s being noted in 1914) and the landscape of both reserves.

Category I historic places are 'places of special or outstanding historical or cultural heritage significance or value'. The extent of the Category I Queen Mary Hospital historic place registration incorporates the boundary of the Queen Mary Hospital Historic Reserve.

The reserve also contains three buildings which form a single Category I historic place registration (registration number 7612), being: the Soldiers' Block; the Chisholm Ward; and the Nurses' Hostel, and includes the environs surrounding each of those buildings.

3.6 District Reserves Management Plan

The Council adopted its District Reserves Management Plan in November 2008. That plan aims to provide a consistent approach to reserve management in the District, with objectives and policies generic to all reserves. Currently, the only reserve within the District not managed under the District-wide plan is the Hanmer Springs Thermal Reserve which is managed under a separate management plan, due to its situation being considered unique. In the same way, the Council considers that the Queen Mary Hospital Historic Reserve is sufficiently unique that it is more appropriate to manage it under a separate reserve management plan, and it will therefore not form part of the District-wide plan.

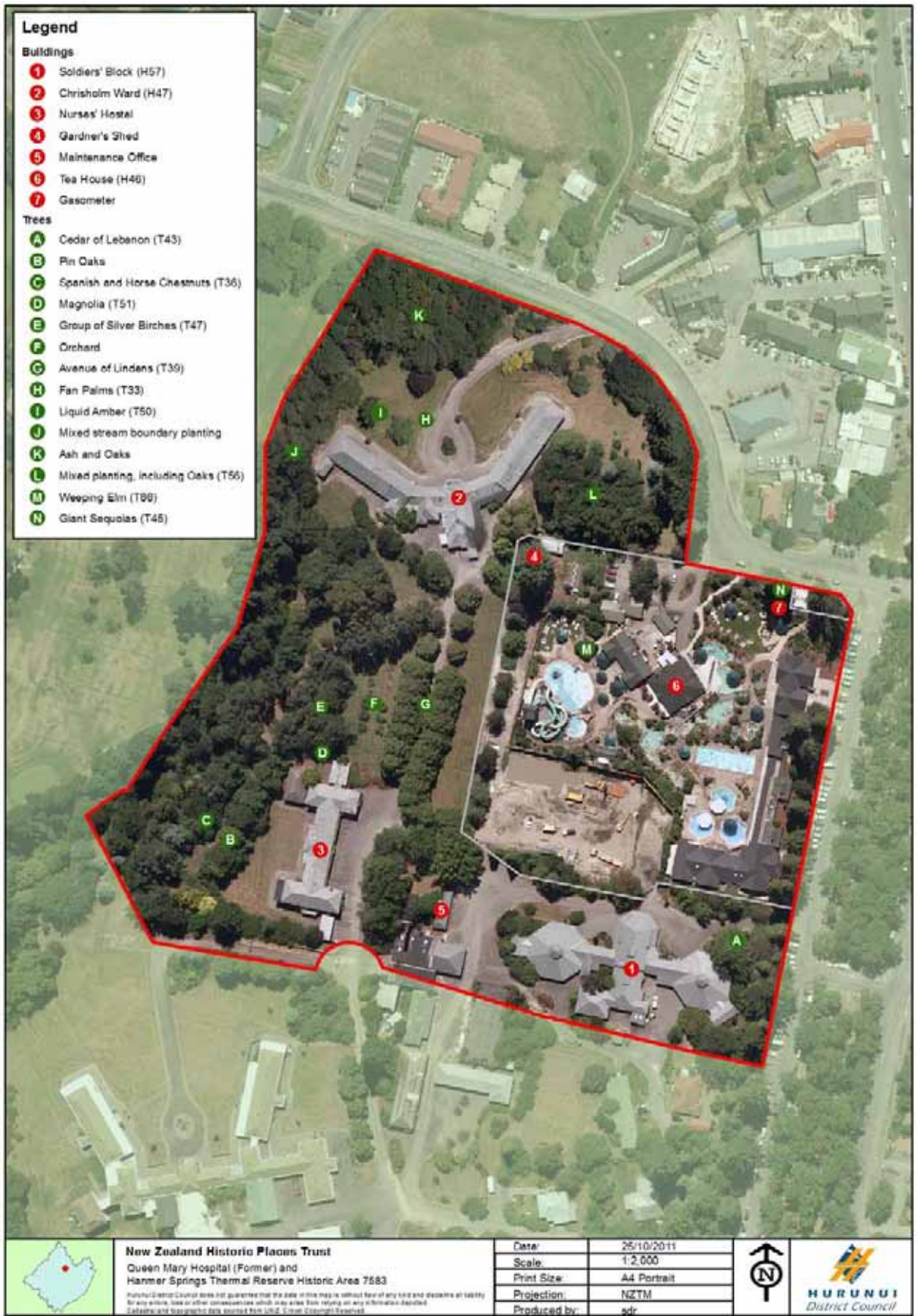
3.7 Hanmer Springs Growth Management Strategy and Town Centre Development Plan

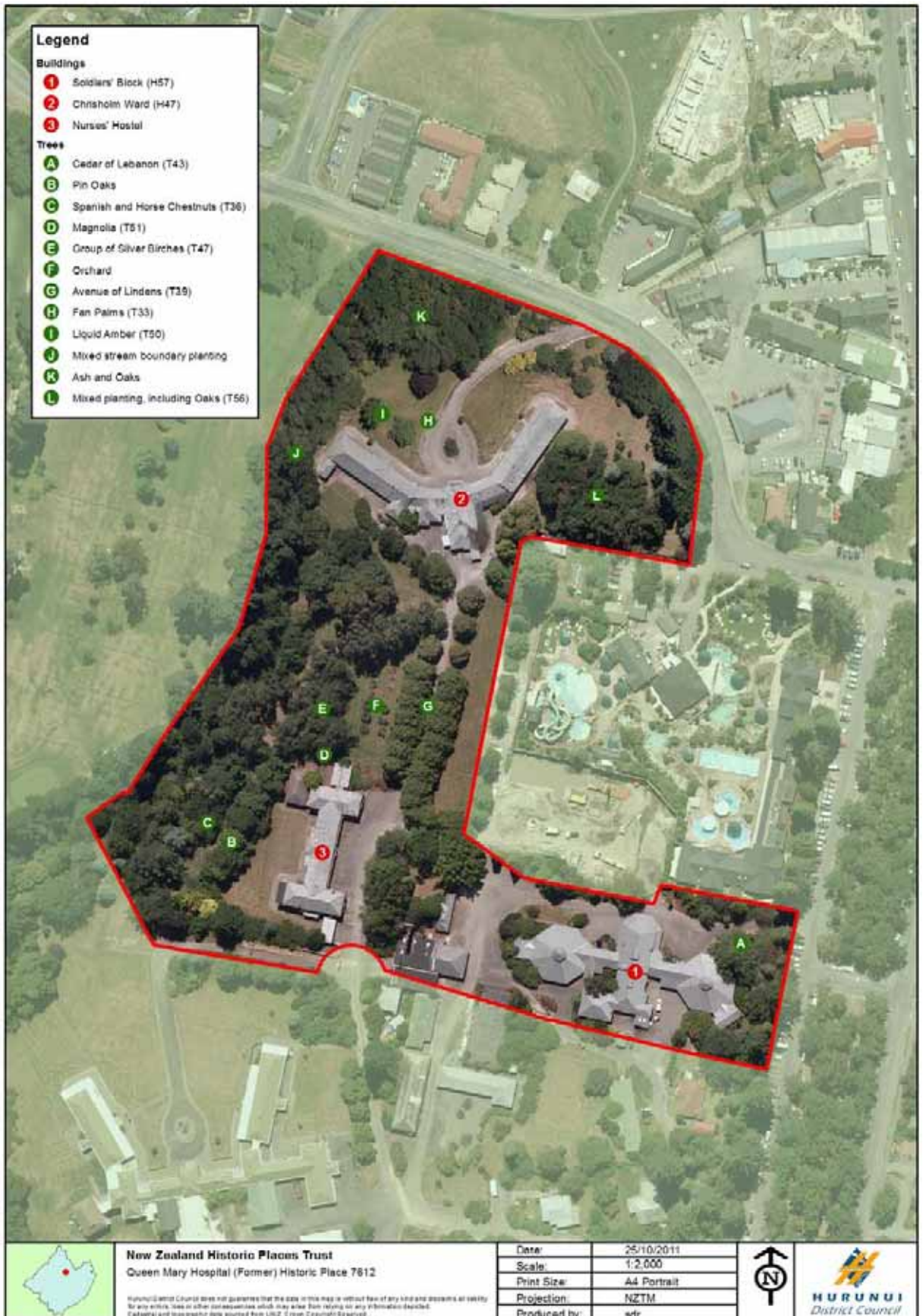
In 2006, the Council accepted the report *Hanmer Springs Growth Management Strategy and Town Centre Development Plan* (NMA Associates Ltd) regarding planning for the future growth of Hanmer Springs, and design proposals for streetscape upgrades. Of particular relevance to this plan, the report considered the integration of the town centre and linkages to the wider town, which included consideration of the Queen Mary site. The report provides recommendations for promoting an identifiable and linked town centre, including the Queen Mary Hospital Historic site. The report considers the commercial area in the town as the 'community heart' and recommends the strengthening of relationships between the town centre, the Thermal Pools and Spa and the Queen Mary site.

3.8 Specialist input

The Council commissioned specialist heritage and landscape assessment reports to inform the appropriate management goals and policies for the Queen Mary Hospital Historic Reserve. The following reports should be read in conjunction with this plan:

- *Queen Mary Hospital Historic Reserve Landscape Development Report* (Peter Rough Landscape Architects Ltd, 2010);
- *Conservation Plan Chisholm Ward* (Ian Bowman, 2010);
- *Conservation Plan Nurses' Hostel* (Ian Bowman, 2010);
- *Conservation Plan Soldiers' Block* (Ian Bowman, 2010);





4 Management Requirements

4.1 Reserves Act 1977

The Queen Mary Hospital Historic Reserve is classified and vested in the Hurunui District Council as an historic reserve under the Reserves Act 1977.

Section 18(1) of the Reserves Act states that the provisions of the Act have effect on classified historic reserves:

“for the purpose of protecting and preserving in perpetuity such places, objects, and natural features, and such things thereon or therein contained as are of historic, archaeological, cultural, educational, and other special interest.”

Section 40 of the Reserves Act charges the administering body, in this case the Council, with the duty of administering, managing and controlling the reserve, so as to ensure the use, enjoyment, development, maintenance, protection and preservation, as the case may require of the reserve, for the purpose for which it is classified.

The procedure for preparation of a reserve management plan is set out in section 41 of the Reserves Act 1977, and related to this plan as follows:

- Public notice was given on 1 September 2010, signaling the Council's intention to prepare a management plan in accord with section 41(5)(a) of the Act. Persons and organizations were invited to lodge written submissions on the proposed content of the plan. These were subsequently considered by the stakeholder group during preparation of the plan.
- Public notice was given on 6 August 2011 of the availability of a draft plan, and calling for submissions on the draft. Submissions were allowed for a two-month period and closed on 7 October 2011.
- Submitters were heard in support of their submissions at an Extraordinary Council meeting held on 3 November 2011. The Council made decisions on all submissions, with subsequent amendments to the draft plan being made accordingly.
- The Council resolved to recommend the amended draft plan to the Department of Conservation for ministerial approval. The plan was subsequently approved by the Minister of Conservation on 14 December 2011 in accordance with section 41(1) of the Reserves Act 1977.
- In accordance with section 41(11) of the Reserves Act, the Council is required to, in the exercise of its functions under that act, comply with the approved management plan for the reserve and any future amendments to it.

4.2 Historic Places Act 1993

Work affecting archaeological sites is subject to a consent process under the Historic Places Act 1993. If any work associated with the development of this area such as earthworks, fencing or landscaping, may modify, damage or destroy any archaeological site(s), an authority (consent) from the NZ Historic Places Trust must be obtained for the work prior to commencement. It is an offence to damage or destroy a site for any purpose without an authority. The Historic Places Act 1993 contains penalties for unauthorised site damage.

5 History

5.1 Tangata Whenua

Throughout the world there are special places, usually identified with the words 'spas', 'springs' or 'wells' which are associated with the concept of healing waters. For Maori, such places are recognized as points of regeneration drawing the power from Papatuanuku (Mother Earth) in specialized ways to heal and strengthen both the physical and spiritual elements of human life. Hanmer Springs is such a place.

Hanmer Springs was known in ancient times as 'the resting place of the embers of the fires of Tamatea' (*Te Whaka takaka o te karehu o te ahi a Tamatea*). As such, Hanmer Springs becomes an integral part of the district whakapapa of Kati Kuri, and because of this intimacy, any development of the Queen Mary Hospital Historic Reserve is for Kati Kuri, that of a sacred place (*he wahi tapu*) and a treasured place (*he wahi taoka*). An understanding of this Maori viewpoint is therefore recognized as being essential in any future planning of this reserve area.

One of the important contemporary associations the hapu (Ngati Kuri, a sub-tribe of Ngai Tahu) had with the Hanmer Springs area was specifically with that of the Taha Maori Unit, within the Queen Mary Hospital. This programme was unique to the Hospital.

The Taha Maori Unit was set up in 1990 and from there the whanau groups started to visit hapu at Takahanga Marae as part of the recovery process. The main driver for a Maori unit was Monica Stockdale a Maori therapist of Ngati Kahungunu. Jock Sutherland, a doctor at the hospital, was a strong supporter of this initiative.

Initially (approx 1985) the Wharenuui at Queen Mary Hospital was a small room behind the community centre, and was where the Maori people at the treatment centre met once a week. Indeed still to this day, there is a mural which a close whanau member (the Chairperson) drew up and those that followed later, painted. The later involvement of Miriama Kahu (Ngati Kuri) was comprehensive and long standing. As a drug and alcohol counselor Miriama was primarily involved with the mental and spiritual healing of its patients.

Once the Maori unit was up and running it changed from one whare to another, so the original Wharenuui became the Whareiti. Because of the establishment of both the Wharenuui and Whareiti, this effectively established a Marae at the Hospital.

The Wharenuui and Whareiti are where the pain and tears of Maori, including Ngati Kuri, were shed and a lot of healing occurred there - physically, mentally and spiritually. Many of the whanau today owe their life to this place and so for them, and for those Maori that followed, these rooms are tapu. It is most important to Maori that the Wharenuui and Whareiti are acknowledged and retained for healing purposes. It is also critical for the hapu to never sever the cord between the hospital, especially those two rooms and Takahanga Marae, as this is an important whakapapa link that must be acknowledged and maintained.

5.2 European

The Queen Mary Hospital has played a role in the lives and wellbeing of many New Zealanders. It was established in Hanmer Springs in recognition of the benefits of the thermal springs as well as the healing qualities of the alpine environment.

In 1860, 1072 hectares of land around the thermal springs was proclaimed a reserve by the Nelson Provincial Government, and became nationally recognised as a Government spa resort after baths were built in the 1880s. A strong focus was placed on the medical benefits of bathing in or ingesting the thermal waters resulting in the opening of a Sanatorium in 1897 to accommodate visitors of fragile health. This building burnt down in 1914, the day after World War I was declared.

The advent of the Great War saw government recognition of special hospitals being needed to care for returned soldiers suffering from shell shock or other war-induced neuroses. Hanmer Springs was one of four locations chosen for a hospital site, with the therapeutic values of the thermal springs being considered important in this care and the 'Queen Mary Hospital for Sick and Wounded Soldiers' was completed on 3 June 1916. Initially, the buildings associated with the hospital were located on the old Sanatorium site close to the thermal springs, and then extended outwards to eventually include a working farm within the original reserve area.

Following the war's end, a few civilian patients began to be admitted, gradually resulting in the administration of the hospital being transferred from the Defence Department, to the Health Department in 1922. The hospital's development and expansion continued, with nationally recognized specific treatment of functional nervous disorders and neurasthenia, and later for the treatment of alcohol and drug dependency.

As a mental health treatment centre, the Queen Mary Hospital site was unique, in that although recognized as a mental hospital, admissions to Queen Mary Hospital were voluntary, and there was usually a three month waiting list¹.

A more detailed history of the hospital and grounds can be found in the following publications:

- *The Queen Mary Hospital: Hanmer Springs, 1916-2003*, Robert Crawford (2007).
- *Much Ado: A Century in Hanmer Springs, 1883-1993*, Rosemary Ensor (1975).
- *Queen Mary Hospital Heritage Assessment*, Opus International Consultants (2004).
- *Queen Mary Hospital (Former) and Hanmer Springs Thermal Reserve Historic Area*, New Zealand Historic Places Trust, Register Numbers #7583 and #7612.

¹ Crawford (2007:3)

6 Overall Reserve Management Goal

The following sets out the overarching management goal for the reserve. This goal informs the policies of the plan and is to be implemented through them.

6.1 Wellness

To preserve and enhance the historic and cultural values of the Queen Mary Hospital Historic Reserve and promote its use for the community and for business purposes in ways that are consistent with the values of “Wellness” in its widest context.

Explanation

‘Wellness’ is a well-established holistic concept of integrated and balanced human existence comprising several core dimensions including physical, emotional, spiritual, social and environmental. This broad conception of wellness has been adopted as the framework of the Hurunui Long Term Community Plan. “Hurunui Wellness” shares commonality with the four well-beings of the Local Government Act, but extends much further as a totally integrated and holistic approach to “...our lifestyle, our relationships with each other and the environment, and our total sense of community”.

The history of human visitation to the thermal waters of the site is consistent with the concept of wellness, in that it has been associated not only with the therapeutic treatment of physical ailments, but also with balancing of mind, body and spirit. However, it should be noted that Wellness in the context of this plan and from the explanation above, is an even wider concept than that simply of healing and recuperation, and takes in all elements of human life, including relationships with people and place, and social, cultural, spiritual and economic wellbeing.

This goal therefore also recognises that there are cultural values as well as historic values associated with this site. The historic values are largely outlined in the history section (Section 5) of this plan. Cultural values include recognition of the deep significance of the site to tangata whenua from the earliest time of Maori settlement. This significance is not restricted to the traditional connection with the thermal waters, but also through the more recent use of the site for New Zealand’s first Taha Maori Treatment Programme.

7 Building Blocks

The reserve is made up of various features and values, both historic and present, which have been broken up and described as the key ‘building blocks’ of the site. The policies of this reserve management plan have been categorised under these building blocks:

- Relationship with the Town, Basin and Tourism (Section 8.1)
- Synergies with the Southern Block and the Hanmer Springs Thermal Pools and Spa Reserve (Section 8.2)
- The Spirit of Place and Intangible Values (Section 8.3)
- People and Events (Section 8.4)
- Heritage Buildings (Section 8.5)
- Open Space and Landscape Planting (Section 8.6)
- Access and Parking (Section 8.7)
- Other Buildings (Section 8.8)

8 Policies

This section sets out the policies of this reserve management plan. Following each policy, an explanation is included which provides the reason behind the policy and further explanation to it. This is then followed by the methods proposed to implement these policies, so that the reserve plan is not just a statement of intent and value, but, where appropriate, a plan of action.

8.1 Relationship with the town, basin and tourism

Policy 8.1.1

To encourage development or enhancement of the reserve which promotes the historic central focus that the hospital site provided to the Hanmer Springs town, while reinforcing a link with the current centre of the town.

Explanation

The reserve has a historic relationship with the wider Hanmer Springs town and basin, both in terms of 'place' and in terms of 'community'. This has included it being the central focus or 'heart' of the town, and its function as a travel destination. There is a potential opportunity for the historic 'heart' function to be reintegrated into the town, but this must be complementary to and enhance the surrounding business areas rather than detracting from them.

Implementation

Because the reserve will be in public, rather than continued private ownership, this will open this site up to the public in a way that will help establish its central location in the town.

In addition, there are opportunities to implement this policy through interpretation (signs with information) on the site, as well as how the site is connected to other public areas such as roads and other reserves. The establishment of community or business uses in the buildings will also help to facilitate the re-integration of this site into the wider town. This should be done in a careful manner to ensure that it is complementary to surrounding businesses and reserve areas.

Policy 8.1.2

To promote and enable the use of the site for a range of community purposes that is not inconsistent with the heritage values of the site.

Explanation

The public ownership of this site provides an opportunity to open up the site to the wider public, in a way that it has not been for some time. While it is appropriate for the site to be used for a range of community purposes, it is important that these uses are not inconsistent with the history and values of the site.

Implementation

The Council has overall responsibility for this reserve subject to Ministerial consent. Any community group wishing to use the site will need to gain permission from the Council, who will be responsible for ensuring that the use is consistent with and respects the history of the site.

Policy 8.1.3

To maintain and enhance the reserve in a way that will attract people to Hanmer Springs in a manner consistent with the Hurunui District Tourism Strategy 2015 or its successor.

Explanation

The original site, and specifically the thermal waters, acted as a tourist attraction to the area. The thermal waters and their use as part of a holistic healing approach were also the reason for the establishment of the hospital on this site. As such tourism has played a historic part in the attraction to and establishment of activities on the former hospital site.

It is anticipated that this historic role of the site as a tourist destination will be re-instated with the public ownership, re-use and any development of the reserve. While this role is anticipated and encouraged, this needs to be done in such a manner that it does not detract from the values and character of the reserve, and is consistent with any current tourism strategies for both Hanmer Springs and the wider Hurunui District.

Implementation

As a District-wide reserve, the Council is responsible for ensuring that the reserve is maintained and enhanced to an appropriate standard for a District reserve, so that it is attractive to visitors.

Any use or development of the reserve will also need to be assessed against the Hurunui District Tourism Strategy 2015, or its successor, to ensure it is consistent with this wider visioning document.

8.2 Synergies with the southern block and Hanmer Springs Thermal Pools Reserve

Policy 8.2.1

To pursue opportunities to maximise synergies between the reserve and adjoining sites, particularly the southern block and the Hanmer Springs Thermal Pools and Spa Reserve.

Policy 8.2.2

To maintain, where practical, an open or visually permeable interface between the reserve and the boundaries with the adjacent sites to the south and east.

Explanation

This reserve management plan applies only to this site, and does not apply to what happens on any adjoining sites.

However, the intention of the policies above is to show that the Council intends to and will endeavour to work together with adjoining land owners, and wherever possible, explore and build synergies with both the land immediately to the south of this site and the Hanmer Springs Thermal Pools and Spa Reserve. This is due to the historic connections between these three areas, and the opportunities to maximise synergies between each area, to the benefit of all parties. For example, it is considered important to try and achieve a seamless transition between the reserve area and adjoining land uses. This will include maintaining, where it is practical to do so, an open interface with adjoining sites, rather than having hard screening along all boundaries.

Implementation

Where appropriate, the Council will ensure consistency between this reserve management plan and that of the Hanmer Springs Thermal Pools and Spa Reserve.

The Council will take into account the adjoining land uses and where possible, ensure integration between these uses and that of this reserve. In addition, the Council will commit to working with adjoining land owners and occupiers to maximise potential synergies between these adjoining areas to achieve the above objective.

8.3 The spirit of place and intangible values

Policy 8.3.1

To uphold and retain the spirit of place, including intangible values associated with the site in any future use, development or interpretation on the reserve.

Explanation

The spirit of place is fully encapsulated within the concept of wellness and can include both the tangible elements of a site, such as buildings and landscapes, as well as intangible elements, such as memories, narratives, myths, beliefs, attachments, values and so on. These are the physical and spiritual elements that give meaning, value and emotional connection to the Queen Mary Hospital Historic Reserve. Just a few examples of these tangible and intangible elements include the Maori legend of Tamatea; military association with the site, with its use for the recovery of returned soldiers; and the Taha Maori Programme's holistic approach to treatment, including (outside of this site, but part of the original grounds) the establishment of a 'spiritual garden'.

It is important that any future use, development or interpretation on the reserve not only respects these intangible values (passive appreciation), but actually upholds and retains these (active appreciation). It may be appropriate that interpretation is provided on the site which acknowledges these historic connections and values. For example, art works could be displayed within the reserve that reflect the overall philosophy of Wellness, and interpretation panels could be displayed on the site which explains some of these connections and values.

Implementation

Interpretation will be encouraged on the site, where it will demonstrate the intangible values of the site including the idea of the 'spirit of place'.

8.4 People and events

Policy 8.4.1

To recognise the rich tapestry of the history of people and events associated with the site that add to its value.

Explanation

This policy recognises that there are things that have happened on the site and people that are associated with the site, which have impacted on the 'spirit of place' of the reserve. This includes tangible aspects of influence, for example, landscaping and buildings, as well as intangible aspects such as memories and attachments to the site. In addition, there are people who have been touched by the site. It is therefore important that any future use and development of the site respects these influences and values.

This can be achieved by various means, which may include signage, and retention of important names, for example, the naming of pathways through the reserve. These are a ways of "telling the stories", through perpetuating these associations with the site.

Implementation

Appropriate interpretation which helps to "tell the stories" will be encouraged on the site. This may include, where practical, a requirement for future lessees of buildings or spaces on the reserve to record people and events associated with these spaces, for example, through installing interpretive signage.

8.5 Heritage buildings

Policy 8.5.1

To ensure that the maintenance, conservation and any work on any of the heritage buildings is guided by the Conservation Plan for that building.

Explanation

The site forms a Category I registered Historic Place that includes three key historic buildings – the Chisholm Ward, the Soldiers' Block and the Nurses' Hostel, and their environs. Currently two of these buildings, (Chisholm Ward and the Soldiers' Block,) are also scheduled in the Hurunui District Plan as heritage features. This means that any alteration, modification, removal or destruction of these buildings will require a resource consent, for which the New Zealand Historic Places Trust will be considered an 'affected party'.

Conservation plans are widely used for heritage buildings to identify the heritage values associated with these buildings, including: the history of their use; design aspects; the interconnection between the buildings; their visual aspects; and their setting within the landscape. A conservation plan can then be used as a basis for assessing a resource consent application against, ensuring that any alteration of buildings that is necessary to allow for economic end uses still retains the heritage fabric of these buildings and complements their character and values.

Implementation

The conservation plans for the Chisholm Ward, Nurses' Hostel and Soldiers' Block, prepared by Ian Bowman and dated June 2010, will be considered in any assessment for resource consent to alter or modify these buildings. They will also be useful for potential lessees in identifying the important values of the building and what restrictions there may be on alterations to these buildings.

Policy 8.5.2

To provide for uses of the Soldiers' Block, Chisholm Ward and the Nurses' Hostel that are not inconsistent with the concept of Wellness.

Explanation

Because of the high heritage values of both the site as a whole, and the identified heritage buildings within it, it is important that future use of these buildings is not inconsistent with the values of the site. The Council considers that economic end uses are appropriate for the buildings, both in terms of ensuring that the management of the reserve is economically viable and does not become a drain on ratepayer funds, and also because end uses will ensure a high standard of ongoing maintenance and even enhancement. This policy is aimed at ensuring a balance between retaining an element of flexibility as to the exact type of end uses that may be appropriate for the buildings, while providing guidance as to what may be inappropriate on the site. This guidance is directed back towards the overall reserve management goal of Wellness. End uses are therefore allowed for where they are consistent with this concept, but will not allow for an inconsistent end use, such as a casino.

Implementation

The Council is bound to follow the process set out in s58(A) of the Reserves Act to gain Ministerial approval for leases for the site. The Council will not grant leases for the site which are inconsistent with the concept of Wellness as outlined in this reserve management plan.

Policy 8.5.3

To maintain the exterior heritage fabric of the buildings and spaces on the reserve at an appropriate standard for a district reserve and in accordance with the conservation plans.

Explanation

This policy recognises that the Council has committed to undertaking refurbishment on the buildings in the Hurunui Long Term Council Community Plan. In addition, any leases established on the site will include the obligations of lessees in regards to maintenance of leased areas. It should be noted that this policy does not negate the need for consistency with other policies in this plan (e.g. Policy 8.5.1) or any requirement for resource consent under the District Plan.

Implementation

This policy will largely be implemented through the funding set aside for this purpose in the Hurunui Long Term Council Community Plan.

Any lease agreement will also need to address the obligations of lessees in regards to maintenance of leased areas.

8.6 Open space and landscape planting

Policy 8.6.1

To ensure that any future buildings or building work on the site are designed and sited so as to maintain the predominance of planting over buildings within the reserve and so as not to detract from the heritage buildings on the reserve.

Explanation

The Council considers that there is a need to be flexible in allowing for the potential for future buildings, or extensions to existing buildings on the reserve. However, there is a need to balance this, with the character and values of the reserve identified in this plan and the potential for further building work to undermine this character and values if there is no guidance on this matter.

Matters that need to be considered in any building placement include: whether or not they maintain the settings they are within; whether they maintain important viewshafts through the reserve; and whether they are subservient to and do not detract from the existing buildings on site. For example, no new large-scale buildings on the site will be considered appropriate.

It should also be noted that under the Reserves Act 1977, any additional buildings on the reserve require the approval of the Minister of Conservation.

Implementation

Before approving any future buildings or building works on the site, the Council will require a landscape architect and/or heritage architect's report to be prepared, assessing the consistency of the building with the policy and matters for consideration above.

Policy 8.6.2

To preserve the treed character of the reserve as much as is practically possible, by maintaining and enhancing the landscaping on site and adding to existing plantings where these will build on the character and feeling of the reserve.

Explanation

Because the treed character of the reserve forms an important part of its character, the appropriate ongoing maintenance of landscape planting on the site is important to ensure preservation and enhancement of this character. In particular, this policy allows for consideration to be given to succession planting which provides for replacement planting to be undertaken which ensures the retention of important elements of the planting into the future. It also allows for the removal or maintenance of planting which is required due to poor tree health or for health and safety reasons (e.g. danger of falling branches).

However, it should be noted that as an historic reserve, there are restrictions under the Reserves Act 1977 on cutting or destroying the trees or bush on the reserve without specific permission. In addition to this, any trees in the reserve which are identified and scheduled in the District Plan as 'notable' require resource consent before any removals or extensive pruning works can be undertaken. This policy therefore does not supersede the other permissions required, but acts as a guide as to what may be appropriate, subject to the other relevant approvals being obtained.

Any future planting proposed should also have regard to the connections between the planting on this site, the heritage buildings and surrounding planting in adjacent areas.

Implementation

Any proposed maintenance of landscape planting should be in accordance with the *Queen Mary Hospital Historic Reserve Landscape Development Report*, prepared by Peter Rough Landscape Architects Limited and dated 14 December 2010.

Policy 8.6.3

To develop a signage strategy which will allow for signage that enhances the historic character of the reserve and does not detract from the heritage buildings or landscaping on the reserve.

Explanation

Signage can have an impact on the open space and landscape character of the reserve. Where signage is appropriately sited and designed, it can complement the historic nature of the reserve, for example, interpretative panels outlining some of the history of the site. From a commercial perspective, some signage is desirable to advertise businesses, but this needs to be carefully managed so as not to conflict with the character of the reserve.

While the District Plan has some restrictions on signage, the Council considers that due to the historic and cultural values of this reserve, stronger guidance is required. Therefore it is considered that the most appropriate way to allow for signage, but retain controls over it is to prepare a signage strategy. This strategy would specify signage requirements, such as size, colour, text font, height and so on. The signage strategy will therefore allow for some signage while ensuring a consistent approach, sympathetic to the reserve's character.

Implementation

The Council will prepare a signage strategy for the reserve which is consistent with the above policy and allow for signage which is consistent with this strategy.

Policy 8.6.4

To prohibit all livestock and horses in the reserve.

Explanation

The Council considers that due to the nature of this reserve, it is not suitable for any livestock or horses.

Implementation

This reserve will be included in any future reviews of the Council's Dog Control Policy and Bylaw as a location where dogs are permitted on a leash

Policy 8.6.5

To allow for organised activities within the reserve, where they are not inconsistent with the historic character of the reserve and the values of Wellness.

Explanation

The open space areas of this reserve will generally be publicly accessible. As with other reserves areas in the District, there may be community groups or other organisations who wish to use the space for organised activities that could be free or chargeable. The Council considers that organised activities should be provided for in the reserve, where these activities are not inconsistent with the character and values of the reserve, as outlined in this reserve management plan. In addition, there are restrictions on the use of reserve areas under the Reserve Act 1977 for commercial activities.

Implementation

The Council has the overall responsibility for this reserve subject to Ministerial consent. Any organised activity will need permission from the Council, who will be responsible for ensuring that the activity is not inconsistent with the character and values of the site, as set out in this plan. In addition, activities may be restricted under the Reserves Act 1977.

Policy 8.6.6

To give consideration to archaeological sites and features prior to any development or earthworks being undertaken and to adhere to the requirements of the Historic Places Act 1993 in relation to archaeological sites.

Explanation

Given the early settlement of the reserve area, the archaeological provisions of the Historic Places Act 1993 will apply to the site and therefore an archaeological authority (consent) under the Historic Places Act 1993 may be required prior to any development or earthworks being undertaken, including landscaping or path formation. An archaeological assessment of the reserve and/or buildings undertaken by a professionally qualified archaeologist is likely to be required as part of the application for consent.

Archaeological remains may include sub-surface accumulations of glass, bottles, metal or china, building foundations, accumulations of shell or other faunal material, charcoal-stained soil, fire-cracked stones, artefacts or koiwi (human remains). In addition, standing buildings and structures such as fences are considered archaeological sites under the definition of the Historic Places Act 1993. Should the material remains of Maori use and occupation be involved, Te Runanga o Kaikoura must also be contacted, in addition to the NZ Historic Places Trust.

Implementation

In the planning stage for any earthworks, including fencing, landscaping, road or walkway formation, services trenching or geotechnical testing, the NZ Historic Places Trust must be contacted to determine whether an archaeological authority will be required. It is an offence to damage or destroy an archaeological site for any purpose without prior authority and the Historic Places Act contains penalties for unauthorised site damage.

8.7 Access and parking

Policy 8.7.1

To allow, where practicable, for public access into and through the site.

Explanation

Because of the historic values of the site and its change from private into public ownership, it is important that access into and through the site is made available to the public. However, access into and through the entire site may not always be appropriate, for example for security reasons, particularly in and around buildings. A balance is therefore needed between allowing for public access while ensuring this does not conflict with public and private safety and security. Until future uses are established for any of the buildings on site, it is difficult to determine at this time which areas may be used in conjunction with these uses and therefore to determine where public access may not be available. This is likely to be established at the time of leasing policies being entered into for the use of the buildings. However this policy outlines that public access into the site will be encouraged, while alerting the public in advance to potential necessary restrictions.

In addition, public access needs to be managed for different types of access: foot traffic; cyclists; and vehicles. The nature of the site is such that pedestrian use will be prioritised as much as possible.

Implementation

Public access will be provided into and through the site, except where it is necessary to restrict it for practical reasons, such as the security of any businesses in the existing buildings, which will be established through any leasing agreements for the site.

Signage will also be used to delineate different areas for different uses, for example, cycle paths.

Policy 8.7.2

To avoid the use of the site as a thoroughfare for automobile traffic.

Explanation

It is important to allow practical access to the site, such as providing access to parking for commercial uses, in order to ensure the site's connectivity and commercial viability. However, automobile traffic needs to be managed in such a way that it does not detract from the character of the reserve. As such, this policy allows for automobile traffic into the site, provided that the reserve does not become a general thoroughfare for motorised traffic. This is also consistent with prioritising pedestrian use.

For example, the current access into the site to the north of the Soldier's Block is not seen as being ideal long term for vehicular access to the site.

Implementation

The Council will proactively investigate the possibility for alternative access to the site.

Policy 8.7.3

To avoid the proliferation of hard sealed areas by restricting carparking areas to identified areas.

Explanation

The character of the site and its historic and cultural values are such that it is not considered appropriate to turn the reserve into a “business”-like area with additional large areas of sealed car parking spaces. Conversely, restrictions on parking could reduce the commercial appeal of the site, and if the standards of the District Plan are not met, resource consent will be required for car parking.

The policy aims to balance the above factors, by identifying and allowing the use of existing sealed areas which are appropriate for car parking, where their use for car parking areas will not conflict with the character and values of the reserve. A parking plan, detailing suitable areas, needs to take into account the potential needs of any future lessees of the buildings on the site. Therefore this policy provides general guidance, while the specific parking plan, which will need to be in accordance with this policy, will be determined as part of any lease agreement.

Implementation

Prior to the establishment of business uses within any buildings, the Council may be required under the District Plan to obtain a resource consent for car parking. Although the resource consent process is outside this plan’s jurisdiction, it may include a requirement to provide additional parking elsewhere.

A parking plan will be prepared as part of any lease agreement, which defines areas permitted for parking. This will take into account the character of the reserve, and recognise the needs of tenants.

8.8 Other buildings

Policy 8.8.1

To undertake an assessment of the non-scheduled heritage buildings on the reserve, in order to identify those buildings which may be removed or demolished, and those which require some form of protection.

To allow for the use, removal, relocation or alteration of the non-scheduled heritage buildings, where this has been identified through the above assessment as being appropriate, and subject to any recommendations resulting from this assessment.

To maintain and enhance any non-scheduled heritage buildings identified in the assessment as being worthy of retention and protection, where practicable.

Explanation

Additional to the registered heritage buildings on the reserve, there are other buildings which include: The Old Smithy; the Morgue (historically located on the site but not presently); the Chimney; and the Engineer’s Shop. Some of these non-heritage buildings may have very low value and as such not require protection. Where the use, removal or otherwise of these buildings is not considered to affect the overall value of the historic reserve, then their use, removal or alteration is allowed for under the above policy.

Conversely, some of these buildings may have high heritage value, and as such their retention may be desirable. However, this will need to be balanced against the practicality of maintaining and enhancing such buildings, such as where for safety reasons their removal may be the most appropriate option.

Implementation

In order to determine which buildings may be suitable for use, removal or alteration, an assessment of the building stock on the site (the non-scheduled heritage buildings) is required. This could be undertaken as an overall assessment, or on a case-by-case basis, and is likely to expand on previous heritage assessments undertaken of the site. Any parties (including the Council itself) will therefore need to demonstrate conformity with the above policy prior to the use of any of these buildings or any work being undertaken on them, and this may require a landscape or heritage assessment to be undertaken.

Appendix

- I Agreement between the Crown and the Hurunui District Council regarding the Queen Mary Hospital Heritage site**

AGREEMENT

BETWEEN

The Crown

AND

The Hurunui District Council

REGARDING THE QUEEN MARY HOSPITAL HERITAGE SITE

Dated October 2008

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This Agreement is made on October 2008

- between (1) The Chief Executive of the Ministry for Culture and Heritage (MCH)
- and (2) The Director-General of Conservation of the Department of Conservation (DoC)
- and (3) The Crown Health Financing Agency (CHFA)
- and (4) The Hurunui District Council (the Council)

together referred to as "the parties"

BACKGROUND

A. The entire Queen Mary Hospital property in Hanmer Springs, comprised in CT CB38C/188, consists of heritage (northern) and non-heritage (southern) areas. CHFA will subdivide the property into the heritage (northern) and non-heritage (southern) areas.

B. The purpose and intention of this Agreement is to protect, in a sustainable and viable way, the heritage (northern) area, which is also referred to as the Queen Mary Hospital Heritage Site, whilst also enabling development of the Queen Mary Hospital Heritage Site for commercial and/or community use which is consistent with an approved management plan prepared under the Reserves Act 1977. This Agreement records the process by which this will occur and the obligations of the parties.

C. The Queen Mary Hospital Heritage Site (as delineated in red as the top half of the Plan, attached as Appendix 1) in Hanmer Springs includes three heritage buildings: a former Soldiers' Block, the Chisholm Ward and a former Nurses' Hostel:

- (a) The Soldiers' Block was purpose-built in 1916 as a convalescent hospital for returned servicemen at the end of World War I on land around the thermal springs;
- (b) The Chisholm Ward, named after the medical superintendent of 23 years, was built in 1926 for women with nervous disorders; and
- (c) the Nurses' Hostel was opened in 1928 as staff accommodation.

D. A large part of the Queen Mary Hospital Heritage Site is registered by the New Zealand Historic Places Trust as a Category I historic place, meaning that it is assessed under the Historic Places Act 1993 as having 'special or outstanding historical or cultural heritage significance or value'.

E. The DoC, MCH and the Council acknowledge that the Queen Mary Hospital Heritage Site has heritage value.

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F. The objective of this Agreement is to protect the heritage values of the Queen Mary Hospital Heritage Site and secure the retention and viable and sustainable commercial and/or community use of the buildings located on the land. To ensure this objective is met and that the site is protected the Government intends to vest the site in the Council. The largest portion of the Queen Mary Hospital Heritage Site will be vested as an historic reserve, with a second section vested as a recreation reserve.

G. The part of the Queen Mary Hospital Heritage Site area to be vested in the Council as a recreation reserve is marked in blue on the attached plan in Appendix 2 and the part of the Queen Mary Hospital Heritage Site to be vested as an historic site is the rest of the top half of the area marked in red in Appendix 1.

H. This Agreement sets out the intentions of the parties in this regard.

The parties agree:

1.0 PURPOSE

1.1 The Government and the Council wish to ensure the heritage values of the Queen Mary Hospital Heritage Site are protected in a sustainable and viable way for current and future generations to enjoy by vesting a large part of the Queen Mary Hospital Heritage Site in the Council as an historic reserve, with a smaller section vested as a recreation reserve.

1.2 This Agreement documents MCH's and DoC's (together referred to as "the Crown") expectations of the Council in managing the Queen Mary Hospital Heritage Site as reserves, including the responsibilities for the use, costs and maintenance of the heritage buildings and features in the historic reserve and the recreation reserve (as applicable).

1.3 The Agreement also sets out the assistance that the Council will provide to the CHFA to aid in the subdivision of the full Queen Mary Hospital site.

1.4 This Agreement is not intended to commit the Minister of Conservation (and thereby the Director-General of DoC under delegation) where there is a discretion under the Reserves Act 1977.

2.0 TERM

2.1 This Agreement will be deemed to commence on 15 October 2008 and expire on 30 June 2019, unless renewed by the parties for a further term or terms under clause 2.2 of this Agreement.

2.2 Prior to expiry of the term (or any renewal term agreed by the parties), the parties may agree in writing not later than 3 months prior to the expiry to renew for a further 10 year term. All renewals of this Agreement will be subject to the terms and conditions of this Agreement unless agreed otherwise by the parties in writing.

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2.3 This Agreement, with respect to that part of the Queen Mary Hospital Heritage Site vested as historic reserve, may be terminated by either party, namely the Crown and HDC, with 30 days notice in the event that:

- (a) It is determined by either party that, despite the parties' intentions, the Queen Mary Hospital Heritage Site will not be vested in the Council as an historic reserve and as a recreation reserve in accordance with the terms of this Agreement; or
- (b) Either party breaches any of its obligations under this Agreement, which is material and fails to remedy such material breach without good reason within 15 business days from receipt of notice in writing from the non-defaulting party specifying such default.

2.4 The parties record that in the event that the term of this Agreement does expire by 30 June 2019 and is not renewed, such expiry does not affect the vesting of the Queen Mary Hospital Heritage Site in the Council.

3.0 PROCESS

3.1 For the purpose of vesting the reserves of the Queen Mary Hospital Heritage Site in the Council, the parties record their agreement to the following process:

- (a) CHFA will transfer the heritage area to Her Majesty the Queen as a reserve for the purposes of the Reserves Act 1977 in two parts, the larger area as an historic reserve and the smaller area as a recreation reserve, and provide any necessary notice of the transfer between Crown bodies under the Ngai Tahu Claims Settlement Act;
- (b) The terms of the transfer and the price to be paid by DoC to CHFA will be in accordance with the provisions of a transfer agreement between the Minister of Finance and the Minister of Health as transferring Ministers on behalf of Canterbury District Health Board (as transferor) and CHFA (as transferee);
- (c) In accordance with the conditions of transfer, DoC will classify the two reserves as an historic reserve and a recreation reserve; and
- (d) DoC will vest the reserves in the Council.

4.0 COMMITMENTS

4.1 DoC will classify the Queen Mary Hospital Heritage Site in part as an historic reserve and in part as a recreation reserve, in accordance with the attached plan in Appendix 2, and vest the reserves in the Council to ensure the protection of the site's heritage values for sustainable and viable commercial and/or community uses and in recognition of the financial commitment of the Council and the responsibility the Council is prepared to accept for the reserves.

4.2 Following the vesting of the Queen Mary Hospital Heritage Site in the Council as two reserves:

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(a) The Council shall manage the recreation reserve in conjunction with activities at the adjacent Hanmer Springs Thermal Reserve in accordance with an approved management plan prepared under the Reserves Act 1977 for the area; and

(b) MCH agrees to provide the Council with one sum of \$1.5 million. Of this sum \$1 million dollars shall be used for earthquake strengthening of the Nurses' Hostel and \$500,000 shall be used for the essential maintenance associated with mothballing and maintaining the Nurses' Hostel until a tenant is found for it.

4.3 The Council undertakes to use all of the sum of \$1.5 million and any interest accrued for the purposes specified above in clause 4.2 (b) by 30 June 2016 or such longer period as may be agreed between the MCH and the Council.

4.4 The Council undertakes to apply its \$3.4 million for the conservation and maintenance of the Chisholm Ward Soldiers' Block and surrounding land area as consulted on in its 2008/09 Annual Plan. The Council undertakes as a first priority to expend its funding on essential maintenance to secure the buildings from deterioration and mothball the buildings until a suitable tenant and use can be found for the buildings. The balance of the money will be applied to earthquake strengthening and development of the buildings when tenants and uses have been identified for each building which are in accordance with an approved management and conservation plan prepared under the Reserves Act 1977. The Council makes these undertakings in recognition of the Crown vesting the Queen Mary Hospital Heritage Site in the Council.

4.5 The Council agrees, as a condition of the vesting of each part of the Queen Mary Hospital Heritage Site in the Council, to

- (a) Accept management responsibility for and maintain the integrity of the Queen Mary Hospital Heritage Site. This includes a historic reserve, containing the three heritage buildings, and a recreation reserve adjoining the Hanmer Springs Thermal Pools Reserve.
- (b) Ensure the Nurses' Hostel is earthquake strengthened within seven and a half years of the signing of this Agreement in a way sympathetic to heritage values.
- (c) Ensure that \$3.4 million, set aside by the Council, is used for the conservation, development and maintenance of the Soldiers' Block and Chisholm Ward and surrounding land area.
- (d) Ensure the history of Hanmer Springs will be promoted to the community and visitors through the heritage interpretation of the Queen Mary Hospital Heritage Site.
- (e) Carry out the undertakings in this Agreement.

4.6 The Crown will work with the Council subject to the Crown's statutory and other legal requirements in respect of the Council's viable and sustainable redevelopment of the buildings on the Queen Mary Hospital Heritage Site

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providing that such redevelopment is in accord with an approved management plan under the Reserves Act 1977.

4.7 That the Crown accepts that the timing of all additional development over and above the \$3.4 million of the Queen Mary Hospital Heritage Site is at the discretion of the Council and subject to the Council's Long Term Council Community Plan process as set out under the Local Government Act 2002.

5.0 OUTPUTS TO BE PROVIDED

5.1 The Council undertakes to preserve and manage the nationally significant site of Queen Mary Hospital for the benefit and enjoyment of the public and to protect and preserve the historic features.

5.2 The Council will deliver this through:

- Preparing and submitting a management plan to the Minister of Conservation for the historic reserve, within five years of its appointment as administering body, as required under section 40B of the Reserves Act 1977.
- Preparing conservation plans for the Soldiers' Block, Chisholm Ward and Nurses' Hostel, including a schedule of the conservation work that needs to be done on each building and the likely costs.
- Undertaking cyclical maintenance plans to detail the state of the buildings.
- Complying with the obligations in the Reserves Act 1977.
- Providing twelve monthly reports to MCH (commencing 12 months after the reserves are vested), showing the plans for or progress in earthquake strengthening and mothballing the Nurses' Hostel, in conjunction with the conservation and maintenance plans.
- Providing reports twelve monthly to MCH (commencing 12 months after the reserves are vested), showing where \$3.4 million is being used to maintain the Soldiers' Block and Chisholm Ward, in conjunction with the conservation and maintenance plans.

6.0 ADDITIONAL AGREED COMMITMENTS

6.1 Site subdivision assistance

6.2 The Council agrees to use its best endeavours, in consultation with CHFA, to assist with the initial subdivision effectively and efficiently, and to facilitate the development potential of the southern block.

6.3 A signed agreement between the CHFA and the Council, setting out the nature of the assistance, is attached as Appendix 3.

6.4 Funding

6.5 The Council agrees that it will not seek further direct funding from the Crown for, or in respect of any part of the heritage reserve. This does not preclude the Council making funding applications to the Lottery Grants Board or any other contestable funding that the Crown from time to time may make available for promoting heritage or culture.

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6.6 In the event of the Nurses' Hostel not requiring the funding, for whatever reason, the Council agrees to return the \$1.5 million provided by the Crown, or part thereof not spent, together with any interest earned and not spent.

6.7 To enable interest to be earned on unused money from the \$1.5 million, the Council agrees to keep the funds in a separate account and report to MCH these accounts accordingly in the twelve monthly reports.

6.8 Twelve monthly reports

6.9 The Council agrees to provide twelve monthly reports to MCH on expenditure of \$1.5 million (for the Nurses' Hostel). These reports will include:

- key achievements;
- the financial outlay for the period; and
- any other significant issues, including identified risks.

6.10 The Council agrees to provide twelve monthly reports to MCH on expenditure of the Council's \$3.4 million (for the Chisholm Ward and Soldiers' Block). These reports will include

- key achievements;
- the financial outlay for the period; and
- any other significant issues, including identified risks.

6.11 These reports will be provided within four months of the end of each financial year of the Council. ..

6.12 Annual report

6.13 Over the term of this Agreement (or any renewal term) the Council will provide a copy of each Annual Report to the Minister for Arts, Culture and Heritage within 30 days of the publication of the Report. These will contain audited accounts covering the use of the funds the Council has set aside or been granted to fulfil the purpose of this Agreement.

6.14 Conservation, maintenance and management plans

6.15 In addition to normal statutory requirements, it shall be a condition of the vesting that the Council will provide to MCH conservation and maintenance plans for the Chisholm Ward, Soldiers' Block and Nurses' Hostel within 18 months of the vesting of the reserves. MCH must agree with these conservation and maintenance plans, subject to an independent assessment, if necessary.

6.16 As required by section 41 of the Reserves Act 1977, the Council will submit a management plan for the historic reserve to DoC for the Minister's approval within 5 years of the land been vested in the Council.

7.0 PAYMENT

7.1 MCH (on behalf of the Crown) will provide a one off payment of \$1.0 million to the Council for the earthquake strengthening of the Nurses' Hostel,



and \$500,000 for essential maintenance work that needs to be done to keep this building in a state where it can be decommissioned until a tenant is found for it. Interest accrued on this fund can be applied to the above purposes.

7.2 Of behalf of the Crown, MCH will pay this funding in one instalment within 10 days following official notification of the vesting of the reserves.

8.0 COMMUNICATIONS

8.1 Where any matter arises in connection with the Queen Mary Hospital Heritage Site that may have implications for the Government or may be controversial, the Council will use its best endeavours to brief MCH, DoC and the Ministry of Health, or the appropriate Ministers, prior to the public release of any information. MCH or DoC will, where practicable, advise the Council of any press statements that comment on the Queen Mary Hospital Heritage Site prior to the release of that statement.

9.0 RELATIONSHIP MANAGEMENT

9.1 The Parties will consult whenever it may be appropriate, concerning the matters covered by this Agreement and use their best endeavours to ensure that the staff of both the Council and the Crown co-operate in good faith in relation to that consultation.

9.2 The parties shall maintain a 'no surprises' policy that keeps one another informed of both potentially contentious issues and issues that may have a significant impact on the current and ongoing operations of the Queen Mary Hospital Heritage Site.

10.0 FORCE MAJEURE

10.1 For the purposes of this Agreement, "force majeure" means an event which is beyond the reasonable control of a party and which makes a party's performance of its obligations under this Agreement, impossible or so impractical as reasonably to be considered impossible. It does not include industrial action where that action is within the power of the party invoking force majeure to prevent.

10.2 No party should be liable to the other party for any breach or non-performance of its obligations under this Agreement, or for losses or damages sustained by the other party, where such breach or non-performance is caused by force majeure.

10.3 If either party is unable to perform, or is delayed in the performance of this Agreement due to force majeure, that party shall notify the other party as soon as practical of the event of force majeure. This Agreement may then be suspended or terminated by agreement between the parties.

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11.0 DISPUTE RESOLUTION

11.1 The parties agree to use their best efforts to resolve any dispute which may arise under the agreement through good faith negotiations.

11.2 If the dispute cannot be resolved, the matter may be submitted for mediation. If mediation does not take place within 14 days of the written notice being given to the other party, or is not resolved by mediation, either party may, by notice to the other party, require the matter to be determined by arbitration.

12.0 NOTICES

12.1 In proving the delivery of any notice or request to be given under this Agreement it will be sufficient to prove that the notice was in writing and addressed to the party to whom it is to be sent at the physical address or facsimile number from time to time designated by that party in writing to the other. Until a change is so notified the address and facsimile number of each party is as follows:

MCH

Level 5, Radio New Zealand House
155 The Terrace
Wellington 6011

Postal address: P O Box 5364, Wellington
Facsimile: +64 4 499 4490
Attention: Jim McKenzie, Policy Manager, Heritage

DOC

Conservation House - Whare Kaupapa Atawhai
18 - 32 Manners Street
Wellington 6011

Postal address: PO Box 10420, Wellington 6143
Facsimile: +64 4 471 1082
Attention: Graeme Goodwin

CHFA

Level 2, Tourism & Travel House
79 Boulcott St, Wellington

Postal address: PO Box 5358, Lambton Quay, Wellington
Facsimile: +64 4 472 3311
Attention: Lynn Martin, Senior Manager

Hurunui District Council

66 Carters Rd (SH1)
Amberley

Postal address: PO Box 13, AMBERLEY 8251, NORTH CANTERBURY
Facsimile: +64 3 314 9181
Attention: Andrew Dalziel, Chief Executive

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12.2 A notice or request delivered by hand will be deemed to have been received at the time of delivery. However, if the delivery is made after 4pm on a working day, then the notice or request will be deemed to have been delivered on the next working day after the date of delivery.

12.3 A notice or request delivered by pre-paid post will be deemed to have been received the next working day after posting.

12.4 A notice or request sent by facsimile will be deemed to have been received on the day of transmission, however if the date of transmission is not a working day or the transmission is sent after 4pm on a working day, then the notice or request will be deemed to have been received on the next working day after the date of transmission.

13.0 PROCEDURES FOR AMENDMENT

13.1 This Agreement may be renegotiated if, at any time during its term, the work or environment of the Council is so altered that the contents of the Agreement are no longer appropriate.

13.2 No amendment to the terms of this Agreement will be effective unless all parties agree to that amendment in writing.

14.0 CONSTRUCTION OF THIS AGREEMENT

14.1 References to clauses are to clauses of this Agreement and references to persons include bodies corporate, unincorporated associations or partnerships.

14.2 The headings in this Agreement are for convenience only and have no legal effect.

14.3 The singular includes the plural and vice versa.

14.4 References to parties refer to parties to this Agreement.

14.5 This Agreement may be signed in any number of counterparts (including facsimile copies) and provided each party has signed a counterpart; the counterparts, when taken together, will constitute a binding and enforceable agreement between the parties.

14.6 This Agreement constitutes binding and enforceable obligations as between the Crown, the Council and CHFA.

14.7 This Agreement will be governed by and construed in accordance with the law for the time being in force in New Zealand.

Executed as an Agreement

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Signed by

Acting Chief Executive of the)
Ministry for Culture and Heritage)

[Signature]

in the presence of:

[Signature]

Michelle Evans
Executive Secretary
Wellington

Director-General of the)
Department of Conservation)

[Signature]

in the presence of:

[Signature]

Julie Hinds
Executive Assistant
Wgtn

The Chief Executive of the)
Crown Health Financing Agency)

[Signature]

in the presence of:

[Signature]

Ken Martin
Manager, Wellington

The Chief Executive of the Hurunui)
District Council)



[Signature]

in the presence of:

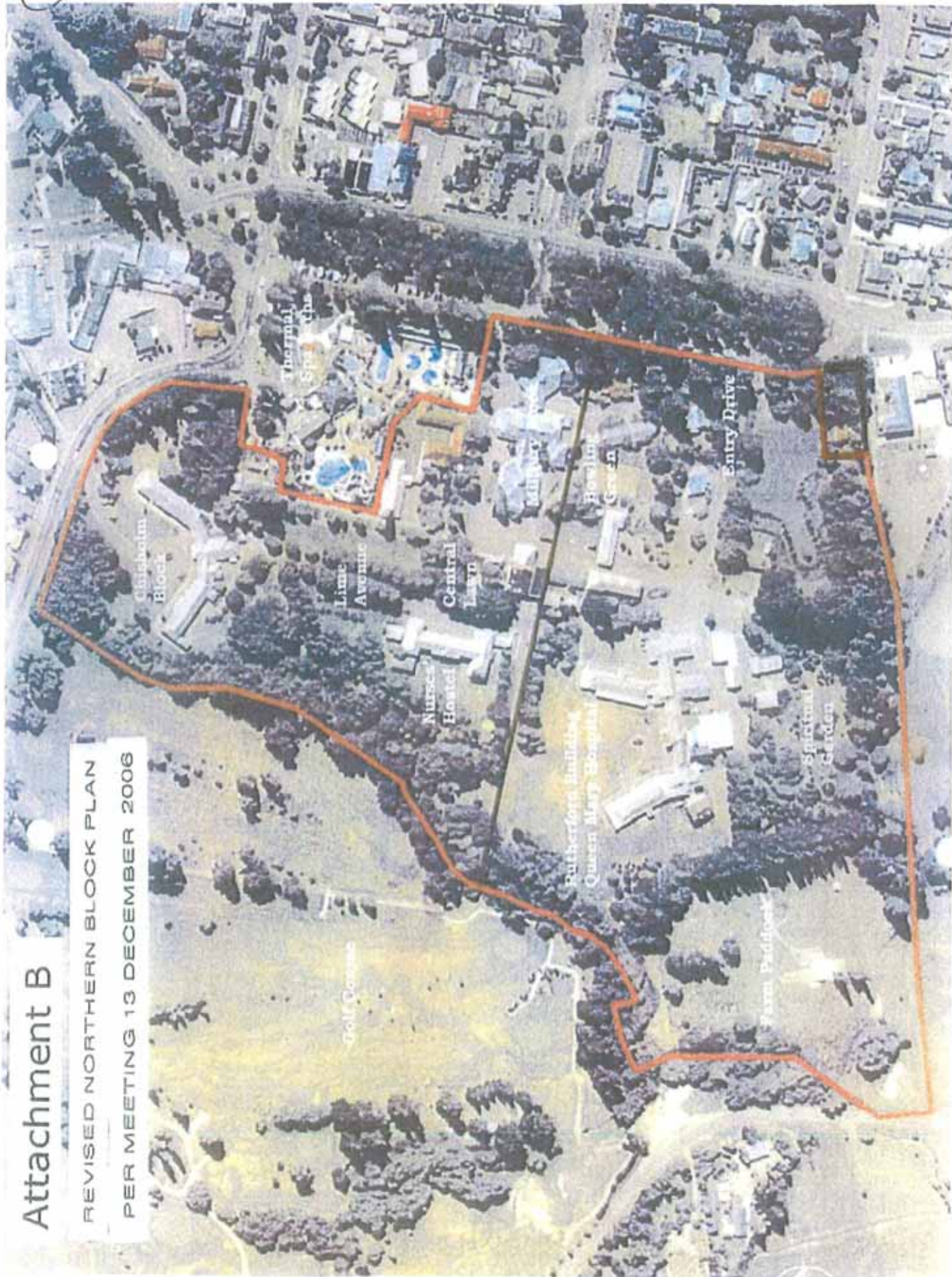
[Signature]

AD

AP 2004

Attachment B

REVISED NORTHERN BLOCK PLAN
PER MEETING 13 DECEMBER 2006



APPENDIX 2: Map of the area to be designated a recreation reserve

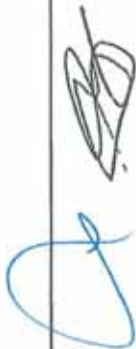


AD
Bob.

**Crown Health Financing Agency/Hurunui District Council
Agreed Matters for Queen Mary Hospital Site Development**

Item	Agreed Position 1 October 2008
<p>Flexibility on the initial subdivision boundary line proposed on the site plan dated 13 December 2006.</p>	<p>Flexibility is agreed on the basis that the boundary line detailed on the 13 December 2006 plan is respected.</p>
<p>No local authority development contribution is levied on CHFA's two lot subdivision</p>	<p>That CHFA will not have to meet the cost of any development contribution or financial contribution imposed on the initial subdivision of the land. Any such charge will be met by the Council.</p>
<p>CHFA's subdivision application is processed within 28 working days of receipt of the application</p>	<p>The Council will process CHFA's subdivision application within 28 days of submission provided that all information is supplied at the time of submission and that the plan is of a straightforward nature. It is acknowledged that the plan titled "Fig 11 – Hanmer Springs Town Centre, dated July 2006 and included in the "Growth Strategy & Town Centre Development Plan" report, is indicative only and may not be the final development plan for the southern site.</p>
<p>That the southern part of the site (i.e. the area not vested in DHC) is:</p> <ul style="list-style-type: none"> • all to be zoned "business" on the HDC District Plan • to have uninterrupted access to HDC sewerage system via a consent on the title • to have unlimited access to Amuri Ave for subdivision purposes 	<p>CHFA's would be required to make an application for a private plan change in respect of the site areas not currently zoned "business". HDC would facilitate and expedite the processing of the application and release of a final decision.</p> <p>CHFA and/or any future owner of the southern site would have access to the Hanmer Springs sewerage system noting that access would be subject to the same terms as any other developments in Hanmer Springs</p> <p>CHFA and/or any future owner of the southern site will have legal access for purpose of subdivision to Amuri Avenue from the site noting that such access may be impeded by protected trees.</p>

AGREED TERMS WITH HDC (3)




AD

Agreed Position 1 October 2008

Item	
<ul style="list-style-type: none"> to have continued right to access HDC's storm water system (if applicable) via consent on the title. to remain non rateable until CHFA dispose of the property. to have no listed heritage trees to retain existing thermal rights 	<p>Any future development of the site would be subject to the owner demonstrating how site storm water would be dealt with in accordance with local body requirements. However, existing access to the stream at the West of the site will be maintained.</p> <p>That those parts of the southern lot that are currently not rated will remain non-rateable during CHFA's ownership period</p> <p>That the removal and/or relocation of any protected trees on the southern lot would be subject to a District Plan change.</p> <p>CHFA will uphold the existing thermal rights and benefits of the southern lot noting that access to these rights will be in accordance with applicable legislation eg RMA. CHFA will endeavour to resolve any implied or actual rights the Minister of Health may have with respect to any thermal resource or the land itself in respect of the southern lot."</p>

The contents of the schedule above are agreed by the parties.


 Garry Jackson
 Mayor
 Hurunui District Council

Date: 9/10/2008



Lynn Martin
 Senior Manager
 Crown Health Financing Agency

Date: