

Queen Mary Hospital Historic Reserve

Landscape Development Report

for

Hurunui District Council



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Introduction

The Queen Mary site is highly valued by the New Zealand public, with a long history as a place of healing. Recently a portion of the former Queen Mary Hospital site has been vested in the Hurunui District Council as a historic reserve. It is a very important heritage landscape within the Hurunui District and has great potential to be revitalised and appreciated as the highly significant landscape it is.

The area of the reserve consists of 5.168ha, and is adjacent to the Hanmer Springs Thermal Pools & Spa to the north-east, the remainder of the former site to the south is currently still in Crown ownership. The Hanmer golf course borders the site to the west and Jacks Pass Road is to the north. A plan showing the area that has been vested in the Council follows (refer to Figure 1 - Site Plan).

The Hurunui District Council has commissioned Peter Rough Landscape Architects Limited to prepare a report providing a resource inventory of the landscape of the historic reserve. In the preparation of this report the Landscape Assessment produced by Lucas Associates in 2004 has been evaluated. The Lucas Assessment identified key landscape features and characteristics of the wider former hospital site and included recommendations on landscape features in the context of sections 6 & 7 of the Resource Management Act 1991. The findings from this assessment have been taken into consideration with respect to the current condition of the reserve.

This report is to be read in conjunction with the Reserve Management Plan currently being prepared by the council. Whilst the Reserve Management Plan will provide an overarching framework for the ongoing maintenance and development of the site, this landscape report will provide a greater level of detail on specific landscape works required to maintain the reserve.

Scope

This report consists of a technical assessment which provides the following:

- **A resource inventory of the landscaping of the historic reserve.**

This section includes an analysis of the history of the site and an assessment of features and qualities of the landscape requiring either enhancing or protecting. Following this is a detailed assessment of the site broken into five generic character areas.

- **A recommended two year landscape maintenance programme for the grounds of the Queen Mary Hospital Historic Reserve.**

This programme will cover the recommended short-term works required to bring the grounds up to a suitable preliminary standard of care for a public reserve area within the Hurunui District. Following this is an estimated costing table for this work.

- **A recommended longer term development programme for the grounds, including identification of the priority of such works, and the estimated costs for each work stream.**

The longer term programme provides recommendations on important landscape features within the site and guidance for future landscape development. This includes more extensive work to enhance the existing landscaping, as well as re-planting of certain areas. Following this is a guide as to the likely costs for each work stream, and a recommendation on the priority of each.



FIGURE 1

Site plan

SECTION 1. Resource inventory

Introduction

The Queen Mary site possesses a distinctive landscape character with a high level of amenity, and a peaceful atmosphere. While there are a number of factors which contribute to the site's positive aspects, there is also scope to improve the site's landscape and functional qualities, as a heritage landscape.

This section aims to review key elements which contribute to the positive aspects of the Queen Mary site's landscape character and amenity, as well as a review of issues which need to be addressed to improve the site for future use. This will include a review of specific values or issues within defined areas of the site, particularly relating to existing vegetation.

Current Heritage Status

The District Plan identifies some trees and planting areas within the historic reserve as being 'notable' trees, (Hurunui District Plan Appendix A7.2 Schedule of notable trees) and there are specific rules in the District Plan which relate to the maintenance of these plantings. The Chisholm Ward and Soldiers' Block are also scheduled heritage features in the District Plan. (Hurunui District Plan Appendix A8.1 - Schedule of heritage features).

The site also has two registrations in the Register of Historic Places, historic areas, wahi tapu and wahi tapu areas, being the 'Historic Area' (Record #7583) and a separate Category I historic place registration (Record #7162).

Landscape History

The following is an overview of the essential landscape history of the Queen Mary site. The focus is on inherent qualities of the landscape, rather than a timeline of the site. A more comprehensive history of the site can be found in the Lucas Associates Landscape Assessment report.

From early beginnings

In the early periods of New Zealand settlement there is mention that the springs were known and used by Maori.

In 1860 a large area of land encompassing the thermal pools complex was proclaimed a reserve by the Nelson Provincial Council. Over the years bath houses and associated buildings were put in place in conjunction with the hot springs and it quickly became a popular destination. The Hanmer Sanatorium was opened in 1897 which began a long term relationship of healing within this Alpine landscape setting.

A designed landscape

It is thought that the landscape designer Alfred William Buxton was largely responsible for the design of the original hospital grounds.¹ Buxton's design sensibility is still evident today in the layout of open space and strong framework of trees. It is this arrangement of trees, in groups and rows, which gives the grounds a park-like feel. Decorative shrub beds in association with the hospital buildings, in particular rose beds, are also an important landscape feature of the site.

This naturalistic layout can also be seen in the 1898 plan for the Hanmer Sanatorium and Bath Houses. Although there are some formal landscape elements, such as the lime tree avenue, they are relatively modest in the regard that they do not lead to major focal points or destinations.

A therapeutic heritage landscape

The Queen Mary site has long been a place for healing and immersing oneself in nature to recuperate. The hot pools are renowned for their therapeutic qualities, but equally important is the alpine environment with its fresh air and treed setting.

An important aspect of Heritage landscapes, as Lucas and Associates note in their report, is that they are valued not only for the physical elements which can be experienced but for the understanding of the history of the particular landscape.² It is this wealth of history which should be shared with the public and communicated in the future development of the reserve.

A landmark in the township of Hanmer

The hospital complex is a landmark in the township of Hanmer, forming part of the centre square of the township. A close relationship between the township and the Queen Mary site has been maintained over the years. Winding pathways have long been a feature of the landscape linking the hospital buildings with both the pools and the township.

A productive landscape

The Queen Mary site has a significant history of being self-sufficient, which is evident in the frequent occurrence of

¹ Appendix 3, Lucas Associates Ltd. Landscape Assessment – Queen Mary Hospital site, Hanmer Springs.

² Lucas Associates Ltd. Landscape Assessment, p 5.

vegetable gardens and orchards as can be seen on early plans of the site.³ A plantation strip between what is now the golf course and the historic Sanatorium grounds has been in a similar location since c1898. Plantation trees can also be seen on the 1900 Landscape Plan for the grounds running alongside Jacks Pass Road, where mature trees still exist today.⁴

Further to this the hospital site provided valuable infrastructure to the Hanmer Township in its early days. A Blacksmith workshop was located on the reserve grounds to tend to the hospital as well as servicing the whole town. In addition to this the hospital owned land further afield which was used for produce.

Native vegetation

Native vegetation also has a long history of being planted on the Queen Mary site. The 1898 plan for the Hanmer Sanatorium included an informal layout and plantings of native plants such as cabbage trees and flax.

Native plants were established on the early hospital grounds as it was believed the inclusion of native species would help to provide familiarity to patients who came from all over New Zealand.

In more recent years the Spiritual garden was developed. Work began on this garden in 1989 led by Roger Simpson. Simpson saw the garden as not only a place for spiritual healing but also as a repository for rare genetic native plant material, and therefore a tool for teaching, therapeutic purposes and enabling people to connect with the land.⁵

Geomorphologic context

The major topographical features of the landscape consist of gently undulating terrain with a series of subtle terraces throughout the site. This terraced landform is also evident within the larger Queen Mary hospital grounds, noticeably to the south of the site, where a fault line creates a terrace of approximately 4 meters in height.⁶ Within the site, two terraces are noticeable, creating distinctive changes in level. These are located immediately to the south of the Chisholm Ward, and along the sites southern boundary.⁷

Hospital Stream runs along the western boundary between the site and the adjacent golf course and rural land. This stream carries a constant flow of water and overtime has progressively cut into the land and consequently has quite steep and well defined banks.

To the south of the Chisholm Ward, water is discharged into Hospital stream from the Thermal Pools Complex. The associated sulphuric smell of this water is distinctly associated with the thermal activity which Hanmer Springs is well known for.

³ Archives NZ 'Plan of Hanmer Springs' (1907)

⁴ Archives NZ 'Plan of Hanmer Sanatorium' (1900)

⁵ Lucas Associates Ltd., p 11.

⁶ Ibid., p. 12

⁷ Peter Rough Landscape Architects Ltd. Queen Mary Hospital, Hanmer Springs – Landscape Review. p. 10.

Character descriptions of the site

Described below are a number of elements which contribute to the high level of amenity and character which exists across the entire Queen Mary site. These elements have been discussed in previous reports, and it is important that they are acknowledged when planning for the site's future use and maintenance, so the high level of amenity and unique character is not lost or diluted.⁸ Suggestions made toward the site's future referred to later in this report have been guided by these elements.

Continuity

The Queen Mary site is an expansive open space, which has a cohesive aesthetic and spatial character. While there are areas within the Queen Mary site which do vary in character or scale, the large areas of open lawn, rich diversity of mature exotic trees, style of buildings and gently undulating topography create a sense of continuity throughout the site, which can be clearly understood and appreciated as a public open space.⁹

'Human' Scale

As a consequence of the sites establishment in an era when vehicles were less significant than they are today, the spatial qualities of the site are at a scale which is comfortable and appealing to the pedestrian. This is evident in the positioning of trees and pruned heights of canopies, the scale and style of historical buildings, and the narrow width and subtle design of driveways which pass through the site.¹⁰ These elements are unique to the Queen Mary site, and contribute significantly to the sites potential as a public, pedestrian-oriented open space.

Tranquility

The Queen Mary site's historical role was as a place of peace, tranquility and respite, and many of these characteristics are still evident throughout the site to date. The tranquil atmosphere of the site can be attributed to a number of elements. The presence of mature, coniferous shelterbelts on the site's western boundary, and many mature trees throughout the reserve, help to create a sense of enclosure, and provide shelter from dominant winds and activity in the village's commercial centre. The position of the adjacent rural land and golf course also contribute to the peaceful atmosphere. Given the historical importance of the site as a peaceful place, it is important that future planning for the Queen Mary site acknowledges the elements discussed above.

Character associated with an era

Throughout the site, there are various cues to specific times and styles, relating particularly to planting and building style, which add a unique quality to the site and contribute to the site's character and amenity. These cues are particularly evident in the building styles of the Chisholm Ward and Nurses' Hostel, established in the late 1920's. In addition to buildings, the repetitive use of popular 1920's – 1930's exotic flowering shrubs within garden beds further strengthen the underlying character, such as mature Rhododendrons and deciduous Azaleas.¹¹ The presence of large, mature exotic trees throughout the site alludes to another era altogether, whereby their sheer size and age indicate the site's establishment near the turn of the 20th century. These cues to different historical eras form a large part of the site's identity, and should be addressed in future development, particularly when addressing plant species and the style / scale of any future buildings.



Photo 1 - The Architectural style of the Chisholm ward and the presence of fan palms and coniferous shrubs distinctly create an association with the late 1920's / early 1930's

⁸ Lucas Associates Ltd., pp 14-16.

⁹ Peter Rough Landscape Architects Ltd., p 10.

¹⁰ Lucas Associates Ltd., p 15.

¹¹ R Ensor, pers comm.



Photos 2 - Large expanses of lawn and mature exotic trees form a sense of continuity across the site.



Photo 3 - The narrow width and design of existing driveways are of a scale which is comfortable and pedestrian-friendly.



Photo 4 - Mature trees along the Jacks Pass Road boundary shelter the site from wind and activity of the town's commercial centre.

Site analysis

The following analysis sets out the current character of the reserve, describing the existing landscape and how it is experienced. The following diagrams describe the heritage items, built form, circulation and legibility of the site. Several issues limit the potential of the grounds as a public green space, and also detract from the high level of amenity and landscape character as discussed. There are series of inherent landscape values which should be protected in any development process.

Heritage items

The following plan identifies the notable trees and heritage buildings located within the site, see Figure 2.

Trees labeled on the adjacent plan are believed to be worthy of retention. Not all of these trees are contained in the Hurunui District Plan's Schedule of notable trees; however they are of high quality and are deemed worthy of retention. Further discussion regarding these trees can be found within the resource inventory section of this report. Many of these trees are listed under the Historic Places Trust register as a 'Historic Area' (Record #7583), as well as recommended for protection in the Lucas Associates Landscape Assessment.

The trees in the legend followed by a number in brackets are all found within the District Plan (for example T43). The trees which are followed by a * are all found within the Historic Places Trust register (Record #7583).

Although this report does not closely assess the status of the former Queen Mary hospital buildings, it is important that their landscape setting and an appreciation of the buildings is addressed. The inter-relationship of the buildings in the landscaped setting is an important element of the overall aesthetic appeal.

The Soldiers' Block (1916) and the Chisholm Ward (1926) are listed in the Hurunui District Plan's Schedule of heritage features. These two buildings as well as the Nurses' Hostel (1927-28) are listed under the Historic Places Trust register as a 'Historic Place – Category 1' (No. 7612).

In addition to these prominent buildings there are three smaller scale buildings which should also be protected and taken into consideration in the future of the Queen Mary Reserve.

The Blacksmith's Building (c1917), is considered to be of moderate heritage value in the Heritage Assessment report prepared by Opus in 2004.¹² Due to its location and history it would be well worth retention and restoration for future use.

A small shed (c1900) is located within the thermal pools complex, sandwiched between two macrocarpa trees and can be seen from within the Queen Mary site. It is thought that this shed was used at different times as both a tool shed and a laundry in the early 20th century.¹³

The morgue (c1902) has been identified as of high heritage significance as the oldest intact building on the site.¹⁴ All buildings on the site have some degree of design value, the morgue has architectural values that link back to the Sanatorium building and its protection and restoration is highly recommended.¹⁵ Although the morgue is currently located outside of the reserve land it is not in its original site and therefore the future location is open to discussion.

¹² Opus International Consultants Ltd. Queen Mary Hospital, Hanmer – Heritage Assessment.

¹³ R Ensor, pers comm..

¹⁴ Opus International Consultants Ltd. pp 10-12

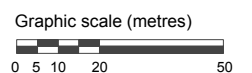
¹⁵ Ibid., p 17



LEGEND

- ① Soldiers' Block
- ② Chisholm Ward
- ③ Nurses' Hostel
- ④ Blacksmith's Building
- ⑤ Shed/laundry
- Morgue (located outside of reserve boundary)

- A Cedar of Lebanon (T43) *
- B Spanish and Horse Chestnuts (T36)
- C Pin Oaks *
- D Magnolia grandiflora (T51) *
- E Group of Silver Birches (T47) *
- F Orchard *
- G Avenue of Limes *
- H Fan Palms (T33) *
- I Liquidamber (T50) *
- J Trees alongside stream *
- K Ash and Oaks *
- L Mix of Oaks, Wellingtonias and others (T56) *
- M Double row of Silver Birches *
- N Eucalyptus
- O Oaks, Limes and Conifers
- P Wellingtonias, Douglas Fir and others (T45)



Analysis diagram - Heritage Items

FIGURE 2

Built form

The following plan identifies all the buildings and areas of hardstand on the reserve site, see Figure 3.

Predominantly the ratio of built form to open space is appropriate and serves to enhance the heritage setting. However, along the southern boundary there are neglected buildings and excessive areas of hardstand which should be addressed.


In the area to the west of the Soldiers' Block the aesthetic quality is poor. Buildings in this area are in poor condition, and do not possess the same style or character as the remaining buildings on the site.

There are expansive areas of hardstand which surround these buildings and are no longer used, adding to the negative visual effect of the buildings.

The Soldiers' Block, Nurses' Hostel and the Chisholm Ward are all high quality heritage buildings. In addition to these buildings is the Blacksmith's Building which is worthy of restoration.



LEGEND

-  Hardstand
-  Poor quality buildings
-  High quality buildings

Graphic scale (metres)



Analysis diagram - Built form

FIGURE 3

Circulation

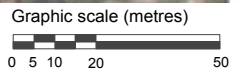
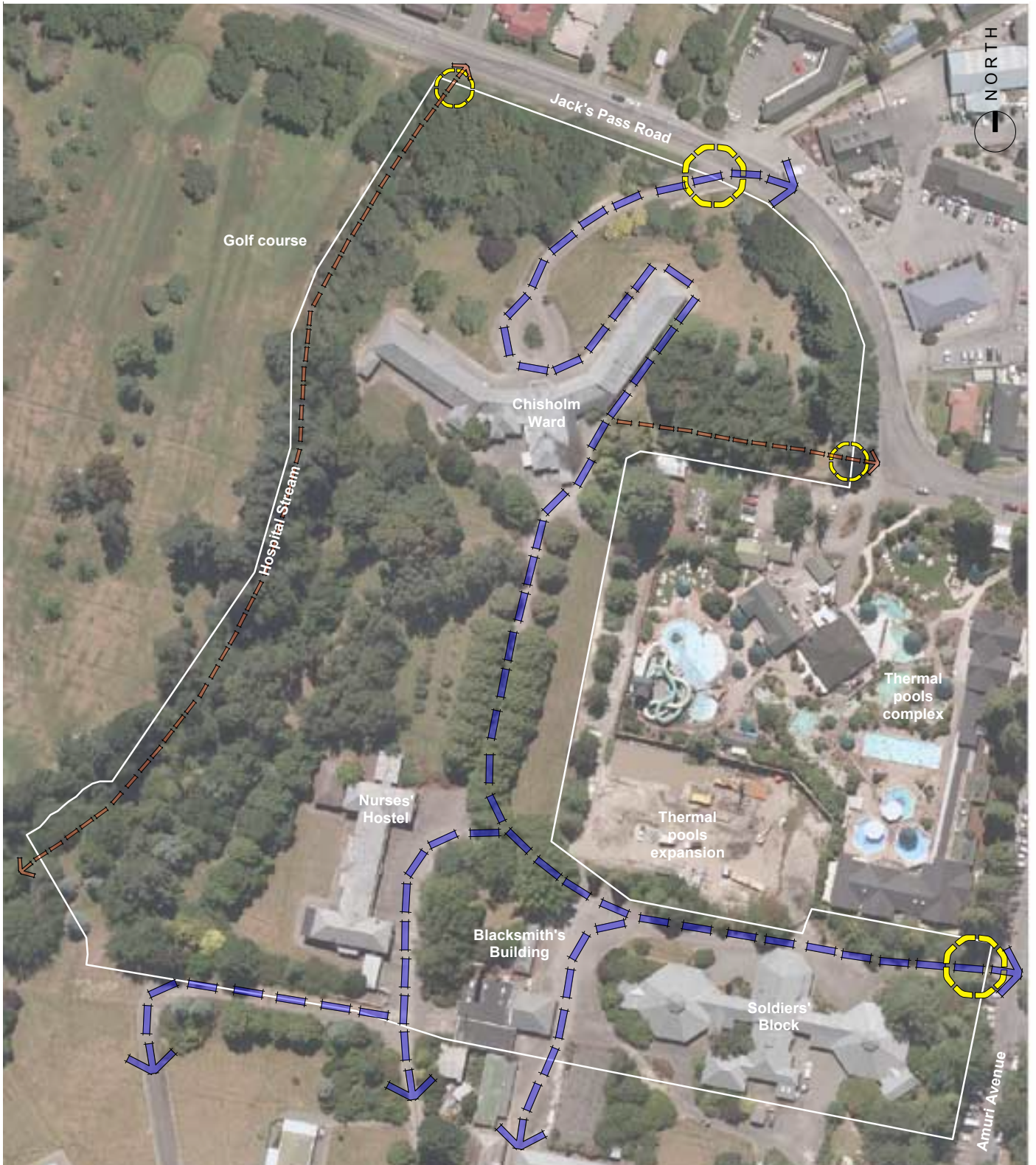
The following plan indicates the vehicular and pedestrian circulation on the reserve site, see Figure 4.

While the site acts as a significant public green space centrally located within the Hanmer Springs Village, access into the site from Amuri Avenue and Jacks Pass Road is generally poor.




There are minimal visual cues as to whether the land is accessible to the general public. The recent introduction of signage at most entrances has greatly helped this confusion, however there remains significant potential to improve the entrances to the reserve and therefore connect the site to the surrounding Hanmer Springs Village.

Due to the overgrown state of the site and few visual cues the pedestrian circulation is limited and unclear.

Currently vehicular access is allowed through the centre of the site, the treatment of the road is informal and therefore fitting in this park-like setting, however the allowance of vehicle access in the reserve should be seriously considered. There are several roadways which are now redundant due to the location of the southern boundary, these should be removed and replaced with either planting or retained as service areas for the adjacent buildings.



LEGEND

-  Vehicle movement
-  Pedestrian movement
-  Entranceways

Analysis diagram - Circulation

FIGURE 4

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Views and enclosure

The following plan points out the notable views into and within the Queen Mary site as well as levels of enclosure along the boundaries, see Figure 5.

The majority of the site has a high level of enclosure due to the mature trees both bordering the grounds and within the site. This enclosure contributes to the tranquility of the site.

Throughout the site there are opportunities to catch glimpses of the surrounding alpine environment. There is potential to further enhance these views and create new vistas from within the site.

At several points within the reserve views are directed by the layout of trees creating short vistas. In particular along the avenue of lime trees and on a smaller scale the avenue of birches. Looking north along the avenue of limes the view terminates with the southern side of the Chisholm Ward, this side of the building is unattractive and would benefit from screening. In contrast, looking south along the limes the view terminates in dense planting.

Currently due to the division of land along the southern boundary there are several places where hardstand is no longer required and a higher level of enclosure would improve the site. The treatment of this would be in conjunction with the future uses of the buildings, however the inclusion of additional planting would be recommended.








The entrances to the site when viewed from Amuri Avenue and Jacks Pass Road appear closed off to the public, there is potential create a more inviting entrance which would improve the street scene and encourage people into the site.

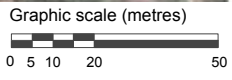
Views onto the frontage of the Chisholm Ward are clear and unobstructed this enhances the sense of arrival and complements the large scale of the building. The Nurses' Hostel is viewed intermittently through a grove of mature trees; this is also a very pleasing arrival experience and should be retained. Views onto the Soldiers' Block when entering from Amuri Avenue are limited due to overgrown vegetation, this can easily be improved.

The boundary between the pools complex is currently being landscaped and will result in a pleasant degree of enclosure whilst maintaining some views between the two grounds. Some additional planting will be required along the boundary adjacent to the Soldiers' Block to ensure the level of enclosure is maintained.



LEGEND

-  Notable views
-  Limited views
-  Low quality views
-  High quality views
-  Low quality boundary treatment/ enclosure
-  High quality boundary treatment/ enclosure
-  Boundary with pool complex



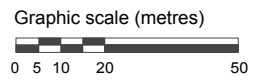
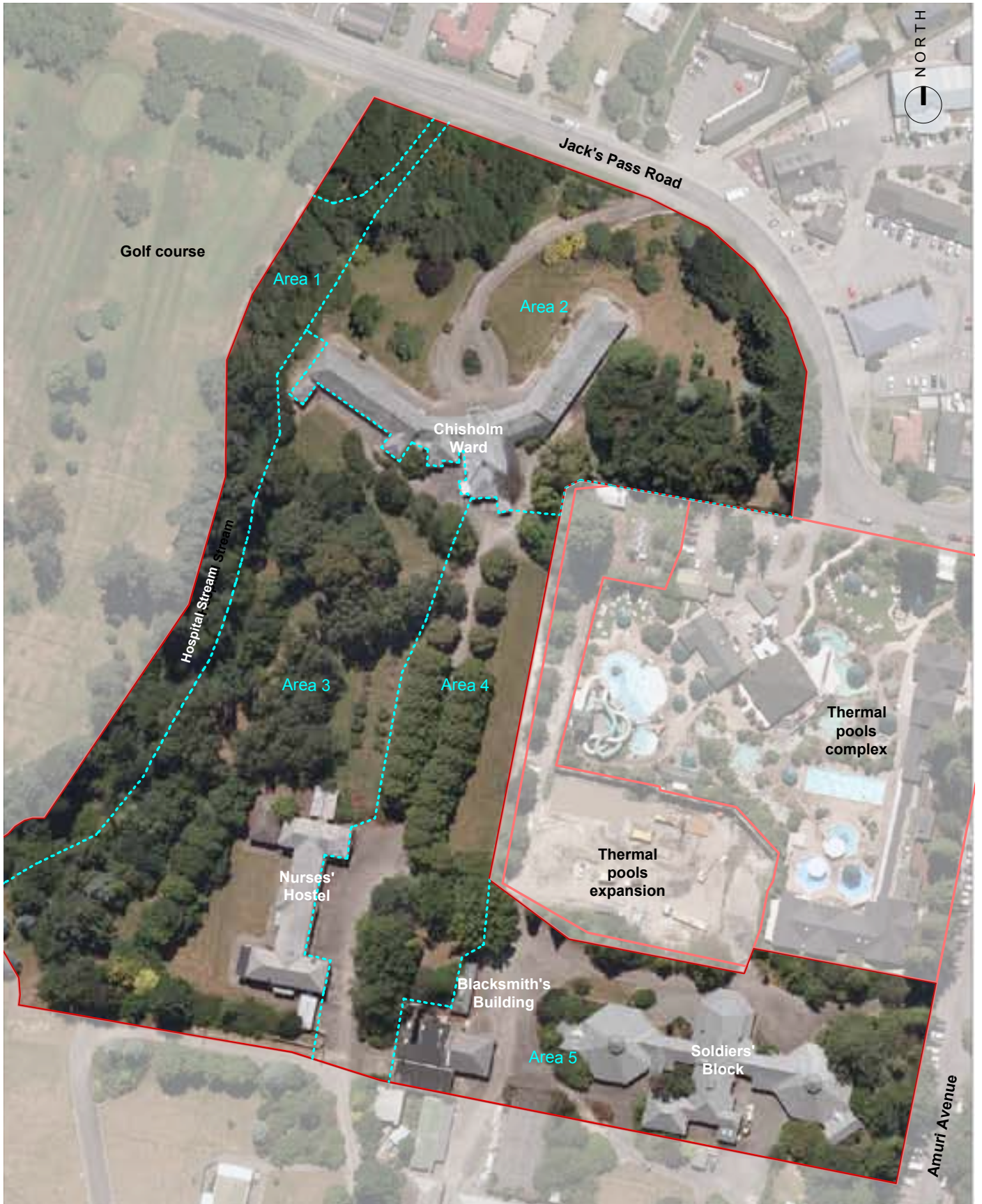
Analysis diagram - Views and enclosure

FIGURE 5

Assessment of specific landscape areas

The following section provides a detailed assessment of landscape features and qualities requiring either enhancing or protecting, to ensure the success of the reserve as a public open space. For the purposes of this report, the site has been divided in 5 'character areas' (Refer to Figure 6). The site will be assessed in detail through each of these 5 character areas, particularly with an emphasis on trees and vegetation.

The issues and recommendations outlined in the section below are based on conclusions drawn from the Arbor Master Tree report (refer to Appendix 2) as well as conclusions formed from detailed assessment of the site.



Character Areas

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FIGURE 6

Area 1: Hospital Stream

Area Description

Figure 7 on the following page consists of the area titled 'Area 1: Hospital Stream'.

Hospital Stream, located along the western boundary of the Queen Mary grounds forms a natural boundary between the site and the golf course to the west. Over previous years, the stream has cut deeply into the terraced landform, creating steep banks to either side, and giving the stream a specific topography and spatial quality quite different from other areas within the Queen Mary site. At the northern end, the stream is relatively open, and not enclosed by trees or vegetation, connecting well with the lawn in front of the Chisholm Ward. In this area, small stands of native vegetation such as Flax and Beech exist **(A)** in good condition. However, south of the Chisholm Ward the stream possesses steeper banks and a high degree of enclosure due to mature trees and shelter belts, which make the stream feel spatially less connected with the adjacent grounds.

Landscape Inventory

One of the most apparent issues with the stream is the significant amount of overgrown, self-seeded sapling trees, storm debris, invasive weeds and ground covers which 'choke' the streams banks, which have established over the last several years **(B)**. These are found particularly to the south of the Chisholm Ward. Further to this, there are also a number of potentially dangerous damaged trees along the streams banks (notably 4 willows) **(C)**, and a significant amount of deadwood contained within other mature trees. These trees require formative pruning from arborists in order to make the stream safe for access by the public, and to maintain the quality of mature trees.

Along the stream, a number of mature trees exist along the top of bank which are in good condition, and add to the amenity and character of the site. For these reasons, it would be beneficial to retain these trees. However, amongst the stream's banks, a large proportion of trees are in poor condition, in an overcrowded situation. There would be merit in removing the trees in poorest condition, in order to allow the healthier specimens the space they require to grow. Where the stream banks are particularly steep, complete removal of these seedlings may not be advisable, as this would result in erosion of the stream's banks. In these situations, it would be more suitable to undertake successional replacement of trees with more appropriate vegetation.

Given this area's unique topography and distinct spatial qualities, re-instating the neglected walkway that once followed the stream would provide great benefits to the site, allowing the public to enjoy this area **(D)**. The footpath would form strong connections with Jacks Pass Road, along the golf course and right through to Argelins Road, as well as providing access at various points within the site.

Along the site's western boundary, there exists a mature coniferous shelterbelt, which acts as a major windbreak, and screens the site from the adjacent golf course **(E)**. One section in particular of this shelterbelt contains noticeably old trees. Given the age of trees in this section, it is worth acknowledging that they may require successional replacement on a long-term basis.

Near the shelterbelt, as discussed above, are a number of large exotic conifers with thick trunks **(F)**. These add an impressive sense of scale and enclosure to the spatial qualities of this area. With lifting of lower limbs and general tidying, these trees would become much more noticeable, and would add further interest to the walkway passing beneath them.

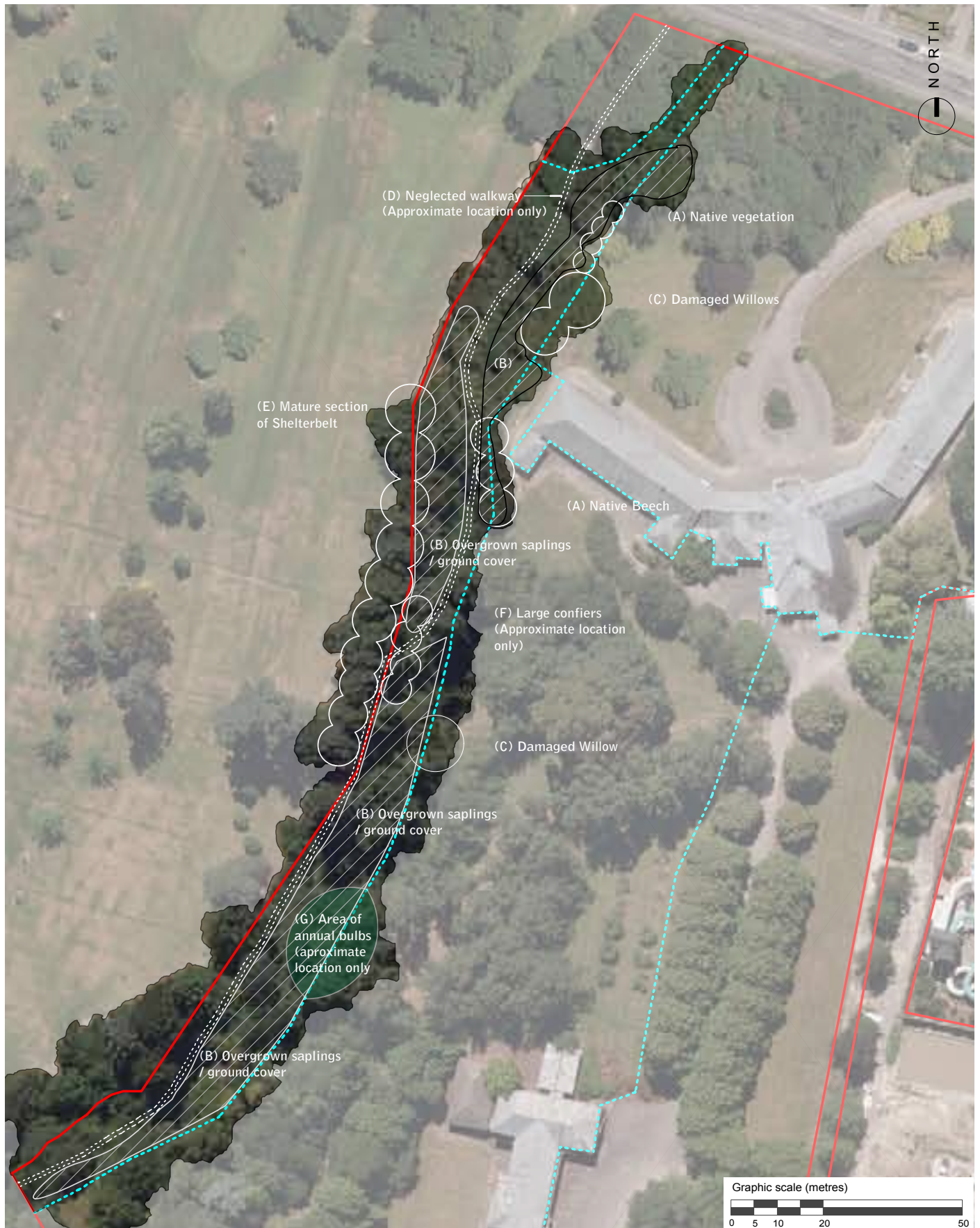
For the stream to contribute best to the site's amenity, character and recreational values, the overgrown saplings and weeds will need to be removed, and replaced with more suitable vegetation. The stream banks offer a great opportunity to establish areas of native vegetation, of which only small amounts currently exist. This would add further diversity to the existing palette of exotic trees and shrubs, as well as providing ecological benefits to the stream, as wildlife habitat to birds and insects. Within the steep banks, large patches of native vegetation would create a specific character and amenity associated with the stream, and distinctly different from adjacent areas.

Through the introduction of native vegetation along Hospital Stream, the site's historical association with native plants is continued. As discussed in the Landscape History section, the use of natives within the site can be traced back to the original sanatorium building, as well as the establishment of the Spiritual Garden in 1988. The inclusion of natives in the site would be consistent with the ecological principles which the head gardener Roger Simpson pursued in his work within the Spiritual Garden.

In an area of the stream's eastern bank underneath the grove of Silver Birches daffodils are planted.¹⁶ **(G)**. It is recommended that these bulbs are retained and additional bulbs are planted in this area, rather than replacing them

¹⁶ R Ensor, pers comm.

with native vegetation, as suggested above for other sections of the stream, as this will add seasonal interest to this area of the walkway.



Area 1: Hospital Stream

FIGURE 7

Area 2: Grounds to the North of the Chisholm Ward

Area description

Figure 8 on the following page consists of the area titled 'Area 2: Grounds to the North of the Chisholm Ward'.

The grounds which form this area of the Queen Mary site consist of large expanses of lawn, with the historic Chisholm Ward sitting as the centre piece, creating a strong sense of arrival from the Jacks Pass Road entrance. To the east of the building, mature exotic trees form shady groves among the lawn area, with diverse species including Oaks, conifers, Weeping Elms, Swamp Cypress and Sequoia, amongst others. Within this area, there is a notable sense of enclosure, attributed to the presence of a well established 1600mm high Laurel hedge along the Jacks Pass Road boundary, as well as the canopy offered by mature trees. Further to the west, in front of the Chisholm Ward, a more open and expansive quality exists. This area consists of large areas of lawn punctuated by carefully sited trees, forming a simple foreground to the impressive façade of the Chisholm Ward. This open lawn leads towards and connects well with Hospital Stream, as discussed above.

Landscape Inventory

This area of the Queen Mary site contains two important entrances to the site from Jacks Pass Road. One entrance is the traditional driveway into the Chisholm Ward, which consists of a narrow sealed road with no kerbs, curving past front gardens to take visitors to the main building entrance **(A)**. This drive is of a comfortable scale that does not detract from the impressive nature of building or the expansive lawn surroundings, and does not terminate in vast areas of car parking or hardstand. Following our on site assessment we agree with Lucas and Associates in their opinion that it is important that the traditional design of this drive be retained, along with its adjacent lawn areas and frontage gardens, in future developments.¹⁷ The drive's scale is complementary to both the building and the adjacent grounds, and the positioning of gardens **(B)** at the Jacks Pass road frontage contributes to an impressive sense of arrival. However, the connection with Jacks Pass road is currently of poor visual quality, and would benefit from improvement.

The second access to the site is through a small break in the Laurel hedge, including a narrow pedestrian footpath **(C)**. This access is currently of a very subtle nature, forming a discreet pedestrian connection with Jacks Pass Road. Views into the site from the Jacks Pass Road / Amuri Avenue corner could be enhanced, notably through widening the gap in the laurel hedge, and by using bollards, signage and paving. As the hedge forms an explicit boundary with Amuri Avenue and also provides shelter from wind, it should not be widened excessively. An appropriate width to create a stronger entrance without compromising the hedge's effectiveness as a boundary would be approximately 4 metres. These improvements would create a stronger pedestrian connection between the commercial centre of the Hanmer Springs Village and the Queen Mary site, through greater visual awareness of the site's presence, and improved views in.

While the Laurel hedge along Jacks Pass Road forms an attractive boundary and contributes to shelter, enclosure and tranquility discussed earlier, its height acts as an impermeable edge which terminates views and weakens connections with the Hanmer Springs Village **(D)**. It would be favourable to retain the hedge for the positive aspects it provides, and reduce its height slightly to allow views over the top of it.

The mature grove of Oaks, which is located to the east of the Chisholm Ward, provides an appealing 'woodlot' quality to this section of the site **(E)**, which can be experienced along the existing footpath from Jacks Pass Road **(F)**. These trees are worth retaining however overcrowding is an issue, whereby the growth of some trees is hindered by their proximity to others. In order to maintain the high quality of this grove of Oaks, and ensure their healthy growth, it is recommended that limbs which compete for space or detract from the visual form of the trees are removed. Further to this, a number of trees require dead wood to be removed, as this is potentially dangerous to pedestrians. Currently, grass under the grove of Oaks is only mown once a month, which strengthens the 'woodlot' character of this area. This should continue, as the long grass not only adds to the landscape character, but also provides a haven for birds and insects.¹⁸

In proximity to the grove of Oaks discussed above is a large Willow **(G)**. This tree contains significant deadwood, storm damage and decay, making it potentially dangerous. Given the health of the tree, it is suggested that it is removed. The Willow's removal will not detract from the character or amenity of the area, as there are a number of trees forming a canopy nearby.

The four protected fan palms which are positioned along the north facade of the Chisholm Ward are worthy of retention **(H)**. They are a unique species found in few areas of the site, contributing to the 'era' associations which are apparent through various plant species and building styles, as discussed in the 'Character descriptions of the site' above. Further to this, the positioning and scale of these palms relate well to the Chisholm Ward and access road, punctuating the buildings rectilinear form. To maintain their present visual form, it is suggested that the dead fronds of the palms be removed as part of a two year maintenance programme.

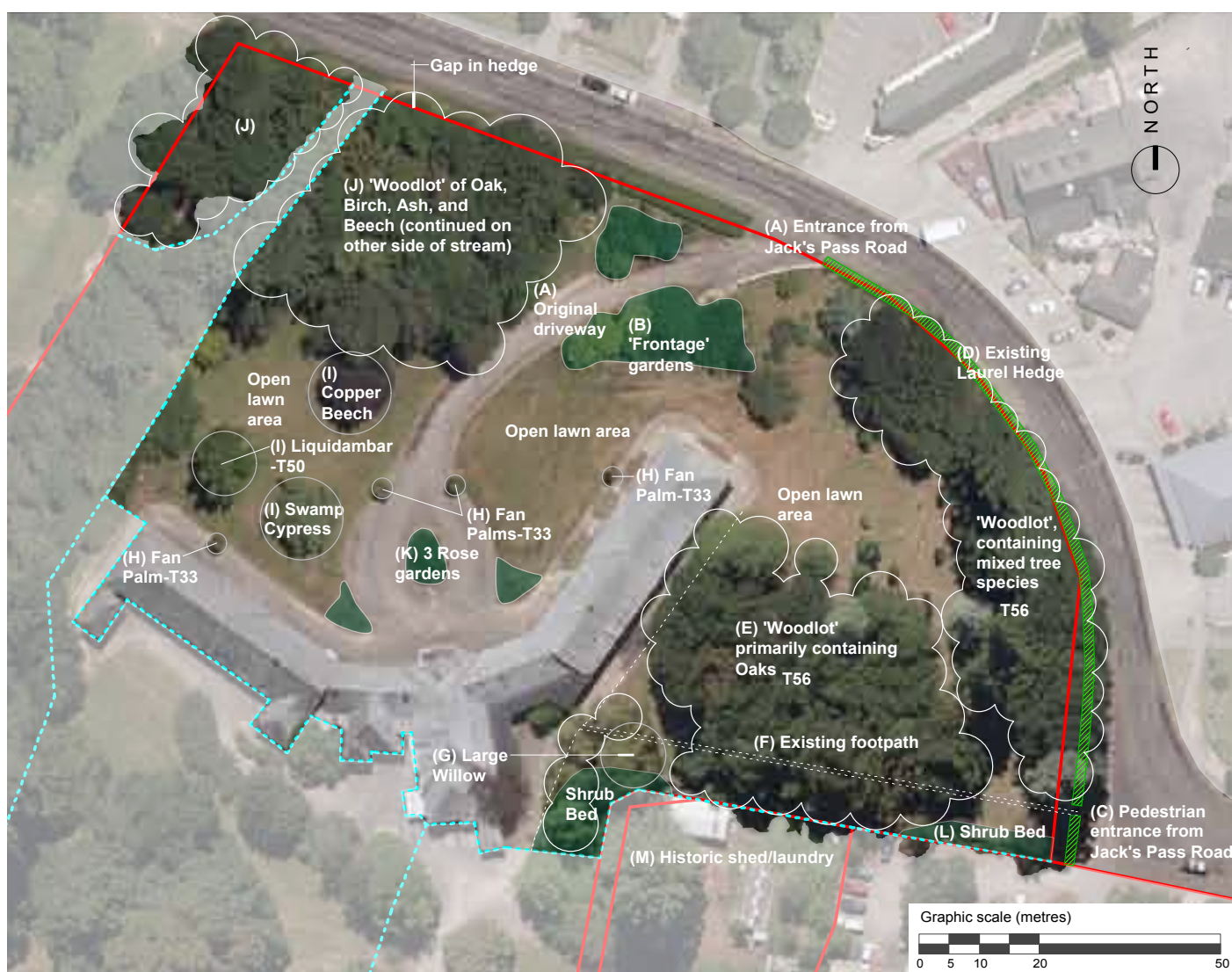
¹⁷ Lucas Associates., pp 15-17.

¹⁸ J Geen, per comm.

In proximity to the fan palms on the western side of the lawn, a Swamp Cypress, Liquidambar (protected) and Copper Beech are located (I). These trees add significantly to the landscape character and amenity of this area and are worthy of retention, as their foliage adds striking colour to the expanse of lawn. These trees are in good health, however would benefit from the removal of damaged limbs and deadwood.

To the north west, a grove of mixed exotic and native trees are positioned in proximity to Jacks Pass Road (J). This grove adds a high quality 'woodlot' character to the Jacks Pass Road boundary. While trees in this area are worthy of retention, they contain a large amount of potentially dangerous deadwood, which requires removal. One Beech tree and one Oak tree require complete removal, as they are either dead or have suffered significant storm damage.

Roses within the existing gardens in 3 locations on the north side of the Chisholm Ward (K) are of poor health, and need to be replaced. In particular, the central garden contains self-seeded trees and shrubs which have become overgrown, and detract from the visual quality of the building façade. It is important to note that the variety of 'Peace' rose thought to be located in this garden, holds historical significance in association with the sites role as a place of tranquility. It is suggested that these roses are replaced with the same variety, as part of the long term development programme. Similarly, the shrub bed to the south of the existing path would benefit from the addition of further vegetation, chosen to reflect the 'era' of plants already established in this garden. (L) It is recommended that a clearing is maintained within this shrub bed to allow views onto the historic shed / laundry (M) as well as the introducing (in time) an interpretive panel.



Area 2: Grounds to the North of the Chisholm Ward

FIGURE 8

Area 3: Groves of trees between Chisholm Ward and the Nurses' Hostel

Area Description

Figure 9 on page 26 consists of the area titled 'Area 3: Groves of trees between Chisholm Ward and the Nurses' Hostel'.

This area can be considered the most tranquil section of the Queen Mary site, with the stream forming its western edge, and the avenue of limes buffering activity from the thermal pools to the east. Throughout this area a number of mature exotic trees grow, including; Silver Birch, Chestnut, Eucalyptus, Weeping Elm and Oak. These tree plantings occur in various deliberate forms such as groves, avenues and semi-circular arrangements. Lawn under many of these trees is not mown, and is planted with an array of annual bulbs, once again contributing to a 'woodlot' quality. There is also a subtle change in topography through this part of the site, with undulating terrace landforms visible within mown lawn areas, notably behind the Chisholm Ward and on the site's southern boundary.

The exotic trees and vegetation within this area add positively to the overall character and amenity of the site. Certain spaces are considered especially picturesque to locals, who use areas for wedding photos or as venues for social events. There are some nostalgic associations between the site and its previous users, for example the reference to the double row of Silver Birches as 'Lovers' Lane'.¹⁹ **(A)**

Landscape Inventory

Throughout this area, there lacks a sense of legibility and cohesiveness, owing to a number of reasons. Firstly, the lack of maintenance of trees throughout this area has detracted from the bold and deliberate form of tree plantings, as trees become slightly deformed or grow unwanted branches. This is notable in the grove of Silver Birches **(B)** and in 'Lovers' Lane', where many trees contain dead central stems which require removal, as well as the selective removal of limbs and dead wood. With this work being carried out, the spatial qualities of these groves and avenues would become a lot more legible and appealing.

Further to this, pedestrian circulation through this area is slightly ambiguous, with the absence of any paths or walkways, and limited focal points to attract people's interest. With the introduction of carefully sited informal walkways and focal points, which interact with the buildings and specific tree layouts, this area could become a lot more legible and its aesthetic and spatial values could be appreciated to a higher standard. It is important that introduced walkways in this area are subtle in their design, such as mown strips rather than explicit paths with hard surfaces. The introduction of hard surfaces in this area would dilute the sense of continuity achieved from large expansive lawn areas and undulating topography.

Approximately 10 metres south of the Chisholm Ward a large mature Eucalyptus tree exists, which is in excellent health and of significant scale **(C)**. This is a tree most worthy of protection, as it adds diversity and a sense of grandeur to this area of the site. In close proximity to this tree is a Chestnut, which envelopes the Eucalyptus within its canopy, and detracts from its scale **(D)**. The removal of the Chestnut would ensure overcrowding doesn't have a detrimental effect on the growth of the Eucalyptus, and would also allow the grandeur of the Eucalyptus to be viewed more effectively. The Eucalyptus also contains potentially dangerous damaged limbs and deadwood, which require removal.

A commemorative Ginkgo tree **(E)** is located between the Eucalyptus tree and 'Lovers' Lane'. This tree is in a state of poor health, however given the commemorative value of this tree, it is important that it is retained. The removal of the Chestnut discussed above may allow more light toward this tree. It is therefore suggested that the Ginkgo is monitored within both the 2-year and the long term development programmes. Should this tree die or continue to show poor health, it should be replaced with a new Ginkgo specimen, in a more suitable location.

A number of shrub beds in this area contain a wealth of well established Rhododendrons, Azaleas and other evergreen flowering species which can be associated with the 1920's / 1930's era in which the buildings were established.²⁰ **(F)** These hold significant value in contributing to the character of the site, and should be retained where possible. However, some flowerbeds have become overgrown with less desirable species, notably one garden containing a large Bamboo plant. These overgrown shrubs detract from the form of the Beech and Birch trees planted within the shrub beds. It is recommended that the Bamboo be removed and replaced with more low-growing shrubs of a suitable species, relevant to the character of the site.

¹⁹ R Ensor, pers comm.

²⁰ Ibid.

The rose garden which is located on the northern end of the Nurses' Hostel currently contains roses in poor condition, requiring maintenance **(G)**. The variety of 'Peace' rose contained in this garden has an association with the hospital's role as a place of tranquility and healing.²¹ Given this significance, it would be worth retaining these roses, however given their current health, they should be maintained for the initial 2 year period, and then replaced as necessary with the same species as part of the long term programme. Requirement for the replacement of these roses will largely depend on their performance and health over time.

To the south of the Chisholm Ward, a line of 5 Flowering Cherry trees are positioned along a naturally occurring terrace landform **(H)**. These trees are in good condition, and their positioning along the top of the terrace heightens the legibility of the terrace landform. As Andrew Craig noted in his Landscape Assessment and we agree with, these trees should be retained, as they add to the aesthetic and spatial quality of the sites topography.²² There is potential to apply this layout of trees or footpaths in a similar fashion elsewhere on the site.

The position of the orchard trees and open lawn in this area of the site offers glimpses toward the Nurses' Hostel, displaying a good relationship between buildings and vegetation **(I)**. It is important that future planting does not impede these views. While the orchard trees do not produce a high quality fruit, they are worth preserving and continually maintaining, given their historical significance as part of the hospital's ability to be completely self-sufficient. The presence of the orchard adds yet another unique aspect to the site, contributing to the site's diversity and character.

To the west of the Nurses' Hostel, a row of protected Horse Chestnuts and Sweet Chestnuts are located **(J)**. These trees are in good health and are worthy of retention, contributing strongly to the character and amenity of this area. The row of trees provides informal separation between the Nurses' Hostel and the surrounding area to the west, and also complements the scale and style of the building. While these trees are in good health, some damaged limbs and deadwood require removal.

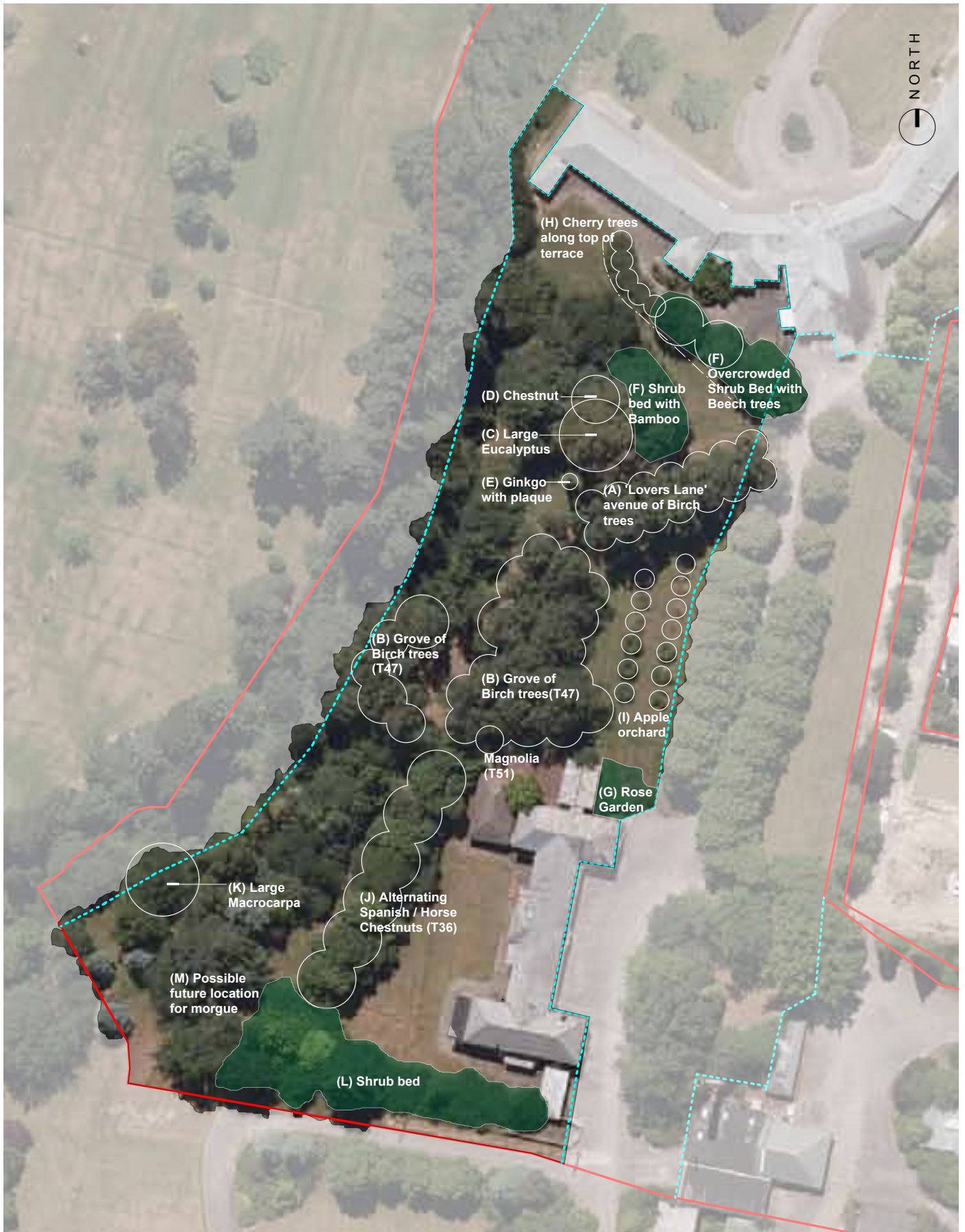
In the southwest corner of the site, a large mature *Macrocarpa* is located. This tree is shading and inhibiting a number of smaller trees **(K)** and it is recommended that it is removed, primarily due to its age and detrimental effect on other trees.

Located along the southern border is a dense bed of mature *Rhododendrons* and other flowering evergreen shrubs, **(L)** this shrub bed is worthy of retention. However, overcrowding is an issue and the selective removal of some shrubs is recommended.

The morgue, which was discussed in the Heritage Items section of this report is worthy of retention and restoration. Currently the morgue is located outside of the reserve land and will have to be relocated in the future when development begins on the adjacent land. A recommended location **(M)** is shown on the following plan, this location is considered appropriate due to the position of existing mature trees which would shade the morgue.

²¹ R Ensor, pers comm.

²² Peter Rough Landscape Architects Ltd., p 10.



Area 3: Groves of trees between Chisholm Ward and the Nurses' Hostel

PETER ROUGH LANDSCAPE ARCHITECTS LIMITED

FIGURE 9

Area 4: Avenue between Chisholm Ward and Nurses' Hostel

Area Description

Figure 10 on the following page consists of the area titled 'Area 4: Avenue between Chisholm Ward and Nurses' Hostel'.

This area has a high level of amenity and character, derived primarily from the mature avenue of Lime trees and informal clusters of mature Oaks, located between the Chisholm Ward and the Nurses' Hostel. The architectural style of the Nurses' Hostel also contributes to the character of this area. An expansive lawn flanks the avenue of Lime trees on both sides, creating a desirable ratio of trees and open space, and providing a suitable buffer to the thermal pools complex boundary.

Landscape Inventory

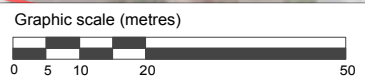
Like the drive into the Chisholm Ward, the curved alignment of the existing drive into the Nurses' Hostel presents a pleasing sense of arrival, as one glimpses the building from beneath the canopy of mature Oak trees **(A)**. The informal nature of this drive, and its curved alignment, should also be acknowledged in future developments, as it is complementary to the scale and nature of the site and buildings. Similarly, the drive and avenue of Lime trees are worth retaining, as they contribute significantly to the character and amenity of the site as a whole **(B)**. These trees are presently in good condition showing signs of recent maintenance. Circling the base of the Lime tree trunks alternating groups of snowdrops and crocus's are planted.

The position of the mature Oak trees in front of the Nurses' Hostel **(C)** creates a desirable relationship between buildings and vegetation, and permits glimpses of the attractive façade of the Hostel when viewed from the drive off Amuri Avenue. These trees should be retained. These trees currently contain dead wood and damaged limbs, which require removal. Continued maintenance of these trees should include keeping limbs lifted to continue views into the Nurses' Hostel.

Within the Oak trees discussed, 2 conifers are located, which are of good health **(D)**. These are worthy of retention, given that they add further diversity to this area of the site, and also provide some variation in form and foliage, especially amongst the deciduous Oaks in winter.

As part of the Thermal Pools expansion an open style metal fence and mixed native vegetation is proposed for along the majority of the boundary's length **(E)**. This style of fencing and vegetation will allow filtered views of the Thermal Pools complex and ensure the flow of space across this boundary. A solid timber fence is proposed to run parallel with the Thermal Pools slides plant room, while this fence will screen views of the plant room it will require visual softening on the Queen Mary site.

While the avenue of Limes provides a space which is of high quality both visually and spatially, views to the north of the avenue are terminated poorly. To the north, the less appealing south side of the Chisholm Ward is visible. In the future development of the site, it is worth considering ways to strengthen the views to either end of this avenue, to achieve its full potential. This may be achieved with the use of vegetation as screening, and the inclusion of desirable focal points.



Area 4: Avenue between Chisholm Ward and Nurses' Hostel

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FIGURE 10

Area 5: Soldiers' Block

Area description

Figure 11 on the following page consists of the area titled 'Area 5: Soldiers' Block'.

This section of the site is less expansive than other areas, with less green lawn area and more buildings and hard surfaces. This section of the site includes a large cluster of buildings of varied quality, and forms a connection with Amuri Avenue. In conjunction with the pedestrian entrance to the site from Jacks Pass Road, the Amuri Avenue entrance forms a strong connection with the southern extent of the commercial centre of Hanmer Springs Village. The Soldiers' Block, which is of high historical significance to the site, is located in proximity to the Amuri Avenue entrance way, and can be seen from Amuri Avenue, bordered by mature exotic shrubs and trees.

Landscape Inventory

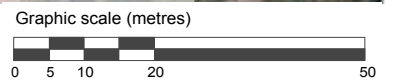
While this area contains a significant historical building with a highly distinctive character, there are a number of smaller buildings to the west which are in poor condition, and detract significantly from the aesthetic and spatial qualities of this area **(A)**. Further to this, large unused areas of hardstand detract from the visual quality of the adjacent green spaces of lawns and trees **(B)**. However within this cluster of buildings and hardstand, the Blacksmith's Building is worthy of retention and restoration, given its character and historical significance **(C)**.

The existing belt of mature coniferous trees on Amuri Avenue is well established, and screens the site from adjacent commercial activity **(D)**. There is an Oak which is in poor condition in proximity to the site entrance, which requires removal **(E)**. Other trees in the shelterbelt contain deadwood, and require limb and stem removal to minimise the effect of over-crowding. To the west of the main shelterbelt, a large Cedar of Lebanon stands near the Soldiers' Block **(F)**. This is an impressive tree of significant scale, worthy of its protected status. The branch form and sheer scale of this tree adds further diversity and character to the site, particularly given the location in proximity to the Soldiers' Block. Near the Cedar of Lebanon, an array of smaller coniferous trees are growing and these require removal **(G)**. These smaller trees detract from the Cedar's impressive and unique form, and could potentially cause overcrowding issues with further growth.

Rhododendrons, Viburnum and other evergreen shrubs form an attractive screen against the pools complex boundary **(H)**. However, gaps in this vegetation have recently been created due to the extension of the pools complex. Amongst these shrubs, protected Fan Palms and other mature exotic trees are positioned. It is worth retaining the healthier and more attractive shrub specimens within this vegetation, as they form a suitable buffer to the thermal pools complex boundary, and are further examples of planting associated with the era in which the buildings were established.

Shrub beds immediately surrounding the Soldiers' Block are of mixed quality **(I)**. Shrub beds to the north currently contain large overgrown shrubs, which would benefit from selective removal and pruning, to afford better views of the Soldiers' Block. On the northern and eastern facades of the Soldiers' Block, it is suggested that shrub beds contain low-growing vegetation of suitable species, which do not excessively screen the building, and are consistent with the style of shrubs found elsewhere in the site. A list of recommended species can be found in Appendix 1 - Table 3. Recommended exotic shrubs for addition to garden beds.

As mentioned above, this area of the site also contains the only major access point from Amuri Avenue **(J)**. This access is understated, and does not encourage visitors into the site. The Soldiers' Block does, however, contribute a focal point as part of the view into the site toward Amuri Avenue. Future development of the site would benefit strongly from strengthening this as a pedestrian entrance, and taking advantage of the view toward the Soldiers' Block, as an important focal point. These views could be improved by lifting the lower limbs on the coniferous shelterbelt on Amuri Avenue.



Area 5: Soldiers' Block

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FIGURE 11

Landscape development proposal plan

Figure 12 on the following page is an overall landscape development proposal plan for the reserve site. This plan contains recommended landscape work for the future development of the reserve. These items are outlined in the following 'Two year maintenance programme' and the 'Longer term landscape development programme'.

The development plan is a result of the findings reached in the resource inventory. The recommendations will serve to enhance the historic character of the site, and increase public understanding and enjoyment of the grounds.

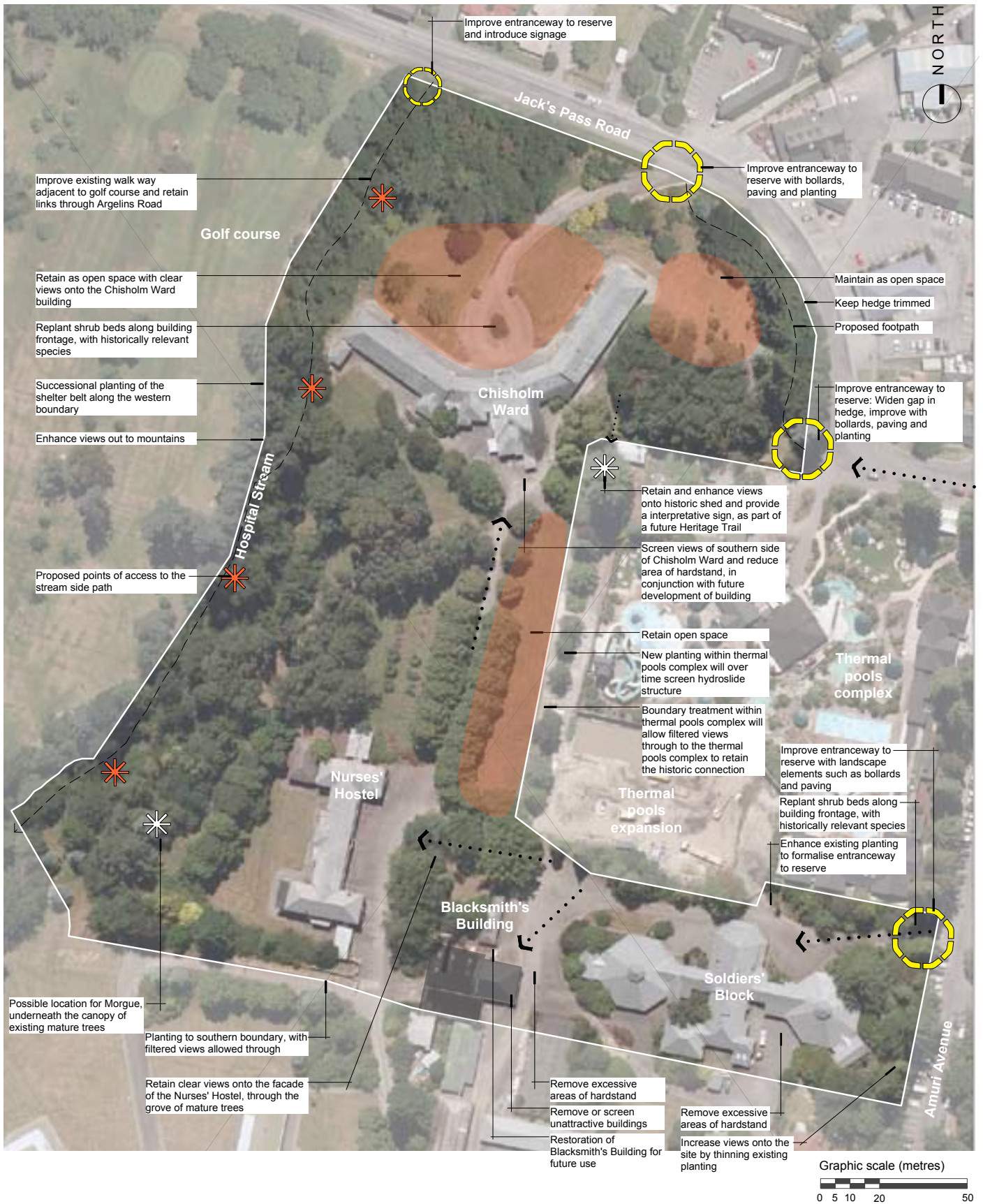


FIGURE 12

Landscape development proposal plan

SECTION 2 - Two year landscape maintenance programme

Introduction

This section provides a detailed outline of suggested work to be undertaken, in order to establish a suitable preliminary standard of care for the reserve. The suggested work outlined is closely aligned with the recommendations outlined in the Arbor Master report (refer to Appendix 2), and acts as a response to the issues and opportunities discussed in the detailed resource inventory.

Priority of work

In respect to trees growing throughout the site, the criteria for determining the priority of work to be undertaken within the 2-year maintenance programme is based on public safety. Arborist work which is required to make trees safe has been incorporated into the 2-year plan, and largely involves the removal of dead stems, damaged limbs and deadwood. Other work which is more related to aesthetic or amenity values has been allocated to a longer term programme. Further to this, the re-instatement of the neglected walkway along the western stream, and the tidying of overgrown shrub beds have been included in the 2-year plan.

Considerations toward a 2 year landscape maintenance programme

For the work suggested below to succeed in raising the standard of care within the Queen Mary site, it is important that the required resources are made available for successful ongoing maintenance of the grounds. Specifically speaking, funding should be made available for staff with suitable horticultural experience to maintain the grounds. Further to this, irrigation should be re-instated where necessary throughout the site; this is currently not available due to the poor condition of water pipes in the area.

Overall Site Maintenance

In addition to the specific work which is outlined below, there is a requirement for ongoing maintenance work to be carried out on the site year-round, to maintain a suitable standard of care. This work involves:

- Mowing - Including lawns and woodlot areas, as well as trimming of grass edges
- Spraying - Including road edges and building perimeters, garden beds and rose beds, fruit trees, and base of trees / powerpoles
- Hedge trimming, tidying of shingle areas, clearing of leaves and storm debris through autumn / winter
- Pruning of roses, removal of suckers on trees, rubbish removal, trimming of climbers, shrub bed maintenance
- Fertilising of all shrub beds throughout the reserve

It is intended that this maintenance work will take place during both the 2 year landscape maintenance programme, and the longer term landscape development programme, in conjunction with further work outlined below. Costs have also been provided for these maintenance works, as included in the costing tables outlined later in this report.

Recommended work

The following work items are keyed into Figure 13 'Two year landscape maintenance programme'

Area 1: Hospital Stream

General

1. Re-instate the existing path and footbridges along the stream. This path should have a lime chip surface, with timber edging.

Arborist work

2. Removal of 4 potentially dangerous willows, in poor condition.
3. Tidying of any fallen and potentially dangerous logs and debris, notably near footpath.
4. Felling of dead spars.
5. Formative pruning of the mature trees along the stream to remove dead wood.
6. Pruning of vegetation in proximity to walkway.

Area 2: Grounds to the North of the Chisholm Ward

General

7. Lowering of existing Laurel hedge to height of 1500mm.
8. Fill gap in hedge.
9. Clearance of unwanted vegetation in rose beds to front of Chisholm Ward, and pruning of existing roses.
10. Pruning and tidying of vegetation within frontage gardens.

Arborist work

11. Removal of Willow tree near grove of Oaks.
12. Removal of dead Beech tree in Northwest corner.
13. Removal of Oak tree with damaged stems, in Northwest corner.
14. Formative pruning of mature trees to remove deadwood, notably in the lower crowns of conifers.
15. Removal of dead fronds from the four protected Fan Palms.

Area 3: Groves of trees between Chisholm Ward and the Nurses' Hostel

General

16. Pruning of roses within garden next to Nurses' Hostel.

Arborist work

17. Removal of overgrown shrubs from garden beds, such as Bamboo.
18. Formative pruning of mature trees, including the Beech tree and Silver Birch trees to remove dead-wood, damaged limbs and dead central stems.
19. Removal of deadwood within apple trees.
20. Replacement of 1 dead Apple tree within orchard, to be replaced with similar species.

Area 4: Avenue between Chisholm Ward and Nurses' Hostel

Arborist Work

21. Formative pruning of mature trees, notably the large Pin Oaks, to remove deadwood and damaged limbs.

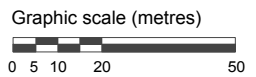
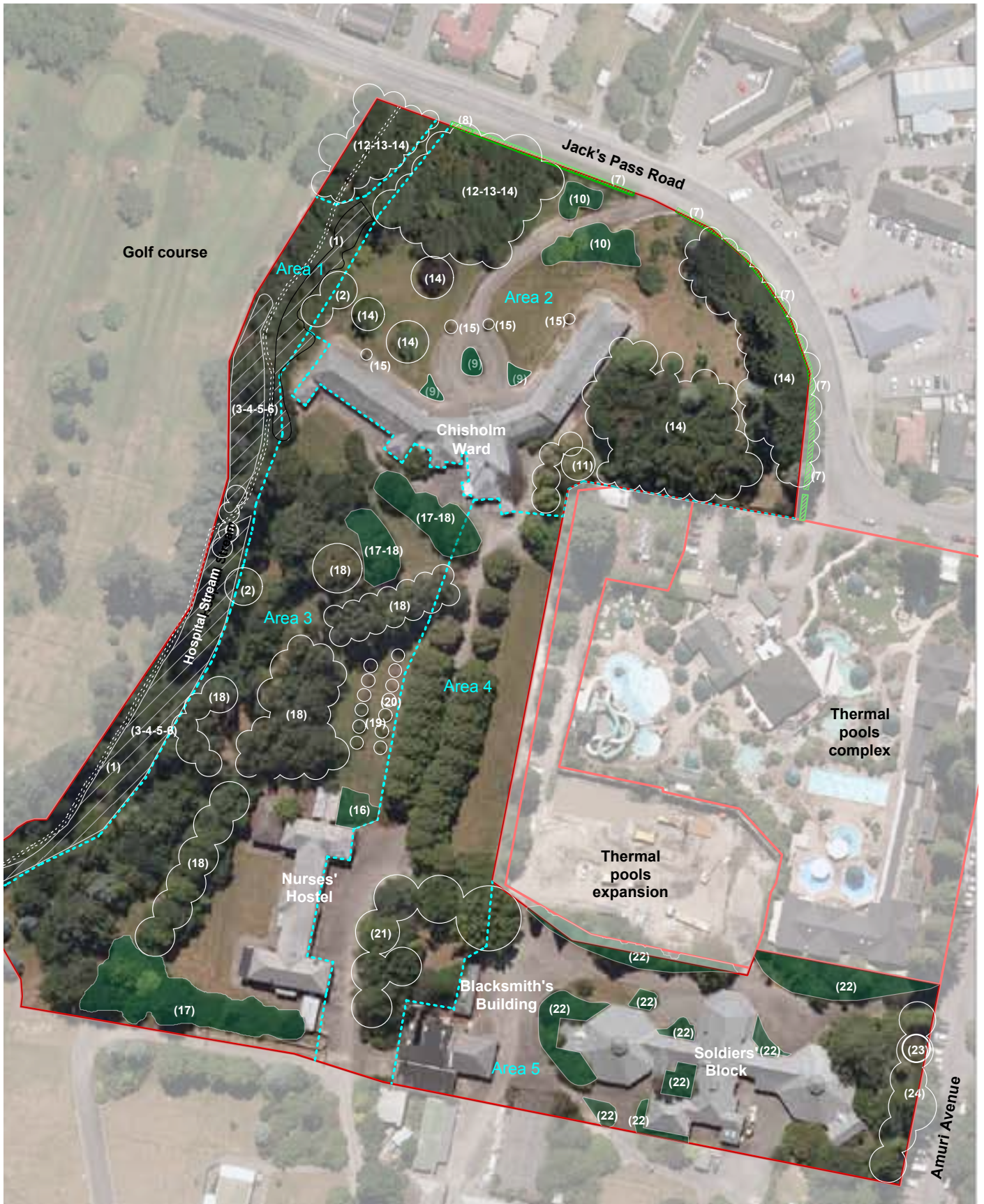
Area 5: Soldiers' Block

General work

22. Selective removal and tidying of overcrowded shrubs within shrub beds on pools boundary, and surrounding Soldiers' Block.

Arborist work

23. Removal of Oak tree on Amuri Avenue boundary.
24. Lift low or over-crowded limbs and remove dead wood from conifers on Amuri Avenue boundary.



Two year landscape maintenance programme

FIGURE 13

Costing Table: 2 year landscape maintenance programme

Following is a detailed cost estimate for work to be undertaken as part of the 2 year landscape maintenance programme. Work outlined below incorporates costs for overall grounds maintenance required throughout the site, as well as costs for arborist work and general landscaping work, as outlined above. Costs provided in this table have been estimated over a 2 year period.

Costing Table: 2 year landscape maintenance programme

| Description of work | Sum |
|--|-------------|
| A) General Maintenance works - to continue throughout the 2 year landscape maintenance programme | |
| <i>(This costing is based on a figure of \$28,630.00 per annum)</i> | |
| Mowing - Including lawns and woodlot areas, as well as trimming of grass edges | |
| Spraying - Including road edges and building perimeters, garden beds, rose beds, fruit trees, and base of trees / powerpoles | |
| Hedge trimming, tidying of shingle areas, clearing of leaves and storm debris through autumn / winter | |
| Pruning of roses, removal of suckers on trees, rubbish removal, trimming of climbers, shrub bed maintenance | |
| Fertilising of all shrub beds throughout the reserve | \$57,260.00 |
| B) Specific works for Area 1: Waterway | |
| <u>General</u> | |
| 1. Re-instate the existing path and footbridges along the stream. Path shall have a lime chip surface, with timber edge. | \$33,000.00 |
| <u>Arborist work</u> | |
| 2. Removal of 4 potentially dangerous willows, in poor condition | |
| 3. Tidying of any fallen and potentially dangerous logs and debris, notably near footpath. | |
| 4. Felling of dead spars | |
| 5. Removal of dead wood within mature trees along stream, through formative pruning | |
| 6. Pruning of vegetation in proximity to walkway | \$28,300.00 |
| C) Specific works for Area 2: Grounds to the North of the Chisholm Ward | |
| <u>General</u> | |
| 7. Lowering of existing Laurel hedge to height of 1500mm | |
| 8. Fill gap in hedge | |
| 9. Clearance of unwanted vegetation in rose beds to front of Chisholm Ward, and pruning of existing roses. | |
| 10. Pruning and tidying of vegetation within frontage gardens | \$2,625.00 |
| <u>Arborist work</u> | |
| 11. Removal of Willow tree near grove of Oaks | |
| 12. Removal of dead Beech tree in north west corner | |
| 13. Removal of Oak tree with damaged stems, in north west corner | |
| 14. Removal of dead wood within mature trees through formative pruning, notably in lower crowns of conifers | |
| 15. Removal of dead fronds from 4x protected Fan Palms | \$33,300.00 |
| D) Specific works for Area 3: Groves of trees between Chisholm Ward and the Nurses' Hostel | |
| <u>General</u> | |
| 16. Pruning of rose garden next to Nurses' Hostel | \$360.00 |
| <u>Arborist work</u> | |
| 17. Removal of overgrown shrubs from garden beds, such as Bamboo. | |
| 18. Removal of dead-wood, damaged limbs and dead central stems within mature trees through formative pruning, notably in the Beech tree and numerous Silver Birch trees. | |
| 19. Removal of deadwood within apple trees. | |
| 20. Replacement of 1 dead Apple tree within orchard, to be replaced with similar species | \$22,000.00 |
| E) Specific works for Area 4: Avenue between Chisholm Ward and Nurses' Hostel | |
| <u>Arborist work</u> | |
| 21. Removal of dead wood and damaged limbs within mature trees through formative pruning, notably in the large Pin Oaks. | \$9,400.00 |
| F) Specific works for Area 5: Soldiers' Block | |
| <u>General</u> | |
| 22. Selective removal and tidying of overcrowded shrubs within shrub beds on thermal pool complex boundary, and surrounding Soldiers' Block | \$1,200.00 |
| <u>Arborist work</u> | |
| 23. Removal of Oak tree on Amuri Avenue Boundary | |
| 24. Lift low or over-crowded limbs and remove dead wood from conifers on Amuri Avenue boundary | \$5,600.00 |

Note: Hourly Rate based on \$30 / hour

Total (ex GST) **\$193,045.00**

SECTION 3 - Longer term landscape development programme

Introduction

The following landscape development programme consists of recommendations and guidelines for future development of the Queen Mary site. As detailed above, the two year landscape maintenance programme will serve to raise the standard of the Queen Mary site and ensure it is safe and accessible for the public. The longer term development programme continues on from this 2-year period and aims to further revitalise the reserve grounds. The programme draws upon the conclusions reached in the site analysis and landscape development proposal plan (refer Figure 12), and also acknowledges issues and opportunities outlined in the detailed resource inventory and heritage-related sections of this report.

The first part consists of a list of guidelines which should be considered in any future development of the reserve, including some additional landscape elements provided purely as suggestions to further improve the reserve as a public space and encourage a greater understanding and appreciation of the history of the site.

Part two is a concise list of recommended work which will improve the amenity and character of the site. This work should commence following the completion of the 2 year maintenance programme and is closely aligned with the recommendations outlined in the Arbor Master report (refer to Appendix 2). The items covered in this section are separated into two work streams; those in the first work stream are considered to be of a higher priority. An indicative costing table is provided covering these items. The costings are based on a 5 year period.

Priority of work

The priority of the work has been determined by the importance of enhancing aesthetic and amenity values. The work streams focuses on how the site can be improved in order to increase the publics' enjoyment as well as revealing and reviving the rich history of the site.

PART ONE: Guidelines

The following guidelines identify methods to enhance the historic character of the site, and increase public understanding and enjoyment of the grounds.

- **Retain the strong tree framework and park like setting**
 - Retain all the notable trees as outlined in Section 1 and shown on Figure 2.
 - Ongoing general maintenance of all trees including formative pruning.
 - Maintain strong tree framework by continual successional establishment of large specimen tree planting.
- **Revitalise the historic shrub beds and decorative planting associated with the historic buildings**
 - The preservation and maintenance of historic shrub beds in association with the heritage buildings.
- **Waterway restoration**
 - Planting of native species along the waterways banks.
- **Retain the strong feeling of enclosure**
 - Retain the large scale perimeter tree planting.
 - Successional replacement of the shelter belt along the western boundary.
- **Improve entrance ways into the reserve**
 - This would involve the installation of decorative paving, bollards and signage relating to the reserve.
- **Improve pedestrian pathways throughout the reserve**
 - Increase links to surrounding public space through clearer and more accessible entranceways.
 - Enhance existing opportunities for views to the surrounding landscape as well as important views within the site, for example views onto the historic shed on the grounds of the pools complex.
 - Enhance hierarchy of pathways, retaining concrete pathways from Jacks Pass Road and Amuri Avenue and within the site use lime chip and timber batten edging to retain the park like feel. The new informal pathways set amongst trees are to be mown grass strips.

The following are additional landscape elements that should be considered in the future development of the reserve. Their inclusion would greatly increase public understanding of the history of the site and ensure the important heritage of the landscape is fully appreciated.

- **Provide additional facilities for public enjoyment**
 - Create allocated picnic areas which would include outdoor furniture such as picnic tables and litter bins, this should be complementary to the Amuri Avenue furniture.
 - Introduce bench seating at various locations along the walkways.
- **Introduce interpretation items**
 - Construct and position signage and information boards throughout the reserve informing the public of the various points of interest throughout the grounds and thereby informing the public of the existing heritage features and therapeutic history of the site. Examples of these points of interest, are the historic shed on the thermal pools complex grounds, 'Lovers' Lane' and the relocated morgue.
- **Works specific to heritage items**
 - It is highly recommended that the morgue be restored and relocated to a suitable area within the reserve; a possible location is shown on the landscape development proposal plan.
 - The spiritual garden, though not contained within the reserve site, holds important historic relevance and therefore should be considered in conjunction with the development of the reserve. The best outcome would be to retain the garden in its current location as a reserve; this is of course dependant on the future use of this land.
 - Install the Jock Sutherland memorial bench seat in a location deemed relevant to the Hanmer community.
 - Install historic fountain that was removed for the thermal pools complex expansion.
- **Possibility of introducing further areas of productive plants**
 - Establishment of additional productive plants, linking to the productive history of the site.

PART TWO: Recommended work

The following work items are keyed into Figure 14 'Longer term landscape development programme'. Items followed by a * are recommended to be completed in the first workstream.

General Maintenance works - to continue during longer term landscape development programme

Mowing - Including lawns and woodlot areas, including trimming of lawn edges.*

Spraying - Including road edges and building perimeters, garden and rose beds, base of trees and powerpoles.*

Hedge trimming, tidying of shingle areas, clearing of leaves and storm debris through autumn and winter.*

Pruning of roses, removal of suckers on trees, rubbish removal, trimming of climbers, shrub bed maintenance.*

Fertilising of all shrub beds throughout the reserve.*

Irrigation establishment

Establishment of drip line into all existing shrub beds.

Area 1: Hospital Stream

General work

1. Planting of mixed native vegetation on stream banks, immediately following removal of saplings and undergrowth, see recommended plant list in Appendix 1 Tables 5, 6 and 7.*

2. Ongoing weed control and maintenance of stream banks, following planting of native vegetation.*

3. Access points to walkway alongside stream.*

4. Strengthening of footpath connection with Jacks Pass Road, using bollards, paving and signage.

Arborists work

5. Removal of saplings, spars and undergrowth along the stream banks.*

6. Lifting and tidying of large conifers on western bank of stream.*

7. Selective removal / pruning of vegetation on boundary to permit views toward mountains across golf course.*

8. Long-term formative pruning of mature trees to remove deadwood, every 4-5 years.*

Area 2: Grounds to the North of the Chisholm Ward

General work

9. Addition of suitable shrubs to garden bed parallel with existing footpath, see recommended plant list in Appendix 1 Tables 3 and 8.*

10. Replacement of Roses in rose bed.*

11. Enhancement of the Jack's Pass Road entrance to improve pedestrian access into the site, including restoration of existing entranceway walls and the introduction of bollards and paving. Improvement of existing secondary entrance through widening of gap through Laurel hedge (approx 4 metres), and use of bollards, signage and paving to create a stronger and visually prominent pedestrian connection with the village.

12. Introduction of 'wildflower' seed mix under Oak grove.

13. Introduction of new footpath with gravel surface and timber edge, to the inside of the existing Laurel hedge.

Arborists work

14. Long-term formative pruning of mature trees to remove deadwood, every 4-5 years.*

15. Removal of inferior Oak and Ash trees in northwest corner, to reduce overcrowding*

Area 3: Groves of trees between the Chisholm Ward and the Nurses' Hostel

General work

16. Establishment of informal footpaths amongst plantings of trees – mown grass.*

17. Replacement of Roses in garden next to Nurses' Hostel.*

Arborists work

18. On-going monitoring of Apple trees to assess performance.*

19. Long-term formative pruning of mature trees to remove deadwood, every 4-5 years.*

20. Removal of Macrocarpa tree.*

21. Removal of Chestnut tree.*

22. Long term successional replacement of Apple trees as deemed necessary.

Area 4: Avenue between the Chisholm Ward and the Nurses' Hostel

General work

23. Long-term additional vegetation introduced to screen south side of the Chisholm Ward, see recommended plant list in Appendix 1 Tables 3 and 8.

Arborists work

24. Long-term formative pruning of mature trees to remove deadwood, every 4-5 years.*

Area 5: Soldiers' Block

General work

25. Enhancement of the Amuri Avenue entrance to improve pedestrian access into the site, including restoration of the existing gate columns and the introduction of bollards and paving.*

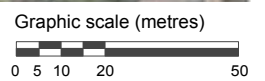
26. Establishment of vegetation to screen southern boundary - a 1.5 metre strip the full length of the boundary has been allowed for, this of course is dependant on the future use of buildings and associated service areas necessary, see recommended plant list in Appendix 1 Tables 3 and 8.

27. Additional planting within shrub beds on thermal pools complex boundary / surrounding Soldiers' Block, see recommended plant list in Appendix 1 Tables 3 and 8.

Arborists work

28. Removal of smaller conifers in proximity to Cedar of Lebanon.*

29. Long-term formative pruning of mature trees to remove deadwood, every 4-5 years.*



Longer term landscape development programme

PETER ROUGH LANDSCAPE ARCHITECTS LIMITED

FIGURE 14

Costing Table: longer term landscape development programme

Following is a detailed cost estimate for work to be undertaken as part of the longer term landscape development programme. For the purposes of this report, the costs outlined (notably the overall maintenance costs and costs for arborist work) have been provided to cover a total of 5 years. This 5 year period is considered to be effective immediately following the completion of the 2 year landscape maintenance programme.

Items followed by a * are recommended to be completed in the first workstream.

Costing Table: longer term landscape development programme

| Description of work | Sum - workstream 1 | Sum - workstream 2 |
|---|-----------------------|-----------------------|
| A) General Maintenance works - to continue during longer term landscape development programme | | |
| <i>(This costing is based on a figure of \$28,630.00 per annum)</i> | | |
| Mowing - Including lawns and woodlot areas, including trimming of grass edges. * | | |
| Spraying - Including road edges and building perimeters, garden beds and rose beds, fruit trees, and base of trees / powerpoles. * | | |
| Hedge trimming, tidying of shingle areas, clearing of leaves and storm debris through autumn / winter. * | | |
| Fertilising of all shrub beds throughout the reserve. * | | |
| Pruning of roses, removal of suckers on trees, rubbish removal, trimming of climbers, shrub bed maintenance. * | \$143,150.00 | |
| B) Irrigation establishment | | |
| Establishment of dripline irrigation into all existing shrub beds. | | \$12,000.00 |
| C) Specific works for Area 1: Waterway | | |
| General work | | |
| 1. Planting of mixed native vegetation on stream banks, immediately following removal of saplings and undergrowth. * | | |
| 2. Ongoing weed control and maintenance of stream banks, following planting of native vegetation. * | | |
| 3. Access points to walkway alongside stream. * | \$72,900.00 | |
| 4. Strengthening of footpath connection with Jack's Pass Road, using bollards, paving and signage. | | \$7,900.00 |
| Arborist work | | |
| 5. Removal of saplings, spars and undergrowth along the streams banks. * | | |
| 6. Lifting and tidying of large conifers on western bank of stream. * | | |
| 7. Selective removal / pruning of vegetation on boundary to permit views toward mountains across golf course. * | | |
| 8. Long-term formative pruning of mature trees to remove deadwood, every 4-5 years. * | \$13,000.00 | |
| D) Specific works for Area 2: Grounds to the North of the Chisholm Ward | | |
| General work | | |
| 9. Addition of suitable shrubs to garden bed parallel with existing footpath. * | | |
| 10. Replacement of Roses in Rose bed. * | \$4,890.00 | |
| 11. Enhancement of the Jack's Pass Road entrance to improve pedestrian access into the site, including restoration of existing entranceway walls and the introduction of bollards and paving. Maintenance of existing secondary footpath entrance through Laurel hedge. | | |
| 12. Introduction of 'wildflower' seed mix under Oak grove | | |
| 13. Introduction of new footpath with limechip surface and timber edge, to the inside of the existing Laurel hedge. | | \$21,400.00 |
| Arborist work | | |
| 14. Long-term formative pruning of mature trees to remove deadwood, every 4-5 years. * | | |
| 15. Removal of inferior Oak and Ash trees in north west corner, to reduce overcrowding. * | \$12,500.00 | |
| E) Specific works for Area 3: Groves of trees between Chisholm Ward and the Nurses' Hostel | | |
| General work | | |
| 16. Establishment of informal footpaths amongst plantings of existing trees (mown grass). * | | |
| 17. Replacement of Roses in garden next to Nurses' Hostel. * | \$2,840.00 | |
| Arborist work | | |
| 18. On-going monitoring of apple trees to assess performance. * | | |
| 19. Long-term formative pruning of mature trees to remove deadwood, every 4-5 years. * | | |
| 20. Removal of Macrocarpa tree. * | | |
| 21. Removal of Chestnut tree. * | \$15,500.00 | |
| 22. Long-term successional replacement of apple trees as deemed necessary. | | \$1,465.00 |
| F) Specific works for Area 4: Avenue between Chisholm Ward and Nurses' Hostel | | |
| General work | | |
| 23. Long-term additional vegetation introduced to screen south side of Chisholm Ward. | | \$6,600.00 |
| Arborist work | | |
| 24. Long-term formative pruning of mature trees to remove deadwood, every 4-5 years. * | \$7,400.00 | |
| G) Specific works for Area 5: Soldiers' Block | | |
| General work | | |
| 25. Enhancement of the Amuri Avenue entrance to improve pedestrian access into the site, including restoration of existing gate columns and the introduction of bollards and paving. * | \$7,750.00 | |
| 26. Establishment of vegetation to screen southern boundary - 1.5 metre strip along full length of boundary. | | |
| 27. Additional planting within shrub beds on pools boundary / surrounding Soldiers' Block. | | \$27,000.00 |
| Arborist work | | |
| 28. Removal of smaller conifers in proximity to Cedar of Lebanon. * | | |
| 29. Long-term formative pruning of mature trees to remove deadwood, every 4-5 years. * | \$5,800.00 | |

Note: Hourly Rate based on \$30 / hour

| | | |
|----------------|--------------|-------------|
| Total (ex GST) | \$285,730.00 | \$76,365.00 |
|----------------|--------------|-------------|

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