

Heritage Management Plan  
Soldiers' Block | Queen Mary Hospital | Hanmer Springs

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for Hurunui District Council  
May 2023

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Heritage Management Plan  
Soldiers' Block, Queen Mary Hospital | Hanmer Springs

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## **1.0 INTRODUCTION**

### **1.1 Purpose of the Heritage Management Plan**

This Heritage Management Plan (HMP) has been prepared to fulfil the requirements of conditions 1 to 3 of resource consent RC210026 for alterations and additions to a heritage building, issued by Hurunui District Council and dated 19 March 2021<sup>1</sup>.

As well as measures to earthquake strengthen and bring the building up to compliance with the Building Code, the consent also incorporates alterations to enable the building to be adapted for future uses, including a flexible community/function space within the former dining hall, with associated commercial kitchen and office space; the refurbishment of both octagons to a standard that would allow for a future tenant to be sought; the retention and fit out of the Wharenui; and the rear of the building be fitted out to provide further community facilities and accommodation.

The purpose of the HMP is to set out the heritage values of the historic place and to guide current and long-term management decisions and actions in order to protect and conserve those values for the appreciation of this and future generations. It is a practical guiding document, directed by best practice, for all parties who may be undertaking any works and can be used to ensure the current and long-term conservation and care of this building, while responding to the requirements of the proposed alterations and alternative uses.

The HMP does not assess the history and heritage significance of the Soldiers' Block. This is extensively covered by existing documents including the 2004 Heritage Assessment prepared by Opus International and the 2022 Conservation Plan prepared by Ian Bowman, as well as the Heritage New Zealand Pouhere Taonga list entry. It does however provide a brief summary of history and heritage significance in order to establish a background and to enable the HMP to be readable as a stand-alone document.

The desired outcome of the HMP is to ensure anyone undertaking operational works in or around the Soldiers' Block, that may impact or effect its cultural heritage, does so by following this plan and abiding by all heritage legislation and best practice processes to avoid potential damage.

### **1.2 HMP Objectives**

- (i) To provide an operational plan for all parties undertaking works in and around the Soldiers' Block;
- (ii) To establish a strategic heritage management framework that enables the conservation of the Soldiers' Block's heritage values and avoids inappropriate development or damage;
- (iii) To achieve continuity of management response, advice and relationships which will endure through changes in staff and use;
- (iv) To enable the sharing of knowledge between Hurunui District Council, Ngāti Kuri and Heritage New Zealand Pouhere Taonga, to provide transparency and to ensure all parties are informed of activities and work affecting cultural heritage, archaeological and built heritage;
- (v) To enable coordinated management regarding these activities and working for outcomes beneficial to cultural heritage protection, promotion and preservation; and
- (vi) To ensure that clear, appropriate, and consistent expert advice is used to guide future management actions and activities.

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<sup>1</sup> Appendix 1. Resource consent RC210026. Hurunui District Council.

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### 1.3 Consultation

In accordance with condition 2 of resource consent RC210026, Heritage New Zealand Pouhere Taonga and Ngāti Kuri were consulted in writing during the preparation of this Heritage Management Plan.

Their feedback and how it has been incorporated into the HMP is as follows:

#### 1.3.1 Heritage New Zealand Pouhere Taonga

Section	HNZPT feedback	Incorporation of feedback
7.1.6 and 7.2.4	Commended the inclusion of induction principles and procedures	No action required.
7.2.5	Requested alterations to the wording regarding archaeological requirements and procedures.	Alterations made and confirmed with HNZPT.
8.2.2(iii)	Requested additional wording regarding new materials.	Additional wording included.
8.3.1(iv)	Requested additional wording regarding date stamping.	Additional wording included.

#### 1.3.2 Ngāti Kuri

Representatives of Ngāti Kuri, including the Chair of the Trust Board, considered the Heritage Management Plan and confirmed they fully support its content.



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## 2.0 SOLDIERS' BLOCK

### 2.1 Location

The former Queen Mary Hospital is located at 3 Jacks Pass Road, Hanmer Springs. The Soldiers' Block sits on the eastern side of the former hospital site adjacent to and accessed from Amuri Avenue, approximately 150m south of its junction with Jacks Pass Road and Cheltenham Street. The site is legally described as Lots 2-3 DP 430432 and incorporates an area totalling 5.17 hectares.



Figure 1: Location of the Soldiers' Block and legal title. Source Canterbury Maps, May 2023

In addition to the Soldiers' Block, this legal lot also contains the Chisholm Ward for female patients, constructed in 1926 and the Nurses' Home, constructed in 1928-29, as well as the extensive grounds which surround these three buildings.

The Soldiers' Block building is bordered to the east by Amuri Avenue, to the north by the Hanmer Springs Thermal Pools and Spa Complex, and to the south by the remainder of the former Queen Mary Hospital site.



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## 2.2 Physical description in brief

The design of the Soldiers' Block was based on the King George V Hospital at Rotorua (1915), which in turn had been based on octagonal open wards at Trentham and Featherston military camps<sup>2</sup>. It is a single storey building comprising a large central dining hall with corridors leading to two octagonal wards to the east and west. Each octagonal ward has a hipped roof and central raised nurses' station with glazed lantern, allowing light from above to travel throughout the ward whilst also affording supervision of the whole ward from a central point. Originally, this central room also doubled as sleeping quarters for the sergeant<sup>3</sup>.



Figure 2: Rooms and areas of the Soldiers' Block. Source Canterbury Maps (with annotation overlay), May 2023

The outer walls of the wards have continuous square casement windows between the upper half of the wall to the underside of the eaves. Initially these were unglazed, with glazing being introduced in the early 1940s. At each end of the octagonal wards, sits a large toilet block.

Small rooms line the corridors leading to the wards, some housing former bedrooms or offices and others containing ablutions facilities. To the south of the dining hall is a recreation hall and a southern corridor with further small rooms. Beyond that, and to the south of the western corridor, is a small courtyard and a linked but self-contained accommodation.

The building has remained relatively true to its original structure, with the exception of:

- Addition of a verandah in 1917
- The glazing of the windows in the octagonal wards in the 1940s
- Installation of a sprinkler system in 1965

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<sup>2</sup> Bowman, I. Soldiers' Block, Hanmer Springs Conservation Plan. 31 July 2022

<sup>3</sup> Press, Volume LIII, Issue 15875, pg 7. 14 April 1917

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- Recladding of north side of building with plastic weatherboards in the 1980s
  - Partitions put into octagonal wards (date unknown)
  - Log burner installed in existing fireplaces in dining/recreation room in the 1990s
  - Removal of chimneys after the Hurunui Waiiau earthquakes in 1916<sup>4</sup>

Further reading on the physical description and heritage fabric of the building is available in the 2022 Soldiers' Block Conservation Plan prepared by Ian Bowman, and in the New Zealand Heritage List record.

## 2.3 History in brief

### Hanmer Springs

The therapeutic values of the springs were recognised by both Māori and early European settlers. In 1860 the Nelson Provincial Government recognised the springs' significance and created a reserve of 2,560 acres, including the land which would become the Queen Mary Hospital site. By the mid-1880s the Lands Department had built baths at the site, and the springs became nationally recognised as a government spa resort<sup>5</sup>.

In December 1897, a Sanatorium was opened adjacent to the springs, offering accommodation for 16-18 convalescents, although not staffed by nurses and a resident medical officer until 1908. The Sanatorium building was destroyed by fire in August 1914. Later that year hotel owner Duncan Rutherford offered The Lodge, Hanmer Springs' hotel, for use as a convalescent home for servicemen. The success of this temporary convalescent facility confirmed the value of healing associated with the thermal pools and led to Hanmer Springs being chosen for the South Island military hospital.

### The Soldiers' Block

The Soldiers' Block, originally described as the Convalescent Home for Sick Soldiers, was opened on 3<sup>rd</sup> June 1916<sup>6</sup>. Its purpose was to accommodate returning servicemen injured in the First World War and its unusual design, by architects Hoggard, Prouse and Gummer of Wellington, was based on the contemporary medical belief that the benefits of fresh air, good ventilation, and sunshine could improve a patient's recovery.

The Soldiers' Block was the first building to be constructed at the hospital, on the site of the old Sanatorium, and comprised of a central dining hall from which corridors lead to the west and east towards two octagonal wards. The wards were named Kitchener Ward and Joffre Ward, while the 'great hall' being a dining hall, living space and billiard room, had been named after the world war heroine Nurse Cavell<sup>7</sup>. The uncommon shape and design of these wards maximised access to fresh air while enabling efficient supervision from the central nurses' station.

A Press article on the opening of the facility emphasised the comfort of the accommodation 'The large dining-hall, which will also be used as a living-room, contains a piano and billiard table, and is heated by two large open fireplaces. The octagons will contain 100 beds each, and, if necessary, provision can be made for 400. They are heated with steam radiators and are very pleasant, cheerful rooms. A splendid view of the mountains and sanatorium grounds can be had from them. The sanitary arrangements are perfect. The recreation room is fitted with every comfort and will contain a library'<sup>8</sup>.

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<sup>4</sup> Bowman, I. Soldiers' Block, Hanmer Springs Conservation Plan. 31 July 2022

<sup>5</sup> <https://www.heritage.org.nz/list-details/7612>

<sup>6</sup> Press, Vol LII, Issue 15607, pg 12. 3 June 1916

<sup>7</sup> Press, Vol LIII, Issue 15875, pg 7. 14 April 1917

<sup>8</sup> Press, Vol LII, Issue 15607, pg 12. 3 June 1916



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By 1918 there were over 130 men in the facility<sup>9</sup>. After the war ended, Queen Mary Hospital started accepting civilian patients and in January 1922 administration of the hospital was transferred from the Defence Department to the Health Department. In 1946 use of the Soldiers' Block as a hospital for sick soldiers ceased and it expanded into a nationally recognised specialist centre for the treatment of functional nervous disorders and neurasthenia.



Figure 3: Former Dining Hall. March 2023.

By 1918 there were over 130 men in the facility<sup>10</sup>. After the war ended, Queen Mary Hospital started accepting civilian patients and in January 1922 administration of the hospital was transferred from the Defence Department to the Health Department. In 1946 use of the Soldiers' Block as a hospital for sick soldiers ceased and it expanded into a nationally recognised specialist centre for the treatment of functional nervous disorders and neurasthenia.

In 1960 the Department of Health handed control of the hospital to the Division of Mental Hygiene, and it became a treatment centre for drug and alcohol dependency<sup>11</sup>. In 1998 the hospital was leased by a privately run drug rehabilitation clinic, partly funded by the Ministry of Health, which closed due to financial difficulties in November 2003<sup>12</sup>.

In 2021 resource consent was obtained to undertake alterations and additions to the existing Soldiers' Block building for earthquake strengthening and minor alterations to enable a future use<sup>13</sup>. A description of the proposed works included within that consent is contained in section 6.0 of this HMP.

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<sup>9</sup> Press, Vol LIV, Issue 16138, pg 2. 16 February 1918

<sup>10</sup> Press, Vol LIV, Issue 16138, pg 2. 16 February 1918

<sup>11</sup> <https://www.heritage.org.nz/list-details/7612>

<sup>12</sup> Bowman, I. Soldiers' Block, Hanmer Springs Conservation Plan. 31 July 2022

<sup>13</sup> Appendix 1. Resource consent RC210026. Hurunui District Council.

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### **Taha Māori programme**

Initially the Wharenui at Queen Mary Hospital was a small room behind the community centre, where tangata whenua would meet once a week. The Taha Māori programme was set up in the Soldiers' Block in 1990, running alongside the main programme for Pakeha<sup>14</sup>. Once the Māori unit was up and running it changed from one whare to another, so the original Wharenui became the Whareiti. Because of the establishment of both the Wharenui and Whareiti, this effectively established a Marae at the Hospital. For those who were treated here, as well as for those that followed, these rooms are tapu<sup>15</sup>.

## **3.0 HERITAGE RECOGNITION**

The Soldiers' Block is established as being of national significance.

### **3.1 Heritage New Zealand Pouhere Taonga**

The New Zealand Heritage List/Rārangi Kōrero (the List) is New Zealand's national record of historical and cultural place-based heritage. The Soldiers' Block is included in two entries on the List:

- as part of the *Queen Mary Hospital (Former) and Hanmer Springs Thermal Reserve Historic Area*, entered in December 2004 (#7583) which comprises the northern portion of the former hospital site and thermal pools complex<sup>16</sup>. This listing contains four buildings of particular heritage significance: the Soldiers' Block (1916), the Maintenance Office (1916), the Nurses Home (1926) and the Chisholm Ward (1926). Other notable structures include: the Gardeners Shed (c.1900); Maintenance Office (1916); Tea House (1904); Gasometer (1899); trees (with substantial plantings having occurred c.1890's being noted in 1914) and landscape within the Historic Area.
- as part of the *Queen Mary Hospital (Former) Category 1 historic place*, entered in June 2005 (#7612)<sup>17</sup>. The boundary around these buildings has been drawn to include the grounds, which have historically been seen as a major contributing factor to the therapeutic environment of Queen Mary Hospital.

### **3.2 Hurunui District Council**

The Soldiers' Block is individually included as item H57 of Schedule 14.1 (Historic buildings and structures) in the Hurunui District Plan<sup>18</sup>. In addition, the District Plan identifies several trees or groups of trees on the site as being 'notable' and therefore protected under the rules of the District Plan.

The Soldiers' Block forms part of item H68 of Schedule 14.1 (Historic buildings and structures) in the Hurunui District Plan, being the Queen Mary Hospital (former) and Hanmer Springs Thermal Reserve Historic Area.

The building is located within the Queen Mary Hospital Historic Reserve which is 5.168 hectares in area and was gazetted as an historic reserve and vested in Hurunui District Council on 12 August 2010.

### **3.3 Tangata Whenua**

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.

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<sup>14</sup> Bowman, I. Soldiers' Block, Hanmer Springs Conservation Plan. 31 July 2022

<sup>15</sup> Hurunui District Council. Queen Mary Hospital Historic Reserve Management Plan. 16 December 2011

<sup>16</sup> <https://www.heritage.org.nz/list-details/7583>

<sup>17</sup> <https://www.heritage.org.nz/list-details/7612>

<sup>18</sup> <https://dp.hurunui.govt.nz/eplan/rules/0/16/0/0/0/171>

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For Ngāi Tahu, the thermal reserve is recognised as a place of regeneration and due to the healing that occurred there, Queen Mary Hospital Historic Reserve is considered to be a sacred place (he wahi tapu) and a treasured place (he wahi taoka) for Ngāti Kuri<sup>19</sup>.

## 4.0 SUMMARY OF SIGNIFICANCE

Extensive research has been undertaken on the Queen Mary Hospital buildings over the past 20 years. The following is a brief summary of heritage significance of the Soldiers' Block based upon the significance assessment by Heritage New Zealand Pouhere Taonga, detailed in their list entry<sup>20</sup>, the 2004 Queen Mary Hospital Heritage Assessment prepared by Opus International<sup>21</sup>, and the 2010 and 2022 Soldiers' Block Conservation Plans prepared by Ian Bowman<sup>22,23</sup>.

### 4.1 Cultural Significance

The Soldiers' Block has cultural and social values through its association with the people who have received health benefits from their time there. It commemorates the soldiers who suffered physical and mental injuries from the two World Wars and who were treated in the wards. Plaques on the building recognise Duncan Rutherford and the opening of the hospital by the Minister of Health, the Hon. G W Russell.



Figure 4: Plaques commemorating the opening of the Soldiers' Block in 1916, and the verandah in 1917

The hospital, and its predecessor the Sanatorium, have also been a dominating physical feature of Hanmer Springs village for over 100 years, and the institution's presence has impacted on the social and cultural character of the settlement. The Soldiers' Block is the oldest and most well-known of the hospital buildings. There has been strong local desire to retain the complex intact because of its significant national heritage values, and in 2004 the Queen Mary Reserve Trust was formed to promote the public retention of the site and conservation of its buildings.

### 4.2 Physical Significance

The Queen Mary Hospital complex has special architectural and aesthetic significance, and archaeological potential.

The Soldiers' Block is a replica of three other hospital buildings designed specifically for the army, at Featherston, Trentham and Rotorua, and is the only intact and complete example of this special design.

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<sup>19</sup> Hurunui District Council. Queen Mary Hospital Historic Reserve Management Plan. 16 December 2011

<sup>20</sup> <https://www.heritage.org.nz/list-details/7612>

<sup>21</sup> Opus International Consultants. Queen Mary Hospital Hanmer, Heritage Assessment. 6 October 2004

<sup>22</sup> Bowman, I. Soldiers' Block, Queen Mary Hospital, Hanmer Conservation Plan. June 2010.

<sup>23</sup> Bowman, I. Soldiers' Block, Hanmer Springs Conservation Plan. 31 July 2022



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Surviving in its original form, it is a representation of the health care measures taken by government during World War I in New Zealand. It provides a clear understanding of a design-response to health care involving quiet surroundings in a park-like setting, access to sun and fresh air, good air circulation in the wards, and ease of supervision of patients by the nursing staff. Ventilation is exemplified in this building, with the lantern being an efficient, passive means of providing good ventilation. Steam radiators from the geo-thermal baths within the compound provided heating in the wards.

Queen Mary Hospital has aesthetic values not only because of its design but also the setting. Located within the parkland first established in the nineteenth century around the thermal pools, the Soldiers' Block has an enhancing garden environment, deliberately designed as a therapeutic landscape.



Figure 5: Western octagonal ward. March 2023

The site has archaeological potential because of the European activities in the vicinity since the 1860s. The Soldiers' Block is located in the area of the 1897 Sanatorium. No known Māori artefacts have been discovered during the continued changes and excavations that have been made in the vicinity of the thermal pools. The Opus report identified areas of potential archaeological significance in the wider Queen Mary Hospital site and concluded the key archaeological values are the features above and below ground that relate to the thermal complex bathhouses, pipes and other equipment, and the late 19th century Sanatorium and its associated garden.

### 4.3 Historic Significance

The Queen Mary Hospital holds a unique place in the history of health care development in New Zealand. The Soldiers' Block is especially associated with the care of returned soldiers after World War I, which developed under military jurisdiction, and from 1920 the treatment of civilian patients with Functional Nervous Disorders under the health Department. Later the hospital was the major centre of treatment



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of alcoholism and addictions and gained a reputation for the quality of its treatment, with patients coming here from throughout New Zealand.

The building is associated with architects Hoggard, Prouse and Gummer and with the patients and staff who worked there, in particular its first Superintendent, Doctor Percy Chisholm.

## **5.0 STATUTORY FRAMEWORK**

The successful heritage management of the Soldiers' Block must take into account all relevant legislative requirements.

### **5.1 Heritage New Zealand Pouhere Taonga Act 2014**

The purpose of the Heritage New Zealand Pouhere Taonga Act 2014 (HNZPTA) is to promote the identification, protection, preservation, and conservation of New Zealand's historical and cultural heritage. The HNZPTA protects all places occupied prior to 1900 that may provide archaeological information on the history of New Zealand, regardless of whether or not they have been recorded. An archaeological site is defined by the HNZPTA Section 6 as follows:

*'archaeological site means, subject to section 42(3), –*

- (a) any place in New Zealand, including any building or structure (or part of a building or structure) that –*
  - (i) was associated with human activity that occurred before 1900 or is the site of the wreck of any vessel where the wreck occurred before 1900; and*
  - (ii) provides or may provide, through investigation by archaeological methods, evidence relating to the history of New Zealand; and*
- (b) includes a site for which a declaration is made under section 43(1)'*

As the Soldiers' Block replaced a building constructed in 1897, the site constitutes an archaeological site. In accordance with Section 42 of the HNZPTA, these sites may not be damaged or destroyed unless an authority to modify an archaeological site has been issued by Heritage New Zealand Pouhere Taonga. Any individual who knowingly damages or destroys an archaeological site without having the appropriate authority is liable, on conviction, to substantial fines under Section 87 of the HNZPTA.

Heritage New Zealand also maintain the New Zealand Heritage List Rārangī Kōrero, the purpose of which is to inform members of the public about such places and to assist with their protection under the RMA. The Soldiers' Block is included on the list as part of the *Queen Mary Hospital (Former)* Category 1 historic place, and part of the *Queen Mary Hospital (Former) and Hanmer Springs Thermal Reserve* Historic Area, as described in section 2.0 of this HMP.

### **5.2 Resource Management Act 1991**

Historic heritage is defined in Section 2 of the Resource Management Act 1991 (RMA) as 'those natural and physical resources that contribute to an understanding and appreciation of New Zealand's history and cultures, deriving from any of the following qualities: (i) archaeological; (ii) architectural; (iii) cultural; (iv) historic; (v) scientific; (vi) technological'. Historic heritage includes: '(i) historic sites, structures, places, and areas; (ii) archaeological sites; (iii) sites of significance to Māori, including wahi tapu; (iv) surroundings associated with the natural and physical resources'.

Section 6f of the RMA recognises as a matter of national importance 'the protection of historic heritage from inappropriate subdivision, use, and development'. All persons exercising functions and powers

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under the RMA are required under Section 6 to recognise and provide for these matters of national importance when ‘managing the use, development and protection of natural and physical resources’. There is a duty to avoid, remedy, or mitigate any adverse effects on the environment arising from an activity, including historic heritage.

### **5.3 Canterbury Regional Policy Statement: Chapter 13 Historic Heritage**

The Canterbury Regional Policy Statement (CRPS) acknowledges that inappropriate use, development or subdivision can lead to loss or degradation of historic heritage values that make a significant contribution to a regional sense of identity. It promotes appropriate management of historic buildings by recognising and providing for the social, economic and cultural well-being of people and communities by enabling appropriate repair, rebuilding, upgrading, seismic strengthening and adaptive re-use of historic buildings and their surrounds in a manner that is sensitive to their historic values.

### **5.4 Hurunui District Plan**

In accordance with the requirements of the RMA, the Operative Hurunui District Plan sets out the Council’s policies and strategies for managing the natural and physical resources of the district. The inclusion of the Soldiers’ Block as heritage item H57 and as part of heritage item H68 of Schedule 14.1 (Historic buildings and structures) means that all activities must comply with the relevant provisions of the District Plan, and any activities beyond repairs and maintenance require resource consent.

### **5.5 ICOMOS New Zealand Charter 2010**

The International Council on Monument and Sites (ICOMOS) New Zealand Charter provides essential guidelines on cultural heritage conservation. It is a statement of professional principles for ICOMOS members and is widely used in the New Zealand heritage sector, forming a recognised benchmark for conservation standards and practice. This charter is also intended to guide all those involved in the various aspects of conservation work, including owners, guardians, managers, developers, planners, architects, engineers, craftspeople and those in the construction trades, heritage practitioners and advisors, and local and central government authorities. It offers guidance for communities, organisations, and individuals involved with the conservation and management of cultural heritage places. The charter should be an integral part of statutory or regulatory heritage management policies or plans and should provide support for decision makers in statutory or regulatory processes. The Charter should be used as a basis for any works relating to the Soldiers’ Block or its setting<sup>24</sup>.

## **6.0 PROPOSED WORKS**

The scope of works, to be carried out in stages, includes both structural strengthening and alterations for a desired fit out. The works can be summarised as follows:

- Strengthening works to the two octagonal wards and the dining hall, involving new portal & steel frames, new anchor piles and new bracing.
- Fit out works to:
  - provide a large function/community space with seating for up to 200 in the former dining hall with the ability to be split into two smaller community spaces if desired.

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<sup>24</sup> ICOMOS NZ (2010), ICOMOS New Zealand Charter for the Conservation of Places of Cultural Heritage Value. Revised 2010.

- create a commercial kitchen and storage space to be used in association with the community space of the dining hall.
- refurbish the western and eastern corridors, including the offices and ablution blocks.
- create a new entrance to the east of the dining hall with spacious lobby area.
- remove the internal partitions in the western and eastern octagonal wards to enable the spaces to be available for future uses and development.
- refurbish and enable the continued use of the Wharenui.
- provide further community spaces in the southern corridor and six associated rooms.
- reinstate the cottage as accommodation.

A plan showing the Project Scope of Works prepared by DD Architects, March 2023 is attached in Appendix 2. An Outline Specification of Works by DD Architects Limited, relating to the area identified as Proposed Community Facility is attached in Appendix 3.

Further to the principles and policies set out in following sections of this HMP, these works are to be carried out in accordance with the 2022 Conservation Plan in order to protect the heritage fabric of the building. Should this Specification change to any substantial extent, either before or during works, consultation should be undertaken with Heritage New Zealand Pouhere Taonga and Ngāti Kuri and any feedback or recommendations be taken into consideration.

## **7.0 MANAGEMENT PRINCIPLES, PROCEDURES AND PROTOCOLS**

### **7.1 Management Principles**

The following are the overarching principles that will ensure the appropriate management and conservation of the Soldiers’ Block, whilst enabling essential and desired works which will assist in elongating the life of the building.

	Management Principles	Detail
7.1.1	The sharing of knowledge	The sharing of knowledge between Hurunui District Council, Heritage New Zealand Pouhere Taonga and Ngāti Kuri, to provide transparency and to ensure all parties are in agreement with the approach, proposed works and methodologies.
7.1.2	Management structure	A clear management structure to ensure all parties are aware of responsibilities regarding any works on site, and that all outcomes are beneficial to cultural heritage protection, promotion, and preservation.
7.1.3	Heritage conservation standards	Clear and consistent heritage conservation standards that comply with international best-practice.
7.1.4	Key management decisions	Appropriate recording and understanding of how and why key management decisions are made.

7.1.5	Expert advice	Clear, appropriate, and consistent expert advice used to guide management actions and activities.
7.1.6	Heritage inductions	Heritage inductions to ensure all parties working on the site are fully informed of the cultural heritage, archaeological, and built heritage significance of the site.
7.1.7	Review	A two-yearly review of all heritage management actions to ensure they are appropriate for the changing use or works to the Soldiers' Block and that they represent best expert information at the time.

## 7.2 Procedures and Protocols

The following are operational procedures and protocols to enable works to the Soldiers' Block to be undertaken in a way that ensures the management principles are achieved and the heritage values are maintained and protected.

	Type of Procedures/Protocols	Detail
7.2.1	Regulation procedures	Prior to the commencement of any works to the Soldiers' Block, Hurunui District Council shall be responsible for ensuring that all consent requirements have been met, including but not limited to resource consent, building consent and archaeological authority.
7.2.2	Tender procedures	Hurunui District Council shall draw up templates for all contract and tender documentation for works to the Soldiers' Block, which at a minimum will include the following heritage requirements: <ul style="list-style-type: none"> <li>- the heritage expectations and desired outcomes of the work</li> <li>- the level of heritage expertise required of the contractor, including any training or supervision</li> <li>- the level of information or heritage training or information to be provided at induction.</li> </ul>
7.2.3	Notification and consultation procedures	<ul style="list-style-type: none"> <li>• Hurunui District Council shall notify Heritage New Zealand Pouhere Taonga and Ngāti Kuri of the proposed management structure and professionals engaged to carry out works and will take into consideration any feedback or recommendations provided.</li> <li>• Hurunui District Council shall consult with Heritage New Zealand Pouhere Taonga and Ngāti Kuri on final drawings and specifications and will take into consideration any feedback or recommendations provided.</li> </ul>



		<ul style="list-style-type: none"> <li>• Hurunui District Council shall notify Heritage New Zealand Pouhere Taonga and Ngāti Kuri at least 14 days prior to any works to the Soldiers' Block.</li> <li>• During works, Hurunui District Council shall provide a written progress report to Heritage New Zealand Pouhere Taonga and Ngāti Kuri every two months, or at an alternative agreed period.</li> <li>• Hurunui District Council shall notify Heritage New Zealand Pouhere Taonga and Ngāti Kuri of any new uses or activities proposed for the building and site and will take into consideration any feedback received.</li> </ul>
7.2.4	Induction procedure	<ul style="list-style-type: none"> <li>• Hurunui District Council shall appoint a suitably qualified staff member or representative responsible for all site inductions (suggest this be the Site Manager).</li> <li>• A site induction shall be provided by that staff member or representative for all new persons undertaking any work in, on, or around the Soldiers' Block.</li> <li>• The site induction will communicate, at a minimum but not limited to, the following points: <ul style="list-style-type: none"> <li>- the significance of the building and site</li> <li>- the requirements of the Temporary Protection Plan (TPP) and where all persons can access a copy</li> <li>- the requirements of the archaeological authority or ADP (if applicable)</li> <li>- how to comply with the conditions of any archaeological authority and/or resource consent granted for works</li> <li>- what archaeological sites and/or specific heritage look like and how to identify them</li> <li>- the step for reporting previously unrecorded archaeology or taonga exposed during works</li> </ul> </li> <li>• A copy of the Temporary Protection Plan and any archaeological authority or ADP (if applicable) shall remain on site at all times, at a point accessible to all workers.</li> </ul>
7.2.5	Archaeological Procedures	<ul style="list-style-type: none"> <li>• Prior to the commencement of any earthworks in the vicinity of the Soldiers' Block, including within its footprint, Hurunui District Council shall commission a consultant archaeologist to determine whether an archaeological authority is required for any proposed works. The site of the Soldiers' Block was known to Māori prior to European activities, although no known Māori artifacts have been discovered. The site also has archaeological potential because of the European</li> </ul>

		<p>activities in the vicinity since the 1860s, and the Soldiers' Block being located in the area of the 1897 Sanatorium.</p> <p>Under the Heritage New Zealand Pouhere Taonga Act 2014, it is an offence to modify, or cause to be modified, any archaeological site without authority. An archaeological site is defined as any place, including a building or structure, that:</p> <ul style="list-style-type: none"> <li>- Was associated with human activity that occurred before 1900 or is the site of the wreck of any vessel where the wreck occurred before 1900; and</li> <li>- Provides or may provide, through investigation by archaeological methods, evidence relating to the history of New Zealand; and</li> <li>- Includes a site for which a declaration is made under section 43(1)</li> </ul> <ul style="list-style-type: none"> <li>• Work under an Archaeological Discovery Protocol (ADP) may be an appropriate approach in areas assessed as low risk by an approved and suitably qualified archaeologist. Operations completed under an ADP may require training or briefing in the first instance to ensure that contractors recognise archaeological evidence and know how to respond.</li> </ul>
7.2.6	Emergency response procedures	<p>The following procedures should be used in response to any natural disaster, incident or fire which affects the Soldiers' Block building or site:</p> <ul style="list-style-type: none"> <li>• Immediately following an event Hurunui District Council shall conduct a site visit to establish potential damage.</li> <li>• In the event of damage to the building or site, Hurunui District Council shall consult with Heritage New Zealand Pouhere Taonga to make an informed decision on appropriate heritage management options to stabilise or remediate the building or site. Additional specialist advice may also be required.</li> <li>• If contractors are on site, Hurunui District Council shall ensure that work ceases until the appropriate consultation and decisions have been made.</li> <li>• If further consents are required as a result of damage, Hurunui District Council shall ensure that work ceases until the appropriate consents have been obtained.</li> </ul>

### 7.3 Roles and Responsibilities

Anyone who undertakes activities in or around the Soldiers' Block has a responsibility to ensure the cultural, archaeological, and built heritage is managed in an appropriate way and in accordance with all heritage legislation. Specific roles include:

	Organisation	Responsibility
7.3.1	Hurunui District Council	<ul style="list-style-type: none"> <li>• <b>Operations Manager</b>, reporting to Hurunui District Council, is responsible for the project organisation, and the commissioning of experts and contractors. The Operations Manager is accountable for staff health and safety, compliance with legislation, approval of consents and authorities, and tendering and approval of contracts.</li> <li>• <b>Site Manager</b>, reporting to Hurunui District Council, is responsible for co-ordinating works on site. The Site Manager is accountable for managing contractors and scheduling all work on site; providing a thorough and comprehensive contractor induction (with expert assistance if required); ensuring work is undertaken in accordance with any consents and authorities; ensuring work is undertaken in accordance with the Conservation Plan and the HMP.</li> <li>• <b>Conservation Architect</b>, reporting to Hurunui District Council, is responsible for the preparation of detailed architectural drawings (in association with structural or other specialists) for proposed works to the Soldiers' Block.</li> <li>• <b>Heritage Advisor</b>, reporting to Hurunui District Council, is available to provide support and technical advice to the Operations or Site Manager on matters relating to heritage legislation. Not responsible for delivery of any work on site.</li> <li>• <b>Contractors</b>, reporting to Hurunui District Council, for works as specified. All contractors are responsible for remaining compliant with heritage and H&amp;S legislation at all times. Contractors must participate in a heritage induction with the Site Manager or other appointed induction manager before participating in any activities on site.</li> </ul>
7.3.2	Heritage New Zealand Pouhere Taonga	Heritage New Zealand Pouhere Taonga is the leading bicultural government agency charged with identifying, preserving and promoting our New Zealand's heritage. The Canterbury/West Coast team are responsible for the delivery of archaeological advice, administration of archaeological provisions and regional processing of applications; for the delivery of built heritage conservation advice, and guidance in methodology.

7.3.3	Ngāi Tahu / Ngāti Kuri	Ngāi Tahu is the largest tribe in the South Island of New Zealand in both land area and people, with 18 Hapū (sub tribes). Ngāti Kuri's interest extends from Parinui o Whiti (White Bluffs) in the north to the Hurunui River in the south, and west through the Kaikoura Mountain ranges to Hanmer Springs. Ngāti Kuri's representatives will be responsible for Māori heritage input in relation to potential archaeology, cultural heritage, and the future uses of the site.
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## 8.0 HERITAGE MANAGEMENT POLICY AND PRACTICE

The following section will consider heritage management policies in relation to proposed works and future maintenance of the Soldiers' Block, and methods for their successful implementation.

8.1	General management policies	Methods of implementation
8.1.1	The management and conservation of the Soldiers' Block shall be informed by an understanding of the cultural significance of the Soldiers' Block and its wider site.	<p>(i) The principles, procedures and policies identified in this HMP shall be adopted by those responsible for managing the building and site to ensure there is agreement on its use, future management, maintenance, repair.</p> <p>(ii) A Conservation Plan has been prepared for the Soldiers' Block which provides direction for conservation management and maintenance of the building<sup>25</sup>. All remedial and maintenance work, upgrades and alterations shall be undertaken in accordance with the content and specifications of that Conservation Plan.</p> <p>(iii) The daily management of the Soldiers' Block shall be undertaken by persons knowledgeable about its heritage values and who have the ability to ensure they are competently managed.</p>
8.1.2	The management and conservation of the Soldiers' Block shall be undertaken in a proactive and co-ordinated manner, anticipating risks and deterioration and addressing those issues in advance.	<p>(i) A maintenance plan shall be prepared by a suitably qualified professional and reviewed and updated on a three-year cycle.</p> <p>(ii) The maintenance plan shall include proactive measures to protect heritage fabric identified in the Conservation Plan as having a high-exceptional degree of significance from potential threats such as fire or vandalism.</p>

<sup>25</sup> Bowman, I. Soldiers' Block, Hanmer Springs Conservation Plan. 31 July 2022



		<p>(iii) The cyclical update of the maintenance plan shall note the condition of the building to prevent loss of heritage value and inform prioritisation of future conservation works.</p> <p>(iv) A budget for the maintenance and conservation of the Soldiers' Block shall be established and reviewed annually to ensure the timely and appropriate prioritisation of works identified.</p>
8.2	Policies to protect heritage fabric	Methods of implementation
8.2.1	Retention and conservation of the original building structure and heritage fabric of the Soldiers' Block shall be the primary consideration in any decisions relating to the use or physical alteration of the building or site.	<p>(i) Any future use of the building shall be able to be accommodated within the original building structure without major alteration to the spaces and fabric identified within the Conservation Plan as having a high-exceptional degree of significance.</p> <p>(ii) All conservation work including investigations, remedial work, maintenance, strengthening, restoration, and reconstruction shall be consistent with the 2022 Conservation Plan.</p> <p>(iii) All work affecting heritage fabric shall be undertaken within the guidelines of the ICOMOS NZ Charter for the Conservation of Places of Cultural Heritage Value 2010</p> <p>(iv) All heritage fabric identified in the Conservation Plan as being of high-exceptional heritage value shall be retained unless it is in an unsalvageable condition or is required to be removed or altered to meet safety requirements.</p> <p>(v) Modifications which will enable an appropriate use and help elongate the useful life of the building shall, where possible, be located in areas identified in the Conservation Plan as having a low – moderate degree of significance.</p>
8.2.2	All physical works to the Soldiers' Block, including maintenance, repair or alteration, should be carried out in a way that minimises risk of damage to the heritage fabric of the building.	<p>(i) All work shall be undertaken or supervised by professionals with appropriate heritage conservation qualifications and experience, as agreed in consultation with Heritage New Zealand Pouhere Taonga.</p> <p>(ii) A Temporary Protection Plan (TPP) shall be prepared by a qualified heritage professional and approved by Heritage New Zealand Pouhere Taonga at least 14 days before the commencement of any works. The TPP should identify all potential risks to heritage fabric during the course of works and measures to avoid or mitigate those risks. The TPP shall be regularly monitored to ensure that appropriate measures are being taken by the contractors at each stage of construction and advise contractors if any additional</p>

		<p>protection is required. All personnel undertaking activities on the site are made aware of, and have access to, the TPP, prior to the commencement and for the duration of the works. A copy of the document shall remain on-site at all times.</p> <p>(iii) Use traditional materials to conserve heritage fabric unless consultation with Heritage New Zealand Pouhere Taonga identifies that modern materials offer conservation or other benefits. If using modern materials, install in a manner which allows for reversibility.</p>
8.3	Policies for recording	Methods of implementation
8.3.1	All works to the Soldiers' Block will be adequately recorded.	<p>(i) All maintenance and repair work shall be recorded, in report and photographic form, and provided to and retained by Hurunui District Council as part of the building's historic record.</p> <p>(ii) A digital photographic recording shall be undertaken before, during and on completion of any alterations to the Soldiers' Block. This will be provided to and retained by Hurunui District Council as part of the building's historic record. It is preferable that the same positions are used for all photo sets i.e., before, during, and after the relevant works to enable comparison. Photographs should be labelled with the location, date, and photographer's name, and submitted with a plan of the building showing photo positions/locations.</p> <p>(iii) Where any works to the Soldiers' Block requires the removal of any heritage fabric, this work shall be documented, provided to, and retained by Hurunui District Council as part of the building's historic record.</p> <p>(iv) Where any works to the Soldiers' Block requires the introduction of new materials, they shall be date stamped to indicate the time of their installation and enable it to be easily recognised on future inspection.</p> <p>Date stamping is a term used in heritage conservation to mean marking with a date, not necessarily a stamp, and is important to clearly distinguish replicated or introduced features and new areas of fabric from heritage fabric so changes to the heritage item can be readily understood in the future.</p> <p>The dating of new or introduced fabric may be undertaken by a number of permanent means. For timber elements, die-punched lettering, hard stamped into the timber end-grain, following the date stamping naming conventions: any new materials installed by Hurunui District Council in 2023 will be marked as "HDC2023", in 2024 marked as "HDC2024" and so forth.</p>

		<p>For steel elements, either discreetly date stamp following the conventions above, or use a scratch awl.</p> <p>Marking should be in unobtrusive locations. Not all new fabric requires dating, where there are areas of new or introduced material, it can be done on examples of this, rather than on every piece. It should be noted that some treated timber and plasterboard is already dated.</p>
8.3.2	Interpretation to record and promote the site's intangible values	<p>As well as the physical building, the Soldiers' Block site possesses intangible values including the Māori legend of Tamatea; the military association with the site for the recovery of returned soldiers; and the Taha Māori Programme's holistic approach to treatment. The installation of interpretation on the site would respect and uphold these intangible values. The creation of such interpretation should be co-ordinated with the input of Ngāti Kuri and Heritage New Zealand Pouhere Taonga.</p>

#### 8.4 Review

The desired outcome of the HMP is to ensure anyone undertaking operational works in or around the Soldiers' Block, that may impact or effect any cultural heritage, does so by following this plan and abiding by all heritage legislation and best practice processes to avoid potential damage. As legislation and processes may vary over time, the HMP will require review at a suggested period of every three years. The HMP is also a flexible document that can be updated or altered should circumstances change significantly within that three-year period.

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**appendix 1**  
Resource consent RC210026



19 March 2021

Hurunui District Council  
C/- Incite Limited  
PO Box 25 289  
Christchurch 8144

Attn: F Small

Dear Fiona

## Land Use Consent RC210026 - Decision

**Consent Number:** RC210026  
**Applicant:** Hurunui District Council  
**Site Address:** 3 Jacks Pass Road, Hanmer Springs  
**Proposed activity:** Alterations and additions to a heritage building

Your resource consent application has been granted on a non-notified basis subject to the following conditions. A copy of the decision is enclosed for your information.

### CONDITIONS OF CONSENT

1. *No later than 40 working days prior to the commencement of any construction works, the applicant shall submit a Heritage Management Plan (HMP) prepared by a suitably qualified and experienced person to the Hurunui District Council, Planning Manager or nominee for certification.*
2. *The HMP shall be prepared after consultation with Heritage New Zealand and Ngāti Kuri. The applicant shall consider any feedback provided and provide a written response within the finalised HMP detailing:*
  - a) *Whether any feedback has been provided by Heritage New Zealand and Ngāti Kuri;*
  - b) *Where feedback has been provided, how it has been incorporated into the HMP; and*
  - c) *Where feedback has been provided but not incorporated into the HMP, the reasons why not.*
3. *At a minimum the HMP shall include:*
  - a) *A detailed description of the proposed works;*
  - b) *Measures that will be taken to protect the heritage fabric of the building;*
  - c) *The requirement for a photographic record to be prepared;*
  - d) *Roles and responsibilities associated with managing the proposed works;*
  - e) *Provision for training of staff and contractors in the heritage aspects of the proposal; and*
  - f) *Provision for any revisions required to the HMP during the course of the project.*

### Advice Note

*Under the Heritage New Zealand Pouhere Taonga Act 2014, archaeological sites are defined as any place occupied prior to 1900 that may provide archaeological information on the history of New Zealand. An Archaeological Authority is required for any works that may modify or destroy an archaeological site.*



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*Because the Soldiers' Block was constructed directly over the footprint of the pre-1900 Sanatorium of which physical evidence has been found, Heritage New Zealand therefore recommends that any earthworks in its vicinity, including within its footprint, should be assessed by a consultant archaeologist. They will look at the extent of the occupation of the section in the past and the scope of the proposed works. Their assessment will determine whether an authority will be required for the project and if so, will form the basis for an authority application.*

You are responsible for making sure you comply with the conditions of this resource consent and that you continue to do so, so the activity remains lawful.

### **Start of the consent**

The date of this letter is the start date for your resource consent unless you lodge an objection against the decision. In this case the start date will then be the date the decision on the objection is determined.

### **Lapse of consent**

Resource consents are granted to authorise an activity until the expiry date specified on the consent. If the date is not specified in the conditions of the consent, the consent will lapse five years after the start date. This is unless the consent is given effect to, or an application to extend the period is made to us before the consent lapses. To decide whether to grant an extension, we need to take into account these factors (according to section 125(1A) of the Resource Management Act 1991):

1. whether substantial progress or effort has been, and continues to be, made towards giving effect to the consent; and
2. whether you have obtained approval from persons who may be adversely affected by the granting of an extension; and
3. the effect of the extension on the policies and objectives of any plan or proposed plan.

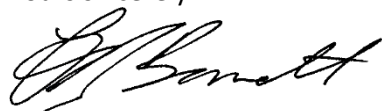
If the resource consent is not given effect to within 5 years, you will need to apply for an extension before the consent lapses or you will need to apply for a new resource consent.

### **Your rights of objection**

If you do not agree with our decision to do with this non-notified resource consent, including, any of its conditions or fees that have been charged, you may lodge an objection. This must be received by us within 15 working days of when you have received this decision.

Please do not hesitate to contact me or a member of the planning team if you wish to discuss this decision.

Yours sincerely



Helga Bennett  
Senior Planner

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## appendix 2

Plan showing Project Scope of Works prepared by DD Architects, March 2023



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## appendix 3

Outline Specification

**OUTLINE SPECIFICATION:**

**COMMUNITY FACILITY**

**AT**

**OLD SOLDIERS BUILDING: HANMER SPRINGS**



**DD Architects Ltd**  
Level 1, Merivale Mall  
193A Papanui Road  
Christchurch  
Phone: (03) 356-3376

Date	Revision	
18/11/2020	A	For inclusion with the high-level estimate



## OUTLINE SPECIFICATION

Note: for the purposes of clarity, this Outline Specification relates to the section of Building noted as “Proposed Community Facility”: DD Architects Sheet A1.4.

The scope of work includes upgrade of the following sections of the existing building:

- The main hall and ancillary spaces adjacent to the main hall.
- The combined lobby space to the main hall & new external entrance.
- Both corridors linking the toilet facilities to the main hall.
- Both toilet facilities associated with the main corridor.

Note: the interior of the two octagonal wards & toilet facilities associated with the wards are to be part of this upgrade to the extent that they are cleared of non-original construction and all internal surfaces painted except the flooring. It is not anticipated that there would be any upgrade works to these areas: further fit-out works will be completed at a later date.

It is noted that the Building is a historically listed building: all materials that are of historical interest and noted as being removed or relocated are to be carefully removed for re-use.

### 1. Demolition:

**Note: remove all asbestos containing materials to the following areas-**

- **Cementitious sheet ceiling linings (throughout), Note: there are limited instances where cementitious linings are used on the walls: these should also be considered ACM and removed accordingly.**
- **All existing electrical circuit/ switch board circuit breaker back-boards,**
- **All remaining pipe insulating materials.**
- **Insulating product behind wall radiators.**

**All other general demolition works shall include the following-**

- Remove the existing roofing iron
- Remove walls as noted.
- Remove all non-cementitious sheet ceiling linings- this does not apply to the timber T&G ceiling linings within the main hall.
- Remove all remaining wall linings- this does not apply to the timber T&G wall linings within the main hall.
- Remove all existing floor coverings (vinyl).
- Remove the two URM chimneys in the main hall.
- Remove all timber joinery (external windows & external/ internal doors) as noted on the drawings, for re-use in the new layout.
- Remove all timber framed walls as noted.
- Remove all plumbing fittings & fixtures.
- Remove all components of the existing electrical installation.

**Note: feature timber trims, architraves, skirting boards etc are to be removed for re-use in the new construction.**

### 2. Excavations/ Foundations:

Not applicable as all new work shall generally be over the existing footprint of the building. Notwithstanding this, the new foundation works shall include:

- New footings associated with new portal frame legs that will be utilised to support the operable wall panels within the main hall. These reinforced post-footings shall be Specific Engineering Design (SED).

### 3. **Floor:**

Generally not applicable except for “making-good” as a consequence of re-routing new (plumbing/ drainage services. Ensure all existing floors are adequately prepared for the nominated floor covering.

### 4. **Wall Framing:**

Generally all existing walls that are to be retained are to be stripped back to exposed framing with the exception of the T&G lining in the main hall. All exterior walls are to be retrospectively insulated: building wrap & fibreglass insulation to the framing cavity (wrap shall extend from the internal face of the wall framing into the cavity towards the back face of the weatherboards). All internal walls shall be packed to ensure the framing is plumb and straight to within acceptable tolerances (+/- 5.0mm over 2.4m).

- New walls that are an in-fill or extension to the existing wall shall be constructed from framing to the correct dimension of the existing studs (generally ex 150 x 50mm H1.2 grade).
- For all other new walls; generally 90 x 45 H1.2 grade timber framing (internal and external). Studs are generally at 600mm centres, nogs at 800mm centres.
- All external walls are to be insulated with fibreglass/ wool batts neatly inserted into the framing cavity: R2.4 minimum.
- It is possible that the wall between the Proposed Accommodation area & the Community Space will need to form a separate fire cell (30/30/30). This will require the wall to extend below the floor level & into the ceiling cavity to the underside of the roofing.
- Allow for a “solid” wall above the new portal frame to the main Hall- to extend to the underside of the raking ceiling.
- Wall framing to the toilet facilities (WC cubicles) shall generally be formed from proprietary partition systems: Hale Stratos HPL System or equivalent complete with all frames, brackets and hardware. Aluminium componentry shall be powdercoat finished in a selected colour.

### 5. **Roof:**

The existing roofing is to be lifted and replaced with new proprietary insulated roofing panel to the entire roof area. In addition supply & install new 9.0mm Plywood roof bracing over the main Hall roof fixed to the existing roof structure in accordance with the Engineer’s recommendations.

All existing service penetrations are to be removed if not required with the new construction and the affected roofing sheeting (corrugated iron profile) replaced.

- Provide & install Kingspan KS1000RW trapezoid insulated roof panel (60mm) to the entire roof over the community facility including: main Hall & corridor + ancillary toilet spaces.
- All existing flashings are to be inspected & replaced if necessary- especially the flashing associated with the main skylight over the main hall.
- Allow to replace all existing lengths of guttering and associated downpipes.

**6. External Cladding:**

In general the existing cladding (timber bevel-back weatherboards) are to be retained. Where possible the existing weatherboards are to be carefully removed for reuse.

- Reinstall all sections of wall where existing doors/ windows are to be removed.

**7. Soffits:**

The existing soffits are to be retained: make good any damage.

**8. Exterior Windows & Doors:**

All existing window & door joinery is to be retained in the new construction. Ensure all openable sash frames are in working order and all timber components are sound and free from rot.

- Allow for the construction of new timber entrance doors (Lobby) and associated timber facings: all to match the profile of existing joinery
- Allow to replace all internal timber sills to the windows that are to be relocated (this will ensure that the external sills will remain the correct length for reinstallation- the existing internal sill will be sacrificial).

**9. Wall Lining:**

All wall linings are to be replaced except wall linings to the main Hall.

- Generally 13mm thick standard Gibraltar Board stopped to Level 4 finish. Painted to a selected colour.
- Note: Specialist Gibraltar products are to be used where applicable (Aqualine to all wet areas/ Braceline to braced walls as required).
- Allow for R2.4 fibreglass wall insulation to all external walls.



## 10. Ceilings:

All existing ceiling linings are to be replaced except ceiling linings to the main Hall that are to be retained.

- Generally 13mm thick “Toughline” Gibraltar Board stopped to Level 4 finish. Painted to a selected colour.
- Note: Specialist Gibraltar products are to be used where applicable (Aqualine to all wet areas).
- All Gibraltar Board ceilings are to be fixed onto a proprietary suspension system: Rhondo direct clip-fix or equivalent.
- All ceilings linings to the corridor & toilet areas shall be screw fixed to form a ceiling diaphragm in accordance with the Manufacturer’s recommendations (refer Gib Ezybrace Systems Specification).

## 11. Doors (Internal):

In general, all internal doors are to be retained.

- All “new” internal doors shall generally be flush panel, hollow core doors suitable for a selected paint finish.
- Door reveals are to be 25mm timber: sized according to the wall thickness inclusive of wall linings and suitable for a selected paint finish. Note: all new reveals shall be suitable for architraves.
- All doors are to be 2.0m high (to match existing) x leaf widths as shown on the Floor Plan.
- Allow for a new ClassWall P100 operable wall within the new main Hall space. The operable wall is to be fixed to the new PFC portal frame- to the Engineer’s specification. The stacking configuration shall be as shown on the drawings. Allow for paint finish MDF to the door panels. Panel widths shall be as shown: panel heights shall be to the underside of the existing truss bottom chords.

## 12. Electrical:

Allow for a completely new electrical installation throughout.

- It is likely that the site will need a new transformer: supplied & installed by the power authority. The location for the transformer is yet to be determined although for the purposes of this pricing exercise assume the transformer is located on the NE corner of the site adjacent to the vehicle entrance.
- Provide a new 3-phase mains power supply from the transformer location to a new main board located in the corridor area.
- Install new circuit boards adjacent to the main board including sub-boards for mechanical services.
- Install new lighting to all areas: all light fittings are generally to be recessed LED to all areas other than the main Hall. Lighting to the main Hall shall be suspended fluorescent fittings.
- Allow for emergency lighting throughout and/or illuminated exit signage.
- Switchgear shall be Vynco “Fusion” range (white).
- Install electrical outlets to all areas. All outlets shall be from the Vynco “Fusion” range (white).

- Supply and install a dedicated security system featuring 2x keypads and PIR detectors throughout. The security system shall also include connection of smoke detectors in accordance with NZBC: F7/ AS1.

### 13. **Mechanical/ Heating:**

Allow for new heating throughout- all existing radiators are to be removed.

- Allow for A/C inverter heat pump systems to all areas other than the main Hall (ducted or cassette system as appropriate). Note: each system will be separately controlled. Allow for 4 systems.
- Allow for suspended radiant heating to the main Hall space: Frenger ES Radiant heating panel. The heaters are to be uniformly distributed within the space (between existing trusses).
- Domestic hot water shall be electrically heated: allow for a mains pressure 150 litre cylinder (dual heating elements). Allow for 3x cylinders including all valves, trays and electrical connections. In general the cylinders are to be located within new cupboard areas or within the ceiling cavity. The cylinders are to be located at each toilet facility and adjacent to the new Kitchen facility.

Allow to retain the existing sprinkler system throughout.

- Allow to relocate the valve house away from the main Hall and upgrade all components.
- On the assumption that the system is still functional, allow to reconfigure all new supplies to suit the new layout and in accordance with NZS4517.
- Provide and install new concealed sprinkler heads (flush with the plasterboard ceilings) where appropriate.

### 14. **Fittings & Fixtures:**

Allow for new fittings & fixtures throughout.

- All new WC pans shall be wall mounted and complete with soft-close seats.
- All WC cisterns shall be in-wall with selected flush plates.
- All wash-hand basins shall be vitreous porcelain.
- All Tapware shall be chrome finished: suitable for mains pressure.

### 15. **Kitchen & Fabricated Joinery:**

Allow to supply/ install a new Kitchen

- All appliances are to be selected by the Client (excluded).
- All cabinetry shall generally be 18.0mm MDF: lacquer finished to a selected colour.
- Allow for 304 grade stainless steel benchtops including 200mm upstands.
- All stainless steel sink bowls shall be pressed (no seams).
- All drawers & cupboard doors shall be fitted with soft-close mechanisms.
- All drawers shall also be fitted with full-extension slides eg Blum or equivalent.



**Fabricated Joinery:**

- All prefabricated cabinetry shall generally be 18.0mm MDF: lacquer finished to a selected colour.
- Allow for the following prefabricated joinery:
  - Vanity unit to each toilet facility. The vanity unit shall be a top & down stand and shall be finished in a selected high-pressure laminate.
  - Servery bench (2) between the Kitchen & main Hall. The joinery unit shall be complete with cupboard & drawer and shall include a selected high-pressure laminate benchtop. Allow also for each servery bench to include a retractable screen to separate the Kitchen from the main Hall when appropriate eg Sagedoors roller grille or similar.
  - Internal slatted shelving to all general HWC cupboards within the toilet facilities: dressed (unpainted) Pinus Radiata or similar.

**16. Floor Finishes:**

Allow for new floor finishes throughout except the main Hall where the timber flooring is to be retained.

- Allow for carpet to the following areas:
  - All Office areas.
  - Entrance Lobby.
  - All corridors.
- All carpet shall 500 x 500mm commercial grade carpet tile laid over 3.0mm MDF Thinline.
- Allow for floor vinyl to the following areas:
  - All toilet facilities.
  - Kitchen.
  - Storage Room.
- The vinyl shall be from the Tarkett IQ Eminent range: 2.0mm. All vinyl shall be covered up the walls- 200mm.
- Allow for proprietary matwells at all main external entranceways (Lobby). The size of the matwell shall be 1.2m x the width of the doors.

**17. Painting:**

Allow to paint the entire section of building associated with the Community Facility, including all interior & exterior surfaces unless the material is prefinished.

- Exterior Painting:
  - (a) **Dressed Woodwork**  
All dressed woodwork (painted finish) shall have wood primer, and two coats of full gloss acrylic.  
Refer Resene Specification sheet 3e1.1  
All dressed woodwork (clear finish) shall have 4 coats Resene Polythane.  
Refer Resene Specification sheet D53.
  - (b) **Timber Weatherboards**  
All weatherboards shall have wood primer, and two coats of semi-gloss Sonyx 101 acrylic.  
Refer Resene Specification sheet 2e1.2

- (c) **Cementitious Board Soffits**  
All soffits shall be stopped, sealed and have two coats of exterior semi-gloss acrylic.  
Refer to Resene Specification sheet 1e1.2
- (d) **Metalwork**  
Miscellaneous Metalwork shall be primed with calcium plumbate primer, and finished with 2 coats of full gloss acrylic.  
Refer Resene Specification sheet 5e1.1 or 6e1.1.
- Interior Painting:
  - (a) **Dressed Woodwork**  
All Dressed Woodwork throughout, including doors and door frames etc, shall have 1 coat enamel undercoat and 2 coats Lusta Glo semi gloss enamel.  
Refer Resene Specification sheet 3i2.2.
  - (b) **Timber Flooring**  
All areas of timber flooring shall be sanded and then receive 4 coats Resene Qristal Clearfloor 2K. Refer Resene Specification Sheet D506A.
  - (c) **Gibraltar Board Finishes**  
Acrylic Matt Low Sheen (Washable):  
  
All Gibraltar board walls and ceilings to entire interior, shall be sealed with Sureseal and have two coats of Zylone Sheen (Walls) or Ceiling Paint (Ceiling). Refer Resene Specification sheet 1i1.4 and 15i1.5.  
  
Acrylic Enamel Semi-gloss:  
  
All Gibraltar board walls to WC's shall be sealed with Broadwall and have two coats of Lustacryl (Walls), or sealed with Quick Dry primer with two coats Lustacryl (Ceilings).  
Refer Resene Specification sheet 15i1.3 and 1i1.2.
  - (d) **Structural Steel Work (non-fire rated)**  
Before erection, all steelwork is to be prepared and then primed with 1 coat of a high build Inhibitive Pigmented Anti-Corrosive Primer (Resene Armourcote 210), to a total minimum dry film thickness of 75 microns. The primer used shall be approved by the Engineer before application.

## 18. Site Works:

Allow for new landscaping work to the new front entrance.

### **(Carpentry):**

- Form a new entrance patio adjacent to the Lobby. The patio shall be 100mm concrete reinforced slab with edge thickenings to NZS 3604. Allow for selected ceramic tiles over (supply cost of \$100/ sqm).
- Provide and install a free-standing structure to support a new over-head canopy associated with the entrance. The structure shall be constructed from steel RSJ section members with timber girts (purlins) between steel portals. The portal legs are to be concreted into post-hole footings (to Engineer's design).

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## appendix 4

Photographs, March 2023





Northern elevation of eastern corridor and eastern ward



Southern elevation of eastern corridor and eastern ward





Southern elevation of western ward



Northern elevation of western ward





Toilet block to west of western ward



Original toilet block attached to eastern ward





Former Dining Hall



Floor of Dining Hall





Western ward



Nurses station in eastern ward





Lantern in eastern ward



Lantern within nurses station in eastern ward





Eastern ward



Eastern ward



Nurses station in eastern ward