

Landscape Design Statement

For Resource Consent
Issue: H

Southern Cross Hospital
Wellington
Prepared by Local Landscape Architecture Collective
July 2019

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 LA1.01-1.02
- Tree Identification Plan LA1.04
- 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

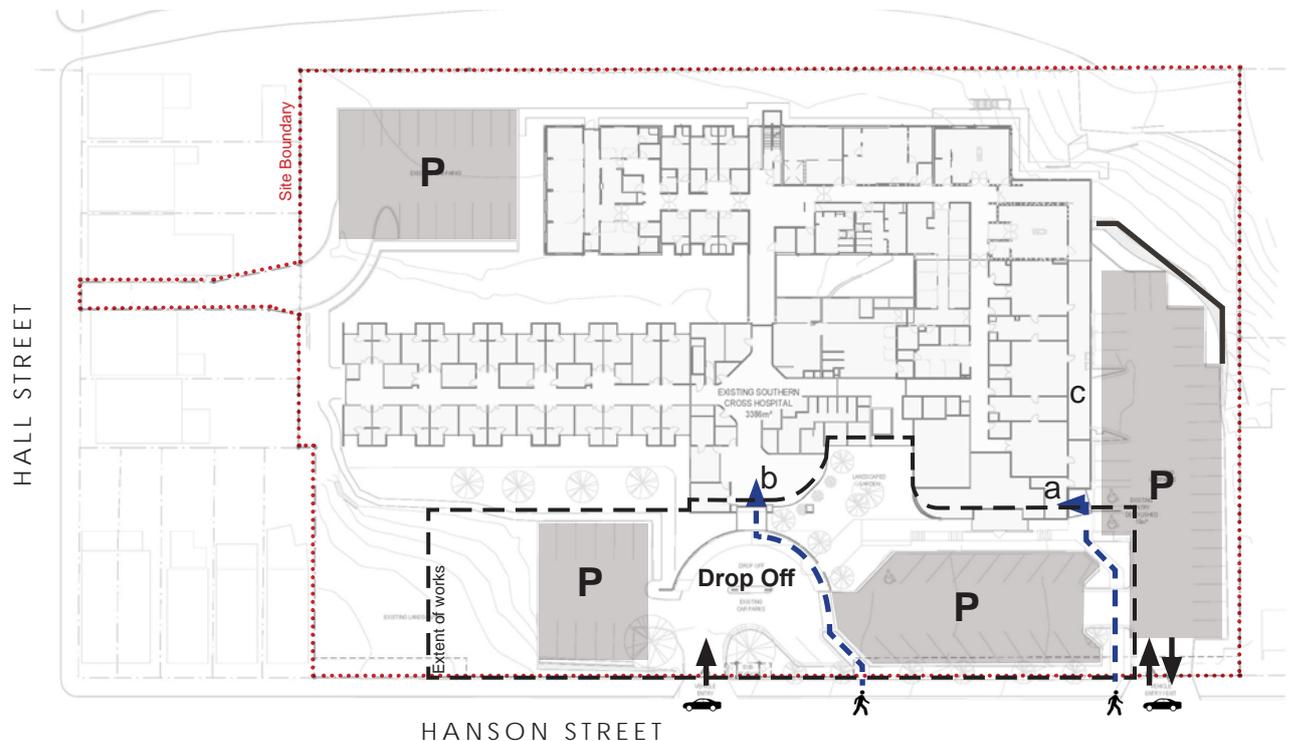


Fig.1 showing existing access and parking

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 a) and Main Hospital Entrance (fig.1 b) 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.

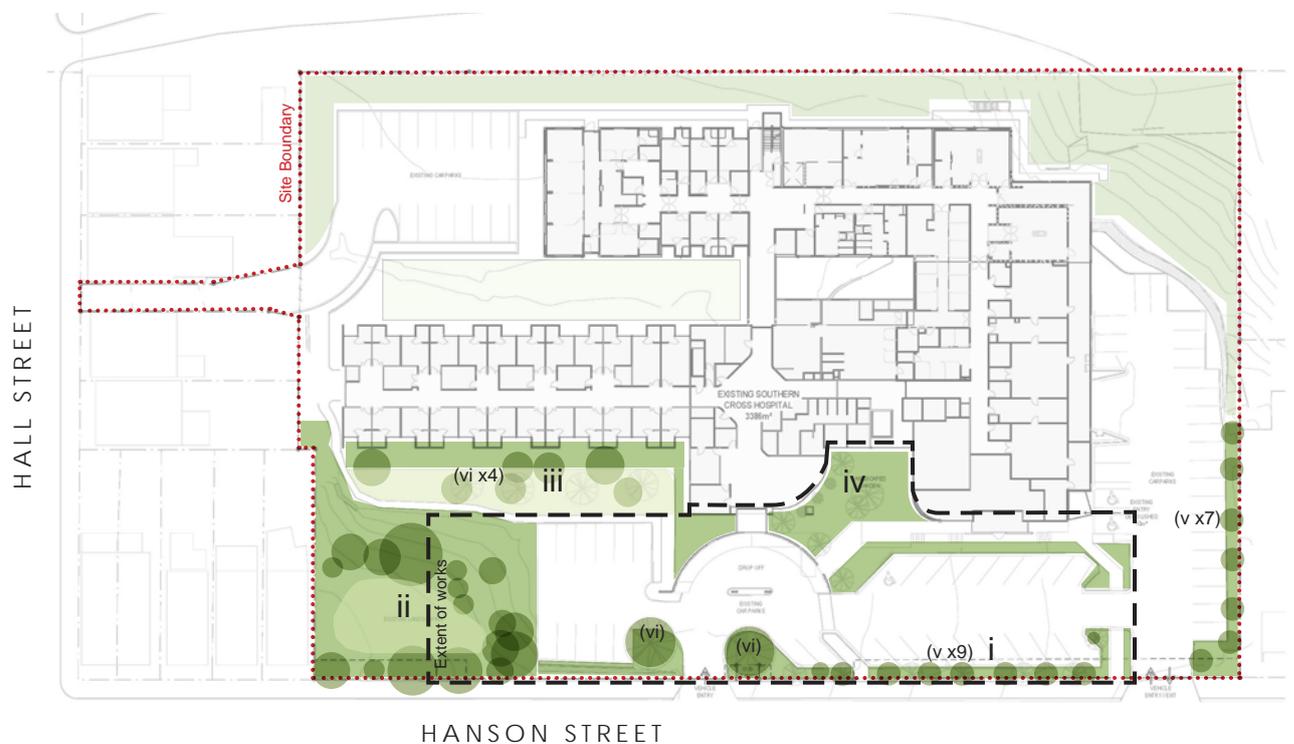


Fig.2 showing existing gardens / vegetation

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 16 *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.

Design Response

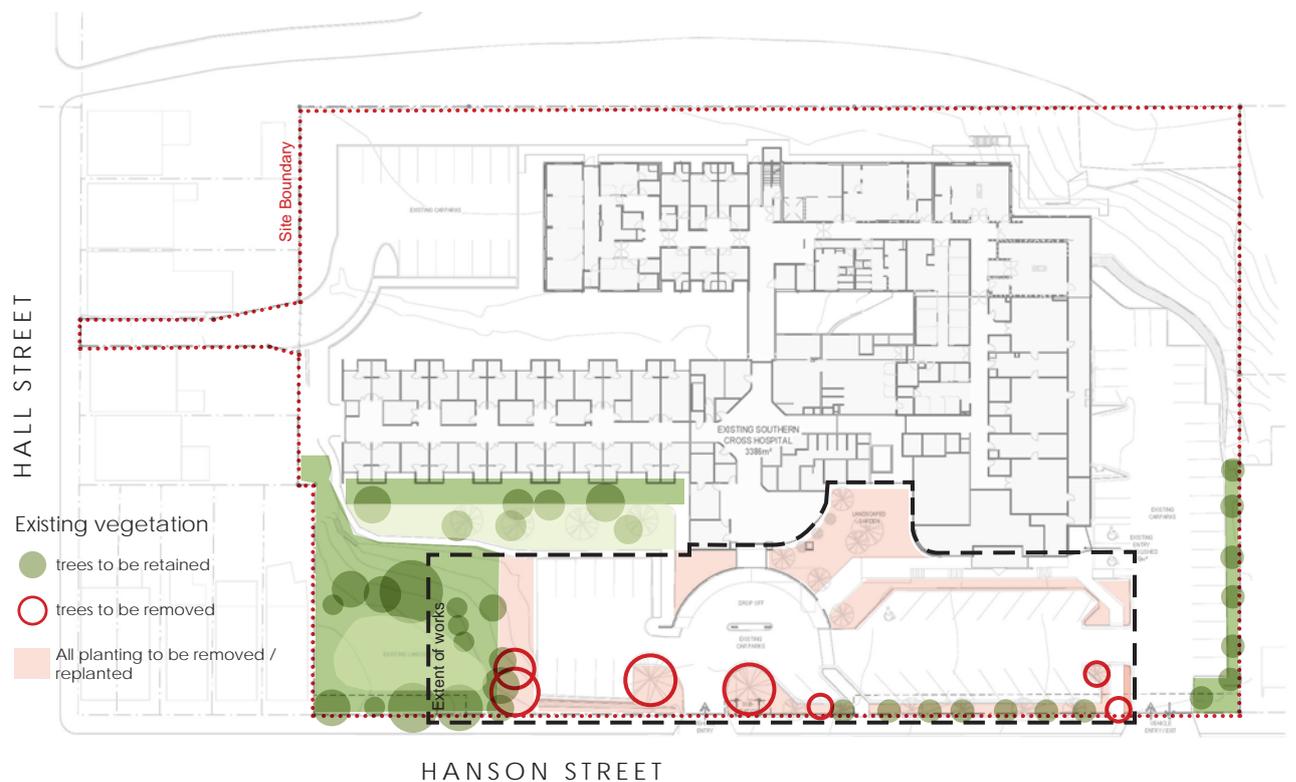


Fig.4 Existing vegetation to be retained / removed / replanted

The proposed Landscape aims to provide a quality environment for the users of the site and to ensure a positive relationship to the street and neighbouring properties. This will be achieved through maintaining as much of the existing vegetation as possible, supplementing this with native planting and providing clear pedestrian connections to both Hanson Street and the parking areas.

The existing northern car park will remain generally un-altered, with the existing boundary planting, including Totara's, retained.

A new pedestrian route of high quality paving will be created to the reconfigured Specialist Entrance. This link will be paved and will cross the entrance to the low-level parking creating a strong visual connection to building entrance, from the street. The paved (informal) pedestrian crossing will ensure an accessible route from the street to the hospital and slow traffic turning into the car park. The space directly outside the building entrance will include seating and be lit with low level lighting bollards.

The new consulting / parking building will occupy much of the Hanson Street frontage blocking views of the existing hospital. While this building appears approximately 2 stories tall at the northern end, it's height appears reduced to a single story at the south. The lower levels of parking are separated from the street by a 1.6 - 1.8 m planting strip, including the existing totara trees. We have received independent arborist advice (refer to Arboricultural Assessment) and discussed the building methodology with Warren and Mahoney Architects and are confident that following the correct construction methodology that the retained trees will continue to thrive through construction and once the building is operational.

A mix of lower level native planting is proposed along the street facing edge of the proposed building to complement the existing Totaras.

From the main entrance of the building, a new pedestrian access link to Hanson Street is proposed, paved in high quality pavers, this 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 east of the new building where its height appears reduced, low planting will continue along the street frontage connecting with the retained green space, offering a transition between the more urban segment of Hanson Street and the residential villas. The existing secluded lawn will be retained, with vegetation along it's north and east sides, carefully pruned and thinned. Pruning to the north will allow for construction of the new building while pruning on the east to lift the canopy will allow views into the space, ensuring natural surveillance in line with good CPTED principles.

Two Pohutukawa trees will be removed and additional planting including Lancewood (*Pseudopanax ferox*), Puka (*Meryta sinclairii*) and two new Pohutukawa trees (*Metrosideros* 'Maungapiko') will be planted away from the building, providing additional screening.

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 three around the proposed vehicular entries. Golden, red and silver tones are mixed to provide a coordinated, but varied vegetative softening of New Zealand native grasses, shrubs and small trees and provide a low maintenance and sustainable groundcover along the front boundary. More shaded areas have a shade tolerant planting of a similar colour palette and small specimen trees to provide verticality and some screening between windows.

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 pedestrian 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 help to appropriately integrate the new hospital building into 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 majority of existing Totara's will also minimise the buildings impact, while careful pruning of trees to the southern open space and the addition of other 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 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.