

Landscape Design Statement

For Resource Consent
Issue: D

Southern Cross Hospital
Wellington
Prepared by Local Landscape Architecture Collective
April 2018

Introduction

Scope of this report

This report outlines the landscape design proposals for the new Southern Cross Hospital extension at 92-114 Hanson Street and includes our analysis of the existing condition and a description of the proposed landscape treatment.

This landscape design statement should be read in conjunction with following documents.

- Landscape plans LA1.00-1.02
- Planting schedule
- Maintenance specification (Design Statement Pg.9)

The Design Team

Local Landscape Architecture Collective Limited (local) were engaged by Southern Cross Hospitals Limited to prepare a landscape proposal for the site. Local have worked closely with Warren and Mahoney Architects and Traffic Design Group (Stantec).

Existing Site

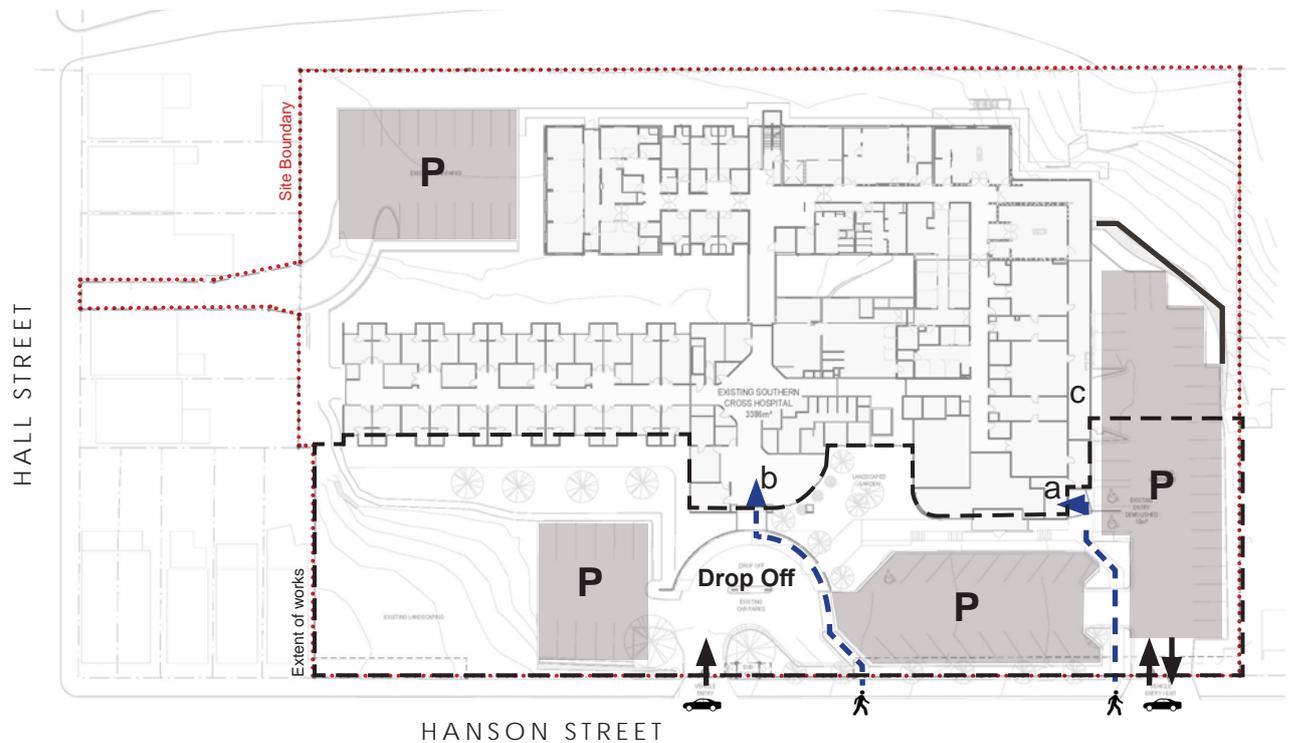


Fig.1 showing existing access and parking

The site

The site (Lot 1 DP 75743) is approximately 1 hectare in area and comprises of the existing Hospital and associated, access and parking and vegetation/gardens. The site is primarily accessed from Hason Street however there is controlled access to some parking from Hall street. The site is terraced into the surrounding topography resulting in a large crib retaining wall at the back of the site. Two pedestrian paths link the Specialist Entrance (fig.1 b) and Main Hospital Entrance (fig.1 a) to Hanson Street. A further service entrance is accessed from Hanson Street (fig.1 c).

The extent of works for this consent application is the zone associated with the proposed new consultation building, highlighted on figure 1.

A large proportion (approximately $\frac{3}{4}$) of the frontage along Hanson Street is dominated by parking and vehicle movements.



Fig.2 showing existing gardens / vegetation

The existing parking was developed simultaneously with the main building and has a narrow strip of planting along Hanson Street (fig.2 i) and a number of small garden beds that help to soften the car park and views from the street.

An area of lawn (fig.2 ii) to the southern end of the site is accessible from Hanson Street, this is disconnected from the wider site separated by a steep bank / retaining wall. Due to extent of planting in this zone there is little natural surveillance of the area resulting in potential CPTED issues.

A more formal area of lawn and planting (fig.2 iii) is contained by the surrounding topography and visually connected to the hospital. This extends along the front of the hospital with a planted bank (fig.2 iv) providing some visual amenity to those waiting in reception.

Notable vegetation on site includes 14 medium sized *Podocarpus totara Aurea* (Golden totara) located along the Hanson Street frontage (fig.2 v) and adjacent to the northern boundary of the site. The lawn area (fig.2 ii) is surrounded by a mix of *Metrosideros excelsa* (Pohutukawa) and *Coprosma repens*.

The remaining vegetation on site is generally native with the exception of a number of Phoenix palms (vi).

Neighbourhood context



Fig.3 Neighbourhood context

The Southern Cross Hospital sits on Hanson Street approximately 250m from the junction with John Street. This section of street is predominantly defined by a larger scale commercial (countdown supermarket) and industrial building (the former tip top bread factory) on the west side of the street and apartment buildings on the east. This more intensely developed stretch of street gives way to mix of single level residential villas that are located opposite the hospital and further south up the street. Vegetation along the street is generally located within the gardens of private property and as such is located in ad-hoc clusters and comprises of a mix of native and exotic species.

The existing vegetation along the Hanson Street frontage of the site provides one of the more noteworthy zones of planting along the street. When viewed from a distance, the totara's have a positive impact on the street, however closer views of the site are generally dominated by substantial areas of a parking and hard standing.

The cluster of Pohutukawas and Coprosmas to the south of the site provides a good buffer between the hospital and adjacent residential properties and character.

Hall Street provides access to the site and is residential in nature with single level villas set back from the street by 2-3m to allow some space for gardens and planting. Rear gardens from these properties back onto the existing hospital buildings.

The site is overlooked from the Wellington Indoor Sports centre and Te Whaea Artificial Turf pitch, although due to the sites topography views of the proposed building and site to be developed are limited.

The new consulting / parking building will occupy much of the Hanson Street frontage blocking views of the existing hospital. While this building is approximately 3 stories tall at the northern end, it's height is reduced to 2 stories at the south. The lower levels of parking are separated from the street by a 1.8m planting strip, including the existing totara trees. We have received independent arborist advice (refer to appendices 2) and discussed the building methodology with Warren and Mahoney Architects and are confident that following the correct construction methodology that the trees will continue to thrive through construction and once the building is operational.

The building screen to the carparking levels is designed to allow for planting to grow up creating a 'green wall' adjacent and behind the totara trees. A mix of lower level native planting is also proposed along this edge and wrapping around the northern end of the new building.

At the southern end of the new building a new pedestrian access link to Hanson Street is proposed, paved in granite this high quality public space will provide some undercover seating and space to wait for pick up or drop off.

Due to the existing gradient along Hanson Street the seating has been positioned within the entrance link for both amenity and to help mediate the levels ensuring an accessible route to the hospital.

To the south of the new building the existing car park will be relevelled and new totara trees planted along the street frontage to continue the rhythm of the existing trees. This planting will connect the built segment of the site into the retained green space that offers a transition between the more urban segment of Hanson Street and the residential villas. The existing secluded lawn will be retained with vegetation along the street carefully pruned to lift the canopy and understory planting removed to allow views into the space ensuring natural surveillance in line with good CPTED principles.

Adjacent to the existing hospital building planting will be maintained where appropriate and new gardens planted to ensure a soft buffer to the building and positive views from the hospital, larger plants will be positioned carefully to provide privacy where required.

Plant Palette

The plant palette has been chosen to complement the existing semi-mature golden totara trees along the road edge and northern boundary, most of which have been able to be retained except for two around the proposed new vehicular entry. Golden, red and silver tones are mixed to provide a coordinated but varied vegetative softening of New Zealand native grasses, shrubs and small trees to provide a low maintenance and sustainable groundcover along the front and north boundaries. More shaded areas such as the entry courtyard between the existing and proposed building have a shade tolerant planting of a similar colour palette and small specimen trees to provide verticality and some screening between windows. *Meuhlenbeckia complexa* and *Clematis paniculate* are used to vegetate the proposed building façade to further soften its scale and ground it in the landscape.

Hard Landscape Palette

To ensure natural wayfinding and create a positive pedestrian experience granite unit paving has been selected as a high-quality pedestrian material with longevity and good slip resistance. This material is robust enough to cope with vehicle movements and will continue across the two raised crossings with a slight reduction in paving unit size. Furniture and lighting within the pedestrian zones will be chosen to match this high-quality paving and ensure an inviting and bright environment. The wider environment will be constructed to match existing details with asphalt surfacing and slip-form concrete kerbs.

CONCLUSION

It is our opinion that the landscape design approach outlined above and illustrated on Local Drawings will appropriately integrate the new hospital building in to the surrounding neighbourhood context by facilitating a transition from the urban Hanson Street environment through to the residential villas to the south. Retention of the existing Totara's will also minimise the buildings impact while additional native planting will complement the street's character and further enhance the pedestrian experience for those passing or approaching the building.



Daniel Males, NZILA Registered
Local Landscape Architecture Collective.

Appendices

Appendices 1- Maintenance Specification

Appendices 2- Arborist Report

Appendices 1

Maintenance Specification

1.0 PLANTING ESTABLISHMENT PERIOD: 52 WEEKS

The Planting Establishment Period commences at the date of Practical Completion of the entire proposed planting. Maintenance shall be continuous throughout the 24 month landscape establishment period and shall maintain a standard of landscaping at least equal to that achieved for Practical Completion and to the satisfaction of the Landscape Architect.

2.0 RECURRENT WORKS

Throughout the Planting Establishment Period, the contractor is to carry out recurrent works of a maintenance nature including, but not limited to, watering, fertilising, pest and disease control, replanting, cultivating, pruning, removal of clippings. Weeding to be done by hand.

3.0 REPLACEMENTS

Replacements to make good defects must be planted within the next planting season following their loss. These shall be similar to those previously supplied and approved by Landscape Architect. All such replacement planting shall be at the Contractor's expense and the Contractor shall be responsible for any preparatory and other work necessary to enable planting to be properly carried out including the removal and disposal of dead materials. Replacement of plants which die through no fault of the Contractor may be required to be planted at the same time if so instructed.

Any stakes, ties, etc shall be replaced as soon as possible after being found defective and to be removed at the end of the 2 year period if Landscape Architect deems they are not required.

4.0 FERTILISING

Fertilise all areas approximately 8-12 weeks following the initial works 16-18 weeks after Practical Completion, and just prior to Handover, NPK balanced, slow-release fertiliser at a rate recommended by the manufacturer.

5.0 WEED AND PEST CONTROL

Eradicate all weeds and pests from within garden and individual planted areas and around the base of every tree with approved weedicides and insecticides and remove site throughout the Landscape Establishment.

6.0 SPRAYING

Spraying is not permitted unless agreed by the hospital administrator.

7.0 MULCHING

Re-mulching as necessary throughout the Landscape Establishment Period to maintain mulched areas to the specified depth and lines.

8.0 LAWNS

The Contractor shall be responsible for removing weeds, and over sowing in areas where germination is found to be poor or unsatisfactory.

Water as required from adjacent taps to ensure good growth, if water restrictions are in place notify Landscape Architect that watering will not occur.

Do not mow first cut until the grass has reached 50-70mm.

The Contractor shall protect areas to be grassed from traffic and remove any barriers following the second cut. School to fence off as required.

The Contractor shall protect all grass areas as specified until after the second cut at which time the Landscape Architect shall inspect and may approve its removal or relocation.

9.0 FINAL COMPLETION

At completion of maintenance period, submit supplier's written statements certifying that plants are true to the required species and type, and are free from diseases and pests.

Arrange for final inspection by Landscape Architect one month before end of maintenance period.

Appendices 2- Arborist Report



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www.arbinnovations.co.nz

Arboricultural Assessment

Relating to the site:

Southern Cross Hospital, Newtown

Attention:

Local Landscape Architecture Collective

Report Prepared
03 September 2018

Site Visit
03 September 2018

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1 Brief

This report has been commissioned by Local Landscape Architecture Collective. Arb Innovations Limited have been engaged to assess the plans for a proposed development at Southern Cross Hospital.

The purpose of this report is to assess the existing *Podocarpus totara* (Totara) trees along the North and Eastern boundary situated in garden planters between the car parking and site perimeter.

The proposal detailed in the drawings covers the installation of new pedestrian walkways and vehicle entry and exit driveways to the front of the carpark off Hanson St. Also detailed is the installation of a substation within the garden bed on the Eastern boundary.

The proposal will require the removal of 3 existing *Podocarpus totara* (Totara) trees to allow for installation of a vehicle exit driveway onto Hanson St and Pedestrian entry.

This report aims to -

- Assess the plans submitted for Southern Cross Hospital
- Perform a site visit and identify the trees and record basic information about their health and vigour
- Identify any potential impact the development will have on the existing trees
- Make recommendations for a Tree Protection Plan

1.1 Limitations

- All observations relied upon in this report are limited to the condition of the trees at the time of inspection. This report does not make assumptions on any works prior to those observed on the site visit.
- This report is intended for the use of the property owner and all parties involved in the consent process and shall not be used for any other purpose. This report is to be used as documentation providing the client with appropriate information on the trees and must be updated when/if any further works are carried out.

2 Methodology

- During the site visit a VTA (Visual Tree Inspection) was performed.
- All observations were made on the condition of the trees at the time of inspection.
- This inspection was done from ground level.
- All assessments are based on what could be observed from ground level.
- No invasive diagnostic tools were used.

4 Observations

All the *Podocarpus totara* (Totara) on site appear to be of similar age class and health.

The *Podocarpus totara* (Totara) trees appeared to be in good health. Thick foliage and good seasonal growth was observed and the trees appeared to be free of any serious disease.

The trees are situated along the northern and eastern boundary in garden planters.

5 Discussion

The location of a substation in the eastern garden bed is likely to impact on the adjacent two *Podocarpus totara* (Totara). For installation to take place it is likely trenches will need to be dug and underground services laid.

The plans supplied don't provide measurements and exact locations for the substation so an exact root zone incursion cannot be calculated.

In the first instance, re-location of the substation away from the critical root zones of the trees being retained is preferable.

If the substation must be installed in this area, further consultation with an arborist is recommended to establish a low impact works methodology.

New planting is being proposed in the beds where the *Podocarpus totara* (Totara) are situated. Planting adjacent to the trees root zones are unlikely to cause damage if it is performed with hand tools. If roots >20mm in diameter are found when digging holes for new plants, the hole is to be re-filled with the existing soil and new plants re-located.

The plan outlines the removal of 3 of the existing *Podocarpus totara* (Totara). The removal of these trees and stump removal may impact on the adjacent trees being retained. Particularly the removal of the stumps. Care must be taken that no roots are damaged during this process and it is recommended to have these works performed by suitably qualified arborists.

The remaining proposed works surrounding the *Podocarpus totara* (Totara) appear to be outside their tree protection zones.

6 Tree Protection

It is recommended to appoint a site arborist for the project to oversee any works within or near the garden beds in which the *Podocarpus totara* (Totara) trees are situated.

If the substation is to be installed in the location on the site plan stringent tree protection must be implemented and a Arboricultural Impact Assessment report compiled alongside detailed service plans and substation measurements. This will then need to be signed off by the governing authority.

Inductions

Contractors or visitors will need to be inducted by the site arborist before carrying out work, acknowledging their responsibilities and the procedures for working around the subject trees.

Inductions are to be performed at a tailgate or pre start meeting before work commences and can be performed as needed if new contractors are to enter the site.

Signage

Signage shall be installed at the garden beds with the appropriate Qualified Arborists (site arborist) contact details and shall not be removed without permission from the Site Arborist. The signage shall be supplied by the site arborist that is overseeing the works.

The signage will outline a summary of restricted activities within the TPZ.

Storage

Storage or dumping of materials/debris are prohibited within the exposed soil areas beneath the trees. This includes; soil, building materials, vehicles, chemicals etc.

Any run off from the development must not be drained directly toward the Tree Protection Zone.

Machinery/Compaction

Use of machinery must stay outside the garden beds as the weight can compact soil and inhibit root moisture uptake.

Excavation of roots

If at any time roots are found >25mm in diameter, the site arborist must be called immediately. Roots are to be kept moist in the interim and a decision must be made by the site arborist to either undertake root pruning or backfill the hole.

Mulching

Mulching can encourage root growth and can offset any potential stress from development processes. If permissible, spread woodchip mulch within the garden beds prior to works commencing.

Tree removal

Removal of trees to be performed by suitably qualified arborists (NZ ARB Approved contractor such as Arb Innovations Ltd or see <https://www.nzarb.org.nz/> for alternative suppliers). Particular care must be taken when removing the stumps so as not to damage the root systems of adjacent trees being retained.

Recommendations

- Appoint a site arborist to oversee the works within the garden beds
- Re-locate the substation or provide detailed plans of its location and measurements in consultation with an arborist
- Implement tree protection plan

If these recommendations are followed as specified, the development should not have an adverse effect on the health of the trees being retained.